

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1508.22

WARD : Mawneys

Date Received: 13th September 2022

ADDRESS: 1 Dover Close
Romford

PROPOSAL: Part two storey, part single storey side and rear extension, involving demolition of existing garage (Part retrospective).

DRAWING NO(S): E000 - Location & Block Plans
P000 - Proposed Block Plan
P001_Rev02 - Proposed Floor Plans
P002_Rev02 - Proposed Elevations and Section A

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in pebble-dash. The surrounding area is characterised by terraced and semi-detached dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed part two storey, part single storey rear extension and two storey side extension.

It is worth noting that planning permission had already been granted for the two storey side and single storey rear extension under ref: P0699.22. The difference is the addition of the first floor rear extension.

RELEVANT HISTORY

L/HAV1987/71 - Porch - Approved.

P1099.22 - Variation of Conditions 1 (Time Limit), 2 (Accordance With Plans), 3 (Matching Materials), 4 (Standard Flank Window Condition), and 5 (Balcony Condition) of planning permission ref: P0699.22 dated 28/06/2022 to include a two storey side and rear extension. (Part two storey, part single storey side extension, and single storey rear extension, involving demolition of existing garage)
Withdrawn 30-08-2022

P0699.22 - Part two storey, part single storey side extension, and single storey rear extension, involving demolition of existing garage
Apprv with cons 28-06-2022

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

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

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The two storey side and single storey rear extension has already been assessed and considered acceptable under previous application ref: P0699.22. Given updated site photos, construction for this has started but not completed.

This application will address the first floor rear extension. The proposal would reflect the design of the original house and will provide a sufficient degree of subservience to the main house. The proposal is of an acceptable scale, bulk and mass.

The proposed development is sufficiently consistent with Council guidance and is therefore not judged to harm the appearance of the house.

IMPACT ON AMENITY

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

No. 3 Dover Close:

When considering the impact on the attached neighbouring property, the proposed first floor rear extension projects 3 metres beyond the back wall and is inset from the boundary by more than 5m. Therefore it is not envisaged that there would be significant harm to their amenity.

Properties along Dunster Close

The first floor would be inset 1.5m from the flank and an additional 1m from the boundary, thereby having a total of 2.5m inset from the boundary. Although it would add bulk to the side/rear when viewed from properties along Dunster Close, in particular Nos. 17 & 19, it is not considered to be detrimental to their amenity due to the inset and the low roof.

No flank window is proposed to the extension to result in loss of privacy.

Given these circumstances and mindful of the of the general presumption in favour of development any amenity impact to neighbouring property is considered to be modest and acceptable.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposed development.

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. 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 Non Standard Informative 1

It is noted from site photos submitted that there is an opening on the first floor rear elevation which is not part of the original application or current scheme. Applicant is informed that the extension should reflect the approved drawings.

2 Approval following revision ENTER DETAILS

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 the agent Mr Miguel Nobrega with regards to additional inset from the boundary. The amendments were subsequently submitted on 14/11/22.

Authorising Officer:	Simon Thelwell		16-11-2022
Authorising Officer:	Simon Thelwell		16-11-2022