

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0975.22

WARD : Emerson Park

Date Received: 16th June 2022

ADDRESS: 346 WINGLETYE LANE
HORNCHURCH

PROPOSAL: Conversion of existing bungalow to two storey dwelling (first floor extension) with side dormer and addition of front porch.

DRAWING NO(S): Site Location Plan; 01; 02A; 03; 04; 05.

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 features a detached bungalow dwelling located on the corner of Wingletye Lane and Copthorne Gardens.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

The application has been submitted seeking planning permission to raise the roofline to create new first floor accommodation. The proposal would convert the existing bungalow into a two storey house. A front porch is also proposed.

RELEVANT HISTORY

P0521.22 - CONVERT EXISTING BUNGALOW TO HOUSE AND ADD PORCH
Withdrawn - Invalid 30-03-2022

P0491.22 - Conversion of existing bungalow to two storey property (first floor extension) and addition of front porch.
Refuse 20-05-2022

P0569.00 - Single storey rear extension
Apprv with cons 02-06-2000

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to this application.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

- For ease of reference, Residential Extensions and Alterations SPD will be referred to as 'SPD'.

LDF

SPD04 - Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

By way of background this is a re-submission of a previously refused application ref:P0491.22 and was refused for the following reason:

1. The proposed development would, by reason of its height, length and close proximity of the two storey flank close to the site boundary would appear dominant and visually intrusive in the streetscene and rear garden environment harmful to the appearance of the host dwelling and character of the surrounding area. The development is therefore contrary to the Residential Extensions and Alterations Supplementary Planning Document, policies D1, D3 and D4 of The London Plan (2021) and Policies 7 and 26 of the Local Plan.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Local Plan states 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 a high architectural quality and design and are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area.

The application site is a corner property along Wingletye Lane and Copthorne Gardens. Site inspection reveals that the site is adjoined by a detached bungalow (No.348) to the north and to the south and rear gardens of the properties along Copthorne Gardens are two storey dwellings of similar styles and designs.

Whilst the proposal would add bulk to the host property due to the width of the host dwelling, it is noted that there are similar two storey detached properties nearby and would therefore not be out of character within the streetscene.

No objections are therefore raised to the conversion of the bungalow to a two storey dwelling from a visual point of view as the proposal would be of an acceptable design and mindful of the various styles and designs of two storey dwellings within the immediate vicinity.

Under the previous planning application concerns were raised regarding the impact of the 2 storey flank close to the site boundary as a result of the length and height of the proposal which would appear dominant in the street. The applicant has revised the proposal by setting in the side extension in form of a side dormer from the flank and also scaling back the extension from the southern front wing. This reduces the scale and bulk and providing some degree of separation from the public highway, which lessens the impact of the development on the street and rear scene. As such, would not be out of character within the surrounding area and on balance is considered acceptable.

No concerns raised regarding the proposed front porch.

IMPACT ON AMENITY

No. 348 Wingletye Lane:

The application site is set further back into the plot, approximately 5.5m beyond the rear wall of the adjoining neighbour at No. 348 Wingletye Lane. However, the bulk of the development would be situated towards the southern side of the application site and meets the 2m, 3m guidance for 2 storey extensions. Therefore a reasonable level of amenity would be afforded to this neighbour.

Properties along Copthorne Gardens would not be impacted by the proposal due to the separation distance which is within acceptable tolerance.

HIGHWAY/PARKING

The site would increase the no. of bedrooms from 3 to 6. The application site is within a PTAL area of 1b. As per The London Plan 2021 Policy T6.1 that for a site within Outer London PTAL 0-1 that has 3 + bedrooms, the site only needs to provide a maximum parking provision of up to 1.5 spaces per dwelling which the application site would still be able to retain as a result of the double garage at the rear of the property. Therefore, no highway or parking issues would arise as the proposal would be policy compliant.

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. 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:-

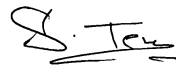
To safeguard the appearance of the premises and the character of the immediate area.

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