

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1149.22

WARD : Marshalls & Rise Pk

Date Received: 12th July 2022

ADDRESS: 46 Heather Drive
Romford

PROPOSAL: Single Storey Rear Extension with Flat Roof

DRAWING NO(S): 46HD/G/100
46HD/G/300
46HD/G/200

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 houses a semi-detached residential bungalow located at the end of a cul-de-sac with some parking in the front garden.

The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly semi-detached and detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension with a flat roof.

RELEVANT HISTORY

None.

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No responses have been received.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear extensions

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

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.

A small patio is shown on the plans with a height of 0.29m which is considered to be permitted development.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The height of the proposed flat roofed extension would be 3m with a flat roof. The height complies with the guidance outlined within the 'Residential Extensions and Alterations' SPD, with the height under the recommended 3 metres. The rooflight would have an appropriate scale and height (0.43m).

The depth of the proposed rear extension would be 3.3m from the rear wall of the original dwelling, meeting the recommended maximum of 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD. The proposed rear extension would sit comfortably within the site and there would be an adequate private garden space left over.

There are some other rear extensions nearby and it is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

It is considered that the proposed extension would not unacceptably impact on the amenity of the adjacent residents due to loss of light; the extension would be 3.8m from the boundary with the neighbour at 48 Heather Drive and the building line of the other neighbour at 44 Heather Drive is angled away and a fair distance from the boundary of the application site. There would be no windows in the flank wall of the extension and no overlooking would occur. There are no concerns of loss of light to the neighbouring houses. The height of the extension is considered to be reasonable and not overbearing.

A condition is recommended to ensure that the flat roof of the proposed rear extension is not used as a balcony to protect the amenity of the neighbouring dwellings.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

No highway implications.

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.

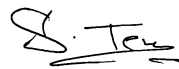
INFORMATIVES

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



06-09-2022