

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1115.22

WARD : Rainham & Wennington

Date Received: 7th July 2022

ADDRESS: 401 Upminster Road North
Rainham

PROPOSAL: Single storey rear extension & rear dormer window
Revised plans received 13.09.22

DRAWING NO(S): PL05 Rev: E

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

SITE DESCRIPTION

Residential, detached bungalow finished in painted render with a glazed conservatory extension to the front and a two storey extension to the rear of the property. Parking to the front of the property. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed single storey rear extension and rear dormer window.

Although not mentioned on the application form, the submitted plans show a front porch and changes to the fenestration. It is noted that the front porch could be constructed as part of the previously approved application P2357.21.

The changes to the flank windows can be done under permitted development and therefore do not require planning consent.

RELEVANT HISTORY

- P2356.21 - Demolition of first floor to the rear and existing roof. Proposed replacement roof, raising the roof ridge with installation of side dormers to the right and left and the provision of a front porch and changes to the fenestration
Refuse 08-02-2022
- P2357.21 - Proposed single storey rear extension to include demolition of existing first floor with front porch and changes to the fenestration
Apprv with cons 11-02-2022
- Y0427.21 - Single storey rear extension with an overall depth of 8m, a maximum height of 2.7m, and an eaves height of 2.98m. (PRIOR APPROVAL)
Pr App Ref Val 01-09-2021
- D0584.21 - Certificate of Lawfulness for conversion of roof space to habitable use to include a roof extension and two side dormers. Porch to front.
PP is required 26-10-2021

CONSULTATIONS/REPRESENTATIONS

No representations were received from the neighbour consultation process.

RELEVANT POLICIES

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

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

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

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

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.

This application is a resubmission of a previously approved planning application P2357.21.

This application differs from the previously approved schemes in the following key areas:

1. The existing two storey rear extension is being retained & a dormer is being added.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

The principle of the development has already been accepted by the original approval P2357.21 in respect to the front porch and the infill single storey rear extension.

The application dwelling is located between one half of a semi-detached dwelling which lies to the south west and on the other side by one half of semi-detached bungalow. The pair of two storey semi-detached dwellings project forward of the application dwelling and the application dwelling has a hipped roof and is arranged in an elongated schedule which creates a narrow front elevation facing the street.

The existing glazed front extension would be demolished to make way for the proposal.

It would be preferable if the proposed front porch would have a pitched roof in line with the SPD, as it would have a more satisfactory relationship with the altered dwelling. However, mindful that the porch could be constructed under permitted development and that has been previously

approved under planning application P2357.21 and that there are various porches and front extension of different styles and designs within the street, no objections are therefore raised.

The proposed single storey rear extension would only be visible from the rear garden environment. The rear extension would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. No objections are raised from a visual point of view.

On this application, a rear dormer window is being proposed within the existing two storey rear extension to the rear of the bungalow. The Council tried to negotiate the reinstatement of the eaves in front of the rear dormer window and for the dormer to be tile hung. Revised plans were received with the dormer being tile hung, however, the eaves have not been reinstated with the face of the dormer projecting from the existing rear elevation (wall) of the two storey extension. There is no increase in ridge height of the two storey rear extension being proposed. The chimney will be demolished as part of the proposal.

It is considered that it would be difficult to substantiate a refusal on appeal on the dormer extension.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The proposed front porch would be located in the middle of the dwelling away from both side boundaries and it is considered that the porch would not impact on the amenity of the adjacent neighbours.

The new fenestration and patio doors facing the garden would not impact on the privacy of the adjacent neighbours.

The ground floor flank wall at the rear adjacent to No.403 Upminster Road would be unchanged. The infill rear extension would be located adjacent to No.399. The current two storey projection will be retained on this application compared to the previously approved scheme P2357.21.

It is considered that the proposed rear extension would not unacceptably impact on the adjacent neighbours at No.401, as the proposed infill rear extension is located on the opposite side of the dwelling and therefore the proposed rear extension would not impact on the amenity.

The depth and height of the rear extension at 3.985m and 2.98m respectively excluding the roof lights would be marginally less than 4m and 3m permissible under current guidance.

The application dwelling is set back from the building line with No.399 and therefore projects further back into the plot and the shared access separates the properties.

As a general rule, houses can be extended from the rear wall of the original dwelling by up to 4m in depth for a detached dwelling and any greater depth should fall within a 45 degree line from the 4m point on the boundary. The cumulative depth of the existing dwelling and proposed rear extension need to be assessed, as an equivalent degree of amenity should be secured for the neighbouring dwelling on the non-attached boundary both in terms of the existing house and rear garden.

If the 45 degree notional line was taken from 4m beyond the existing rear elevation of No.399

Upminster Road North from the middle of the shared access, then the proposed infill rear extension would not infringe the line due to the separation distance between the boundary and the infill rear extension.

Taking this into consideration, it is considered that the proposed single storey rear extension would not unacceptably impact on the amenity of the adjacent neighbours at No.399 Upminster Road North.

The proposed roof lights on top of the extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

The proposed rear dormer would be set in from the pitch of the roof on either side and be sufficiently contained within the roof not to unacceptably impact on the adjacent neighbours. The proposed rear dormer would be by approximately 4.8m from the boundary with No.399 and therefore this part of the proposal would not unacceptably impact on this neighbour.

Similarly, it is considered that it would be difficult to demonstrate the harm arising from the proposed rear dormer on the amenity of No.403, mindful that it is set in from the boundary.

It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the application dwelling and the neighbouring properties already overlook the rear garden areas of surrounding residential properties.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

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.

4. SC45 (Standard Porch Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no porches shall be erected to the front or side of the extension hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

5. 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.

6. 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.

7. Rear Dormer Window Finish

Notwithstanding the details shown on drawing PL05 Rev: E accompanying the application, the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the roof of the existing dwelling unless otherwise agreed in writing

by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with Policy 26 of the Havering Local Plan.

INFORMATIVES

1 **Approval following revision**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mrs Patel by phone and e-mail. The revisions involved tile hanging the rear dormer window and revising the plans in respect to the flank window so it was shown on the existing plans and elevations. The amendments were subsequently submitted on 20-07-22 & 13-09-22.

Authorising Officer: Maria Bailey
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14-09-2022
