

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0368.22

WARD : Gooshays

Date Received: 4th March 2022

ADDRESS: 50 Priory Road
Romford

PROPOSAL: Two-storey side extension including a garage, two-storey rear extension, conversion of loft to habital use with four roof lights, porch and first floor front extension, front canopy.

(Revised description)

Revised description received

DRAWING NO(S): 2021/03/50PR Sheet 1 of 8
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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 hosts a detached two-storey double-fronted dwelling with a detached garage built on the boundary with non-attached neighbour No 48. The application site is at a cul-de-sac within Priory Road. The rear of the application site abuts a green open part of Dagnam Park.

The street and cul-de-sac are characterised by two-storey dwellings of similar style and design.

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for the demolition of existing garage, two-storey side extension including a garage, two-storey rear extension, conversion of loft to habitable use with four roof lights, porch and first-floor front extension, front canopy.

During the course of determination, negotiations have been undertaken to make the proposal acceptable in planning terms. The negotiations sought were setting back from the shared boundary and reducing the depth of the first-floor side extension or eliminating the bedroom near the shared boundary with No48. The latter was preferred by the applicant and subsequently, a revised proposal was received.

RELEVANT HISTORY

No relevant history found

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 received.

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

The proposal incorporates 207.35sqm ((new floor 172.71+ 135.64+ 61.73)-(existing floor 19.79+ 71.66+ 71.28)) of additional floor space for a new residential dwelling and is liable for Havering and Mayoral CIL.

The Mayoral CIL levy rate for Havering is £25/sqm and is chargeable for each additional square metre of residential gross internal floor space.

Havering's CIL charging rate for residential is (£125.76/sq.m (Zone A) for each additional square metre of residential gross internal floor space.

The proposal is subject to £5,183 of Mayoral CIL and £25,918 of Havering CIL subject to indexation.

STAFF COMMENTS

In accordance with current site visit protocols, no site visit has been carried out. Site photos were provided by the agent at the time of submitting the planning application. Where necessary google earth and street views were used as part of the desktop activity.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal two-storey side extension would involve maintaining the existing detached garage and at ground level in fill between the garage and the dwelling house. The garage projects app 1.2m in front of the dwelling house and this element would be maintained. Like the ground floor, the first-floor side extension project 1.2m beyond the front building line of the dwelling house. It would have a front gable.

Generally, a front projection more than 1m is not acceptable however, when considering the design and the front elevation in relation to the scale of the host property and the non-attached neighbour No48, the proposed projection would be similar to that of No48. Therefore this element of the proposal would create a rhythm in the built environment. The design is considered to be sympathetic to the surroundings and makes a positive contribution on the character and appearance of the host property or the surrounding area.

The proposal also seeks to add a front porch and a front extension on the first floor above the proposed porch. This element would have a front gable end roof and the design it would match

the two-storey side extension. A front canopy is also proposed at ground level.

The proposal also seeks a two-storey side extension. The ground floor would extend beyond the existing garage and it would be 4.5m deep when measured from the rear elevation. The first-floor side extension would be set 1m away from the non-attached neighbour No48 and would not extend beyond the depth of the existing garage. It would have a hipped end roof which is different from the roof design of the host property. However, it is noted No48 has the same roof design on its side extension. Therefore, whilst the roof design would not be in strict accordance with policy and guidelines, no significant harm can be demonstrated.

The proposal also seeks a two-storey rear extension 4m deep on both floors. The general rule for a ground floor rear extension is 4m and for a first-floor extension the SPD does not prescribe a set rule for detached houses. As the rear/side first-floor extension has been eliminated, the double rear extension is considered sympathetic to the host property. The additional bulk and mass are not considered to be disproportioned or a dominant addition to the host property. These elements of the proposal would appear as an integral part of the original house.

The roof design will be changed to a crown roof. This element when viewed from the street would not appear different from the existing roof. The loft would be converted to habitable space which would include a roof light and 3x roof light on the rear slope of the roof. From a design perspective, these elements of the proposal are considered sympathetic to the dwelling house

Having considered all the above, the proposed as revised is considered not to have an adverse impact on the character and appearance of the host property and the surrounding area.

IMPACT ON AMENITY

Considering the amenity of No48, this neighbour has a garage built on the boundary of the application site. The proposed side extension which does not project beyond the first floor rear elevation of this neighbour together with the double-storey rear extension giving its siting and orientation in relation to this neighbour would not have a harmful impact on No48 in terms of loss of daylight, sunlight or overshadowing. This neighbour has a swimming pool at the rear of the property. The distance from the swimming pool to the proposed rear of the dwelling house is considered sufficient to overcome any concerns of loss of privacy or overlooking this neighbour's rear garden. Furthermore, no representations have been received.

Due to the siting and location of the proposal in relation to neighbour No52, the proposal is considered not to result in an adverse impact on this neighbour's amenity. acceptable. Any impact, if any upon the adjacent neighbours, would be modest and within that envisaged as acceptable within guidelines, and in accordance with Policy 7 of the Local Plan.

HIGHWAY/PARKING

No highway or parking issues would arise as the existing parking arrangement would remain unchanged.

KEY ISSUES/CONCLUSIONS

It is considered that the proposal would not cause a detrimental impact upon the neighbourly properties or the street and garden scene. It is in compliance with policies and guidelines.

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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Material 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.

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**

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 Gradner (agent) by email on 10/06/22. The revisions involved reducing the bulk, mass and scale of the first-floor side extension. The amendments were subsequently submitted on 20/06/22.

Authorising Officer: Neil Goate
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15-07-2022
