

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1009.22

WARD : Rush Grn & Crowlands

Date Received: 22nd June 2022

ADDRESS: 1 ASTOR AVENUE
ROMFORD

PROPOSAL: Single storey side/rear extension involving demolition of existing shed and replacement of detached garage to rear

DRAWING NO(S): PB/RM7 9JH/001
PP/RM7 9JH/001
EP/RM7 9JH/001
CGP/RM7 9JH/001
PE/RM7 9JH/001

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in painted render. There is no parking on the drive to the front of the property. The surrounding area is characterised by two storey dwellings of various styles and designs.

The application site is not within a Conservation area. Nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

Single storey side/rear extension involving demolition of existing shed and replacement of detached garage to rear.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour consultation process.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD"

LONDON PLAN:

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). Havering Local Plan has now been adopted and Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Havering SPD outlines "where planning permission is needed for the improvement or extension of existing houses, if the new work is complementary to the existing dwelling and a useful building is to be given a further lease of life, the application will be considered sympathetically".

The proposed side/rear extension would be visible from the street and the rear garden environment, due to its location.

The proposal is a well-designed single storey side/rear extension with a shared boundary with the property in No.3 Astor Avenue and the boundary with Lonsdale Avenue.

The proposed single storey side/rear extension would be built up to the boundary with Lonsdale Avenue, it is noted that proposed extension would be used as a study, shower / toilet, utility room and kitchen. The proposed is set back from the front elevation wall by 0.5m. However, the proposed has a flat roof with lantern at the kitchen end of the development, given a contemporary look that blends with the host property. The proposed also provides a subservient appearance, however, due to its location would not be ideal and therefore will not be acceptable.

Council guidelines outline that single storey extension should be set off the boundary by at least 1m. The proposal is intended to be located from the boundary with Lonsdale Avenue. Taking note that the site is next to road, the development would be contrary to Havering Council SPD. Therefore, it is noted that if this proposal is allowed, it will set a precedent for other properties to be built so close to the boundary with a road. The proposed is therefore recommended for a refusal.

Furthermore, it is noted that the proposed development also intends to replace an existing garage with a new structure. However, the size and scale of the proposed would be visually intrusive in the streetscene, as a result of its siting along the rear boundary and close to the side boundary facing Lonsdale Avenue and contrary to the SPD.

It is considered that the proposed side/rear extension, by reason of its position on the boundary with the public road, bulk and mass would appear as an unacceptably dominant and visually intrusive feature, harmful to the appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light

and loss of privacy.

It is noted that due to the location of the proposed side/rear extension, no loss of sunlight would arise from the single storey extension as the property is at the beginning of Astor Avenue with a shared boundary with Lonsdale Avenue. The issue of light obstruction would not arise due to the location of the development and other neighbouring properties.

As a result, it is considered that the proposed development would not unacceptably impact on the amenity of the neighbouring properties, due to its location and separation of distance.

HIGHWAY/PARKING

No highway or parking issues are considered to arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION

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

1. Reason for refusal - Streetscene

It is considered that the proposed side/rear extension and detached garage, by reason of their position on the boundary with the public road, bulk and mass would appear as an unacceptably dominant and visually intrusive feature, harmful to the appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

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(s) for it was given to (Agent) by e-mail on 22-08-22.

Authorising Officer: Raphael Adenegan
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22-08-2022
