

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0776.22

WARD : Mawneys

Date Received: 12th May 2022

ADDRESS: 140 Essex Road
Romford

PROPOSAL: LOFT CONVERSION WITH FRONT DORMERS

DRAWING NO(S): ZAAVIA/140ER/301 (Issue A)
ZAAVIA/140ER/302 (Issue A)
ZAAVIA/140ER/303 (Issue A)
ZAAVIA/140ER/304 (Issue A)
ZAAVIA/140ER/305 (Issue A)
Site Location Plan

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

RELEVANT HISTORY

Y0037.22 - Single Storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Refused 17-03-2022

D0065.22 - Certificate of Lawfulness for loft conversion with rear dormer and front skylights
PP not required 06-04-2022

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. Site photographs were sent in by the agent to support the application. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. Whilst the proposed development does not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document, no significant harm to the character of the area or amenity to neighbours can be demonstrated because a number of other mid-terraced properties along Essex Road - nos. 92, 94 and 118 - benefit from two front dormers, meaning it is not considered the proposals would look out of character within the street scene. As the dormers would face the street, a public area, it is not envisaged that it would be detrimental to neighbouring amenity.

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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Local Plan Policy 7.

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.

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: Habib Neshat
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07-07-2022
