

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0673.22

WARD : Harold Wood **Date Received:** 26th April 2022

ADDRESS: 136 Gubbins Lane
Romford

PROPOSAL: Erection of a detached, single storey annexe to rear, ancillary to main dwelling.

DRAWING NO(S): SK.2113

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application site houses a semi-detached residential property.

The property is not listed, nor is it within a conservation area.

The surrounding area is residential in nature, containing mainly semi-detached and detached properties. There are various extensions and outbuildings in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey outbuilding to the rear.

RELEVANT HISTORY

None.

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One response has been received stating that the outbuilding would cause loss of amenity due to increased activity, noise, cooking smells, lighting. It would be directly opposite their house causing overlooking and loss of light and an impact on visual amenity. These concerns will be carefully considered in this report.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 9 Annexes, Outbuildings and Garages

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos,

Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed outbuilding would be located at the end of the rear garden and would have a length of 6.7m, a width of 4.9m and a maximum height of 2.7m. It would be located along the boundary with 134 Gubbins Lane, 138 Gubbins Lane and 68 Arundel Road.

Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'the outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment. As with all extensions, outbuildings should not detract from the character of the area and should be unobtrusively located to the side and rear of the existing dwelling'.

It is considered that the scale, size and design of the outbuilding would not look out of place in the immediate garden scene particularly as there are large outbuildings in close proximity. The height would be relatively low (maximum height of 2.7m) and only marginally higher than similar outbuildings can be built under permitted development rights without planning permission.

It is acknowledged that the garden is relatively small and careful consideration has been made to ensure that the construction of the outbuilding would not cause overdevelopment of the site. It is considered that the garden size is large enough to accommodate this proposal, leaving an adequate sized amenity space left over for the residents of the main house to enjoy.

It is considered that the proposed rear outbuilding would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy. Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties'.

The plans show that the outbuilding is planned to be used as living space ancillary to the main dwelling with a kitchenette and bathroom. The applicant has provided information indicating the outbuilding is to be used as an annexe by reason of failing health for an elderly family member. If approved, a condition should ensure that the outbuilding would only be used for purposes incidental to the enjoyment of the main house and not be used as a separate unit of accommodation.

In terms of potential increased noise and disturbance levels as a result of the outbuilding, it is small so could only have one or two people using the space and potential noise and disturbance would be ancillary to the main house so not reason enough for refusal. Having regard to the type of building that could be built under permitted development rights, the scale of the building and its likely level of usage and activity is not considered to be materially greater or so significantly out of keeping in a rear garden setting as to justify refusal on amenity grounds.

The outbuilding would be next to high fencing along the boundary with 134 Gubbins Lane, 138 Gubbins Lane and 68 Arundel Road and would have a maximum height of 2.7m; given the low

overall height it is judged not to be materially overbearing. There would be windows facing down the garden and it is acknowledged that the gardens are not particularly large. However, it is noted that the floor levels within the building are not significantly higher than garden levels and in relation to 134 and 138 Gubbins Road it is considered that the impact of overlooking would be sufficiently mitigated by the high fencing along the boundaries and there would be a distance of at least 6m from the windows to the nearest windows at 134 and 138 Gubbins Road. The levels of overlooking and interlooking would be no greater than could occur from an outbuilding built under permitted development rights and which could commonly occur in a rear garden setting.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise. Occupancy would be connected to the main residential use of the dwelling so is not expected to give rise to material additional parking or highway concerns.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and approval is recommended.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

3. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4. SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

5. Annex Condition 1

The garden area shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

6. Annex Condition 2 ENTER ADDRES

Any residential occupation of the building hereby approved shall be limited to immediate family members of the family occupying the main house at 136 Gubbins Lane for residential purposes and shall not be occupied by any other persons.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

7. Annex Condition 3

The outbuilding hereby permitted shall not be arranged or disposed of as a separate unit of residential accommodation from the use of the main dwelling.

Reason:-

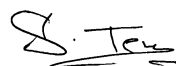
In order that the annex approved remains ancillary to the main dwelling.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer: Suzanne Terry



21-06-2022