

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0721.22

WARD : Gooshays

Date Received: 4th May 2022

ADDRESS: 90 NORTH HILL DRIVE
ROMFORD

PROPOSAL: Single storey rear/side extension and single storey front extension including a porch.

DRAWING NO(S): NHD-01
NHD-03A
SP1 6NHDSP1 showing 3m deep extension

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

SITE DESCRIPTION

The host property is a two-storey end of terrace residential dwelling. It is set back from the front building line and has a hip and valley roof. At the rear, the property has a two-storey rear projection. The front of the property is part grass and part hard surface used for parking and accessing the detached garage. The property also has a side and rear garden. At the side of the property is an alleyway that leads to Dorking Walk.

The street is characterised by two-storey terraced houses and is within a residential area. In 2017 and 2020 the property has been granted permission for a New two-bedroom link attached house, porch to No. 90 North Hill Drive.

The host property is neither in a conservation area nor a listed building nor in a Flood Zone.

DESCRIPTION OF PROPOSAL

Planning permission is sought for single storey rear/side extension and single-storey front extension.

RELEVANT HISTORY

- N0021.22 - Application for a non-material amendment to planning permission Ref: P0748.20 dated 28/07/2020 to allow for amendment from hipped roof to a gable end (New two bedroom link attached house. Porch to No. 90 North Hill Drive.)
Refuse 08-06-2022
- P0748.20 - New two bedroom link attached house. Porch to No. 90 North Hill Drive.
Apprv with cons 29-07-2020
- P0460.20 - Variation of condition no.1 (work to begin within 3 years) of planning permission ref: P1674.16 dated 16/06/17 to extend the commencement date for another 3 years (New two bedroom link attached house. Hip to gable roof and porch to No. 90 North Hill Drive)
Withdrawn 29-05-2020
- P1674.16 - New two bedroom link attached house. Hip to gable roof and porch to No. 90 North Hill Drive
Apprv with 16-06-2017

CONSULTATIONS/REPRESENTATIONS

A statutory consultation was carried out with neighbours who either have adjacency to the rear garden or are on the opposite side of the street, by way of direct notification. No representations were received in response to this consultation.

No other consultation was deemed necessary.

RELEVANT POLICIES

NPPF 2021

London Plan 2021

D3 - Optimising site capacity through the design-led approach

D4 - Delivering good design

Havering Local Plan (2016-2031)

Policy 7 - Residential Design and Amenity

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Application is not CIL liable

STAFF COMMENTS

In accordance with current site visit protocols, no site visit has been carried out. Site photos were not provided by the agent at the time of submitting the planning application. Site photos from previous cases together with google earth and street views were used as part of the desktop activity.

Generally, front extensions are not encouraged by the council as they disrupt the rhythm of the building line. In cases where a front extension is acceptable, it would be no more than 1m deep. In this case, it is noted the front extension would be 1.25m deep and a porch of the same depth has been granted permission to this property under P1674.16 and P0460.20. The proposed front extension would include the front porch and would extend to neighbour No 88. Given the previously approved porch of the same depth and the host property sitting, the proposal would not appear a dominant addition to the host property. It would not have an adverse impact on the character of the host property or terrace of houses.

The initial proposal sought a rear extension 4m deep and 6.7m on the boundary with No88. Negotiations were undertaken during the determination process to reduce the depth of the rear extension to 3m and any greater depth on the boundary with neighbour No88 should be set away from this neighbour set at a 45degrees angle. While the proposal would not be in complete accordance with the prescribed 45-degree rule however, the setback from the boundary is effectively very similar to the existing projection. The height of the flat roof is within the accepted height limit. For both these reasons, this element of the proposal as revised while not in strict accordance with the guidance is considered acceptable as no significant harm to the character of the area or amenity to neighbours can be demonstrated.

KEY ISSUES/CONCLUSIONS

The proposal has been assessed against the relevant policies and guidelines. It is considered acceptable in design terms and would not have a detrimental impact on the future occupants of the building or the adjoining neighbours.

Therefore, it is recommended that planning permission be granted.

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. SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof

garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

2 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr Mark Breden (agent) by email on 04/07/22. The revisions reduce the depth to 3m and setback from the shared boundary. The amendments were subsequently submitted on 05/07/22.

Authorising Officer: Habib Neshat
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07-07-2022
