

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1584.22

WARD : Marshalls & Rise Pk

Date Received: 27th September 2022

ADDRESS: 205 Pettits Lane
Romford

PROPOSAL: Demolition of existing conservatory and detached garage, single storey side/rear extension, lower ground level side extension to include an attached double garage and utility, installation of external steps to rear and extension to first floor side dormer

DRAWING NO(S): Site Location Plan; P0; P1; P1a; P2; P3; P4; P5; P6; P7; P8; P10.

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 is located on the junction of Pettits Lane and Eastern Avenue and there is a two storey semi-detached property on the plot with a detached garage and car port to the side boundary of the site. There is parking for vehicles on the driveway to the front of the existing garage. The surrounding area is characterised by single and two storey dwellings of various styles and designs. There is a change in levels across the application site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the following:

- Single storey side extension forming a wrap around to proposed rear extension
- Extension to side dormer
- Demolition of existing garage replaced with a side extension to accommodate double garage.

RELEVANT HISTORY

ES/ROM223/53 - 17 houses - Approved

1809/75 - 2 Storey side extension and garage - Approved 25.11.75

L/HAV/563/77 - Porch - Approved 19.8.77

P0642.22 - Removal of existing rear conservatory and replace with single storey side/rear extension along with extending the roof and side dormer to create a first floor rear extension. Side extension beneath ground floor level to follow topography to create a garage and utility space.

Refuse 21-06-2022

P0016.22 - Single storey side/rear extension and extending the side dormer with a first floor rear extension involving demolition of existing conservatory.

Refuse 10-03-2022

CONSULTATIONS/REPRESENTATIONS

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

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

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

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 24 Parking provision and design

Policy 26 Urban design

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

STAFF COMMENTS

By way of background this is a re-submission two previously refused application ref: P0016.22 and P0642.22. The last application was refused for the following reason:

1. The proposed development, in particular the part two storey rear extension (side dormer extension), but also in combination with the mass, form and height of extensions to the side of the property would, by reason of its roof form, design and having an excessive depth, appear as an unacceptably dominant, incongruous and visually intrusive feature in the streetscene and rear garden scene that would be out of character and harmful to the appearance of the semi-detached pair and the surrounding area contrary to the Residential Extensions and Alterations Supplementary Planning Document, policies D1, D3 and D4 of The London Plan (2021) and Policies 7 and 26 of the Local Plan.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Local Plan states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are of a high architectural quality and design and are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area.

The acceptability of a development within the curtilage of a property depends upon its effect on the general street scene and neighbouring properties. Given the location of the dwelling on a corner plot which is widely visible and appears prominent on Pettits Lane and Eastern Avenue East, in this case the overall scale and bulk of the proposal will have to be carefully assessed to ensure the proposal has been carefully designed and sympathetic in character and appearance to the surrounding area.

When viewed from the streetscene on Pettits Lane, the proposed side extensions, due to the sloping nature of the street and topography of the site would appear wider than the attached pair of semi-detached dwelling. However, the proposed extension is considered a subordinate addition and given the overall height of the double garage has been reduced from 4m to 2.3m and its location beneath the ground floor level, it is considered that they will read as separate elements. On this basis, and when seen in the context of the existing extensions and buildings to the side of the dwelling, its visual impact in Pettits Lane is not considered materially more harmful than what currently exists.

In terms of the single storey rear extension, the 6m deep dimension is considered excessive and

not within the standard guideline of 4m for semi-detached dwellings. It is however noted that the existing conservatory is approximately 6m deep. Given this and the context of the surrounding garden environment, on balance it is considered acceptable.

At present there is a side dormer which is inset from both sides. The submitted drawing show that the side dormer would now be flush with the rear wall. In comparison with the previous wrap-around, Officer acknowledge that there has been some improvement to the overall scheme, and on balance is considered acceptable.

IMPACT ON AMENITY

The ground floor rear extension of approximately 6m depth would protrude beyond the attached neighbours rear wall of their own extension by a further 1.5m depth with a height of 3.2m on the boundary. As the SPD allows for a 4m deep rear extension for a semi-detached property as being a reasonable depth to protect against significant amenity impacts, the additional 1.5m depth beyond the neighbours rear wall would not constitute significant or undue amenity impacts for the neighbour at no. 203 Pettits Lane regarding overshadowing, loss of outlook or loss of access to sunlight/daylight.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and 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. SC48 (Balcony condition)

The roof area of the side and rear extensions 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.

5. Side Dormer Window Finish

Notwithstanding the details shown on submitted drawings accompanying the application, the face and cheeks of the side dormer window hereby approved shall be tile hung to match the appearance of the roof of the dwelling house 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.

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: Neil Goate
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20-01-2023
