

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0940.22

WARD : Rush Grn & Crowlands

Date Received: 9th June 2022

ADDRESS: 215 Marks Road
Romford

PROPOSAL: Single storey rear extension and conversion of existing outhouse into working from home office

DRAWING NO(S): 610.22.P1
610.22.P4
610.22.P3
610.22.P2

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

SITE DESCRIPTION

Residential, mid terraced two storey building finished in face brick. The application dwelling is not a listed building or within a conservation area.

DESCRIPTION OF PROPOSAL

Single storey rear extension and conversion of existing outhouse into working from home office

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

There were no responses received from neighbour consultation.

RELEVANT POLICIES

LDF

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

NOTE: In accordance with the current criteria for sites visits, 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 proposal seeks to extend the property further to the rear, increasing the size of the property further to join the out building to the rear of the site. The proposed rear extension would be extended to the wall of the outbuilding. It is noted that the host property and No. 217 Marks

Road both share a common alleyway to the rear of both properties. Also, both properties have outbuildings, located along the shared boundary. The outbuilding of the host property, would remain in its current location, however, it would be converted to a home office and maintaining its current size and shape. The proposed depth of the extension from the external wall of the kitchen would be 5.0m. Although, the proposed appears to be quite deep, it would not impact the the character of the garden scene. It is noted that the overall height of the proposed rear extension would be 2.87m in height.

The proposed single storey rear extension would only be visible from the rear garden environment. The proposal would be of an acceptable design and will complement the existing dwelling and would not be considered harmful to the character and appearance of the wider area.

No objections are raised from a visual point of view.

The development through compliance with the Residential Extensions and Alterations SPD does not present any adverse design impacts capable of withholding permission. This application has been determined on its own individual merits and it is considered the outbuilding would not unacceptably impact the character of neighbouring properties.

IMPACT ON AMENITY

As set out above, Policy 26 requires that The Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are of high Architectural quality and design.

No direct loss of amenity will occur for any neighbouring properties, including No. 213 Marks Road, due to the separation of distance, no demonstrable additional overlooking potential will occur. It is noted, that the detached neighbour also has a rear extension and an alleyway separating both properties, mitigating any impact that might be created.

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 development through compliance with the Residential Extensions and Alterations SPD does not present any adverse amenity impacts capable of withholding permission.

No impact upon the street scene from the single storey rear extension, as this would only be visible from the rear garden. The proposed development would not have any amenity impact due to the distance from the proposed development. impact on the rear garden environment or on the street scene.

HIGHWAY/PARKING

The proposal involves extensions to the rear of the property. However, the existing driveway situated at the front of the property would remain intact. Therefore the provision for car parking would remain adequate

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. 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.

6. Non Standard Condition 31

The home office hereby approved shall only be used by the applicant in a personal capacity, for purposes incidental to the enjoyment of the dwelling.

Reason:-

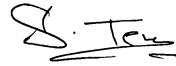
In the interests of the amenity of the occupiers of neighbouring dwelling.

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



11-08-2022