

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0010.23

WARD: Hylands & Harrow Lg **Date Received:** 3rd January 2023

ADDRESS: 15 Fairfield Close
Hornchurch

PROPOSAL: Single storey side/rear extension

DRAWING NO(S): (22) 12/03 EX01
(22) 12/03 PL02

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

SITE DESCRIPTION

The host property is a double-fronted bungalow with a hipped end roof. It has an adjoining side garage and a single-storey rear extension.

The street is characterised by the residential dwellings of similar styles and designs.

The host property is neither in a conservation area nor a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single-storey side/rear extension

RELEVANT HISTORY

P0409.10	Single storey rear extension	
	Refuse	13-05-2010

CONSULTATIONS/REPRESENTATIONS

A statutory consultation was carried out with neighbours who either have adjacency to the rear garden or are on the opposite side of the street, by way of direct notification. No representations were received in response to this consultation.

RELEVANT POLICIES

NPPF 2021
London Plan 2021
D3 - Optimising site capacity through the design-led approach
D4 - Delivering good design
Havering Local Plan (2016-2031)
Policy 7 - Residential Design and Amenity
Policy 24 - Parking Provision and Design
Policy 26 - Urban Design
Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Application is not CIL liable

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were not 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.

The proposal seeks to replace the existing garage, side and rear extensions with effectively the proposal seeks a wrap-around single-storey extension with a flat roof 3m high. The rear extension would be 6m deep when measured from the rear elevation of the original house.

It is noted neighbour No 13 has benefitted from a rear extension. Planning records for the neighbouring property and aerial views show the extension to be approximately 3m deep while the submitted information part of this application shows the rear extension of this neighbour is 6m deep.

The discrepancy between the available and submitted information has not prevented the determination of this application, because should the extension to this neighbour be approximately 3m deep, the proposed rear extension would project beyond them by approximately 3m, which would be less than the 4m usually deemed permissible by the SPD where a semi-detached neighbour has not extended. The extension of this neighbour is therefore considered to mitigate the depth and height of the proposal on these neighbouring occupants in terms of loss of light, outlook and privacy.

The side extension would abut the rear gardens of properties No 17 - 23 Adelphi Crescent. Due to the acceptable height and separation distance between the proposal and these neighbours, the proposal is not considered to result in undue harm to the visual amenity of these neighbours.

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, no significant harm to the character of the area or amenity to neighbours can be demonstrated for the reasons given above.

KEY ISSUES/CONCLUSIONS

The proposal has been assessed against the relevant policies and guidelines. It is considered acceptable in design terms and would not have a detrimental impact on the future occupants of the building or the adjoining neighbours.

Therefore, it is recommended that planning permission be granted.

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 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 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 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/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

2 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:

Habib Neshat

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27th February 2023