

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P2076.22

**WARD:** Heaton **Date Received:** 22nd December 2022

**ADDRESS:** 2 Dewsbury Gardens  
Romford

**PROPOSAL:** Single storey rear and side extension

**DRAWING NO(S):** 2-DG-01a

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

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### RELEVANT HISTORY

P1761.22                      Single storey side/rear extension  
Withdrawn - Invalid              02-12-2022

### CONSULTATIONS/REPRESENTATIONS

No comments/objections were received in relation to this application.

### RELEVANT POLICIES

\* NPPF

\* London Plan 2021

- 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):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

\* Residential Extensions and Alterations Supplementary Planning Document

## 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 applicants in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

During the application process, concerns were expressed about the impact of the depth of the rear element of the proposal on the host dwelling's attached neighbours, specifically that it would be overbearing to these neighbouring occupants.

The officer therefore suggested that the applicant either:

1. Reduce the overall depth of the proposal to reduced to 3m or,
2. If they would like their extension to project 3.50m deep, the depth greater than 3m should be within an angle of 45 degrees taken from the 3m dimension on the side of the proposal along the common boundary with the attached neighbour.

The applicants decided to revise the design of the proposal so as for the depth greater than 3m should be within an angle of 45 degrees taken from the 3m dimension on the side of the proposal along the common boundary with the attached neighbours. Given that this change resulted in the proposals having a reduced impact on neighbouring properties, it was not considered necessary to re-consult the neighbours about the amended proposals.

The proposal would also result in some impact upon the neighbouring properties at numbers 26 and 28 Dulverton Road, however, given the boundary walls to the rear of these building the impact would not be so significant to warrant a refusal.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. Whilst the proposed development does not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document (SPD), no significant harm to the character of the area or amenity to neighbours can be demonstrated because in terms of its impact on the attached neighbours, the depth greater than 3m would be within an angle of 45 degrees taken from the 3m dimension along the common boundary with this neighbour and therefore would not be harmful to their amenity.

## RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

### 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.

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## **INFORMATIVES**

**1 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 applicants via email between 19/01/23 and 26/01/23. The revisions involved an amendment to the depth of the rear element of the proposal. The amendments were subsequently submitted on 26/01/23.

## **2 Party Wall**

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

**Authorising Officer:**



Habib Neshat

16th February 2023