

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0809.22

WARD : Rainham & Wennington

Date Received: 19th May 2022

ADDRESS: 36 FAIRVIEW AVENUE
RAINHAM

PROPOSAL: Single storey side/rear extension, part single, part two storey side extension, creation of first floor, and loft conversion to include two rear dormers and two front roof lights

DRAWING NO(S): EXISTING FLOOR PLAN 3582.01
PROPOSED FLOOR PLANS 3582.03
PROPOSED STREETSCENE ELEVATION 3582.06
PROPOSED ELEVATIONS 3582.04
PROPOSED LOFT PLAN 3582.05
EXISTING ELEVATIONS 3582.02

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The site is a single-storey bungalow located in Rainham. The dwelling is neighboured by three terraced dwellings (no. 42 - 46) from the north and by a single-storey bungalow (no. 34) from the south.

DESCRIPTION OF PROPOSAL

The submitted planning application seeks planning permission for the erection of a single-storey rear and side extension. Two-storey side extension and a first floor extension to convert the dwelling into a two-storey dwelling. Planning permission is also sought for the erection of two rear dormers on the new roof.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were notified via letter. No responses were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

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

MAYORAL CIL IMPLICATIONS

The proposed development will yield an increase in floorspace in excess of 100sqm. As such, the proposed development is liable for Mayoral CIL that is calculated at £25 per sqm and

Havering CIL - calculated at £125 per sqm.

Mayoral CIL: £4605.00

Havering CIL: £23,025.00.

STAFF COMMENTS

In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. Site photos 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Havering Local Plan outlines clearly that development will be supported when it respects, reinforces and complements the local streetscene, responds to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context and respects the and complements the distinctive qualities, identity, character and geographical features of the site and local area. This is supported by the Residential Extensions & Alterations SPD that outlines that it is important that extensions and alterations do not dominate or detract from the character of the original dwellinghouse and surrounding dwellings, and careful consideration should be given to the effect on the existing and surrounding dwellings. As such, extensions must appear to be part of the original house and be subordinate.

The proposed extension is significant in scale and will be a noticeable addition to the streetscene. It is considered that the size of the proposed extension work will represent a significant impact to the streetscene and would be considered out of character with the surrounding area. The surrounding area is characterised largely by single-storey bungalows and chalet style dwellings immediately opposite and to the south of the dwelling and by terraced dwellings as shown by the neighbouring dwellings of no. 42-46 directly north of the dwelling. The conversion from a single-storey detached bungalow to a detached larger two-storey dwellinghouse would appear incongruous with the wider area and would not reflect its character. Likewise, the extension work would fundamentally alter the character of the dwelling and would dominate it, thus detracting from the original character. The result is a development that does not appear to be part of the original dwellinghouse.

The development is considered to be of a scale and massing that does not complement the existing building form of the street and relates poorly to the surrounding area, which would represent a clear visual impact upon Fairview Avenue and would disrupt the continuity of the built form of the street.

While the work is extensive, it is not considered to negatively impact the garden scene of no. 36 due to no. 36 benefiting from a well sized garden.

It is therefore considered that the proposed development is not in accordance with Policy 26 of the Havering Local Plan and will be recommended for refusal.

IMPACT ON AMENITY

42 Fairview Avenue (detached dwelling) -

The neighbouring dwelling is a two-storey dwellinghouse with no side facing windows. As such, while the proposed development is extensive and will result in an extra storey being built on top

of no. 36, the development would not overbear or impact the light of no. 42. This is further contributed by the two-storey rear elevation extending beyond the rear elevation of no. 42 by 2m at its closest point before being set in 2.5m. The staggered two-storey rear elevation results in a development that does not negatively impact the light and outlook of no. 42 and subsequently does not breach the 45 degree guideline. The extension contains a number of windows on the ground floor facing towards no. 42, but it is considered that the boundary wall that separates both dwellings sufficiently obscures any potential view into no. 42 and represents no concern with regards to amenity.

34 Fairview Avenue (detached dwelling) -

Represents the primary consideration due to the size of the dwelling. While the front elevation, and by extension the additional storey, will extend beyond the front elevation of no. 34, it is considered that this would not negatively impact the amenity of no. 34 due to the integral garage being the closest section of the dwellinghouse to no. 36 and the nearest habitable windows being set well within the front elevation of the dwelling. Likewise, the two-storey rear elevation will not extend beyond the existing rear elevation of no. 34 and the single-storey rear extension will not extend beyond the rear extension of no. 34, which serves as a habitable space. As such, the proposed extensions would not represent any harmful impact to the light or outlook of no. 34. The development will include side facing windows on the first and ground floor facing no. 34, but raises no concerns with regards to privacy as the first floor windows and the majority of ground floor windows will be obscure glazed.

HIGHWAY/PARKING

The proposed plans contains no extra provision for parking and it is not considered necessary to do so.

KEY ISSUES/CONCLUSIONS

For the reasons outlined above, the proposed development would represent an overly dominating design that would detract from the character of the existing dwelling and the surrounding area. The result is a development that is wholly incongruous. This is contributed by the scale and mass of the proposed development. The planning application is therefore not in accordance with local planning policy and is therefore recommended for refusal.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Reason for refusal - Streetscene

The proposed development would, by reason of its height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan.

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason for it was given to the agent via email on 17th Aug 2022.

2 Refusal and CIL (enter amount)

The proposal, if granted planning permission on appeal, would be liable for the Mayor of London and Havering Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the Mayoral CIL payable would be £4605.00 based on the calculation of £25.00 per square metre and the Havering Community Infrastructure Levy (HCIL) would be a charge of £23,025.00 based on calculation of £125 per square metre. Each would be subject to indexation.

Further details with regard to CIL are available from the Council's website.

Authorising Officer: Maria Bailey
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18-08-2022
