

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0845.22

WARD : Hylands & Harrow Lg

Date Received: 24th May 2022

ADDRESS: 82 HILLCREST ROAD
HORNCHURCH

PROPOSAL: Double storey side and single storey rear plus first floor rear extension including demolition of existing garage.

DRAWING NO(S): hr-1; HRH-02A.

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

SITE DESCRIPTION

Two storey, end of terrace dwelling dwelling. The site is residential in nature, featuring mainly terraced and semi-detached dwellings. The property is not listed and does not fall within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey side and part two storey part single storey rear extension demolition of existing garage and outbuilding.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to neighbouring properties. One letter of representation was received with their comments summarised below:

- Loss of light.
- Proposed decking not to result in overlooking.
- Consider neighbours plants not to be impacted by the proposal
- Care should be taken not to damage neighbours property
- As plans propose increasing number of bedrooms from 3 to 5, that sufficient sound-proofing has been considered.

In response to the above, matters relating to material planning considerations have been noted and will be assessed in the amenity section of this report.

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

DESIGN/IMPACT ON STREET/GARDEN SCENE

This proposal would reflect the design of the original house and the unattached neighbour at No. 80 Hillcrest Road and will provide a sufficient degree of subservience to the main house. The proposal will not harm the character of the street or garden scene area as the proposal would be suitably designed and of a acceptable scale, bulk and mass.

The proposed development is sufficiently consistent with Council guidance and is therefore not judged to harm the appearance of the house or overall terrace.

IMPACT ON AMENITY

No.84 is the attached neighbour which is set to the east of the subject site and has already extended to the rear with a 2.5m deep single storey rear conservatory which will mitigate the impact of the proposed single storey rear extension. The first floor rear extension is inset from the boundary by more than 3m and the two storey side extension is set on the west side of the application site.

No. 80 Hillcrest Road has constructed a similar development and therefore it is considered that this neighbour would be afforded a reasonable level of amenity. Flank windows are proposed but these would not result to loss of privacy given there are no window opening on the side elevation of neighbouring property.

Inspection of the site reveals a gradual drop in ground level from the rear extension into the rear garden. In terms of overlooking, it is reasonable to conclude that the application site has always had commanding views over the rear garden area of the neighbouring properties from the original patio area. Also the drop in ground level to the rear appears characteristic of the area and the surrounding properties. However, as a result of the extension and patio, there is the potential of overlooking onto the patio area/rear gardens of these neighbours. Officers are therefore minded to attach a condition to install a privacy screen to mitigate overlooking issues.

Given these circumstances, it is unlikely to result in any significant overlooking or other loss of amenity to either neighbouring properties.

While no balcony has been proposed on the flat roof element of the proposal, it is considered prudent to impose a condition restricting it from being utilised as a terrace or similar amenity space in order to prevent any unacceptable overlooking or loss of privacy to neighbouring properties.

HIGHWAY/PARKING

The removal of the garage into a habitable area and the addition of a extra room will impact the parking on site. However, to the front of the property there is space on front hard-standing and there are no restrictions on parking on the street. It is considered though the dwelling will lose a parking space there is sufficient parking provided on the property and the surrounding area.

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property or the visual amenities of the streetscene. This development would not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties.

It is therefore recommended that planning permission is 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. 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.

3. 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.

4. 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.

5. Privacy Screening

A 1.8m high boundary fence from the finished patio level to the full length of the patio area shall be installed onto the boundary adjoining neighbours Nos.80 and 84 Hillcrest Road prior to the first occupation of the development and retained permanently thereafter.

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,

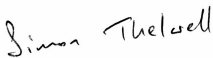
above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two 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/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

2 **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:	Simon Thelwell		29-07-2022
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