

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2002.21

WARD : Pettits

Date Received: 18th October 2021

ADDRESS: 88-90 EASTERN AVENUE EAST
ROMFORD

PROPOSAL: Construction of additional storey to bungalows, all materials to match existing dwellings.
Revised Location

DRAWING NO(S): EASTERN 88/2021 - Rev A03
88-90 Location Plan/ Block Plan

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 two semi-detached hipped roofed bungalows located on Eastern Avenue East.

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

Permission is sought for the construction of an additional storey to bungalows, all materials to match existing.

To achieve first floor accommodation the roof height of the application dwelling would be increased from approximately 6.65m to 8.3m high.

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbouring properties. No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

Havering Local Plan 2021

Policy 26 - Urban design

Policy 7 - Residential design and amenity

Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

NOTE: In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. A supporting statement was provided by the agent containing site photos of the of the application site. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to asses the site constrains.

Certificate B has now been signed as it is a joint application and all adjoining occupiers have been re-notified as the application now has an amended address and red line boundary.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The application site is located within a street which contains a mixture of house styles, types and of varying sizes.

Given the above, it is considered that the increase in roof height from approximately 6.65m to 8.3m (1.65m increase) would not look out of character due to the height of the neighbouring properties in close vicinity of site. The proposed change from the bungalows to two-storey dwelling houses would not be considered to be out of scale with site and surrounding area.

The proposed front elevation relates well to the host dwellings and so is deemed not to cause visual harm to the surrounding street scene which is in accordance with the requirements of the Residential Extensions and Alterations SPD.

The design will employ matching finishing materials, window styles to match the original dwellings.

IMPACT ON AMENITY

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

It is considered that the increase in height by approximately 1.65m would not be considered substantial enough to negatively impact on the amenity of neighbours to warrant a refusal.

The neighbouring property, to the south, is already a two storey dwelling. . Given this and the separation between the relative two storey elements of the applicaiton property and the neighbour, the increase in height is not judged to result in an overbearing or unneighbourly impact.

Although the unattached property (No. 86 Eastern Av East) has an existing flank window the existing separation distances between application site and the neighbouring property would remain unaltered and the increase in height would not be considered substantial enough to negatively impact on the amenity for this neighbour. The flank window in question also appears not to serve a habitable room.

Towards the north-eastern boundary, whilst the neighbouring house is a bungalow, there are sufficient separation distances between the application site and this neighbour (No. 92 Eastern Ave East) that would mitigate the amenity impacts of the 1.65m height increase. The roof would also be hipped away from the neighbour and the front and rear building lines are broadly similar.

According to the submitted plans there are no flank windows proposed on either boundary so there is no potential for overlooking as a result of the proposal.

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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the Policies in the Havering Local Plan 2021.

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, and in order that the development accords with the Policies set out in the Havering Local Plan 2021.

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. Non Standard Condition 31

The proposed development hereby approved shall be commenced jointly and carried out as one single building operation in its entirety in accordance with the approved plans.

Reason:-

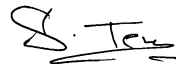
The Local Planning Authority consider it essential that the whole of the development is carried out as one single building operation in its entirety, since the development would not necessarily be acceptable if partly carried out as impacts on local amenity and the street scene would differ and need reassessment.

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 2021.

Authorising Officer: Suzanne Terry



08-11-2022