

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2000.22

WARD: Cranham **Date Received:** 8th December 2022

ADDRESS: 19 Waycross Road
Upminster

PROPOSAL: Single storey front, part single, part two storey side/rear extensions and block paved

DRAWING NO(S): Block Plan
Location Plan
1826/22/1A
1826/22/2A

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 face brick. Parking for three vehicles on the hard standing to the front of the property. The surrounding area is characterised by two storey semi-detached dwellings and by two and three storey flats.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey front, part single, part two storey side/rear extensions and block paving.

RELEVANT HISTORY

P0647.22	Single storey front, part single, part two storey side/rear extensions and block paved driveway
	Refuse
D0198.22	Certificate of Lawfulness for Single/two storey side/rear extension and block paved driveway
	Withdrawn - Invalid 21-04-2022
P1365.13	Single storey front extension
	Apprv with cons 13-12-2013

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to this application.

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

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

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space does not exceed 100 square metres.

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 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.

Description was amended during the process for clarity and transparency and neighbours were re-consulted for a further 21 days.

This application is a resubmission of a previously refused planning application P0647.22. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons.

1. The proposed front extension would, by reason of its excessive depth, width, bulk, mass and unbalancing effect on the pair of semi-detached properties, appear as an unacceptably dominant and visually intrusive feature in the street scene harmful to the appearance of the surrounding area contrary to Residential Extensions and Alterations Supplementary Planning Document and Policies

7 and 26 of the Havering Local Plan.

2. The proposed two storey side extension would, by reason of its excessive width, scale, bulk, mass and lack of set back would unacceptably unbalance the appearance of this pair of semi-detached house and appear as a dominant and visually intrusive feature in the street scene, harmful to the appearance of the surrounding area, contrary to Residential Extensions and Alterations Supplementary Planning Document and Policies 7 and 26 of the Havering Local Plan.

This application differs from the previously refused schemes in the following key areas:

1. The width of the first floor side extension has been reduced from approximately 4.28m to 2.71m.
2. The first floor side extension has been set back 1m from the front wall of the dwelling.
3. The depth of the front extension including the canopy had been reduced from 1.5m to 1m.
4. Kitchen wall at front has not been brought forward to align with side extension but canopy roof overhangs.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is important that extensions and alterations do not dominate or detract from the character of the original house and the surrounding houses, or unacceptably reduce the amenity of neighbouring properties.

The proposed development is situated on a visually prominent location, on a junction with Waycross Road and Moultrie Way.

The Residential Extensions and Alterations SPD states that unless larger extensions already exist in the immediate locality or unless special circumstances make it acceptable, front additions should not normally project more than 1m from the front main wall of a dwelling.

The Council will closely scrutinise applications of this kind to ensure that the proposal does not detrimentally affect the character of the house and immediate surroundings.

It is noted that the application dwelling has a 1.5m deep porch already. The proposed front extension including the canopy would be 1m deep and would be set back from the front elevation of the porch. The reduction in depth of the front extension creates a break between the porch the canopy of the proposed side extension which projects forward of the front elevation.

The officer tried to get the canopy deleted between the porch and the side extension which projects forward of the dwelling house. The agent outlined in an e-mail to the officer on the 2nd February 2023 that there was an issue with removing the canopy over the kitchen window as this would mean having a hipped roof as shown in the last plan that was sent or a gable end to the side of the roof facing to the left.

The first option meant having a box gutter along the side wall of the house and a complicated flat roof arrangement. The agent felt that either option did not look very good, whereas the canopy dealt with all issues.

Taking the above into consideration and the changes undertaken, it is considered that the proposed front extension is within the realms of acceptability and has addresses the first reason for refusal.

In addition, the part single, part two storey side/rear extension would be visible from the street and rear garden environment due to the properties prominent location on a junction.

The first floor side extension has been set back 1m on this revised scheme to create a traditional break in the ridgeline. In addition, the width of the first floor side extension has been reduced with a pitched roof connecting the ground and first floor side extensions.

The flank wall of the first floor side and rear extension align facing the street and would have a hipped roof design to break up the visual bulk.

The proposal would also be visible from the rear due to the open aspect adjacent to Moultrie Way. The proposed two storey side extension would align with the front wall of No.28 Moultrie Way.

The changes undertaken from the previously refused scheme by reducing the width of the first floor side extension and by setting the it back 1m from the front wall of the dwelling house would bring the proposal within the realms of acceptability and has addresses the second reason for refusal.

No objections are raised to the single/two storey rear extension from a visual point of view when viewed from the rear garden environment.

IMPACT ON AMENITY

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

The proposed front extension would be well removed from the boundaries on either side so not to impact on the adjacent neighbours.

No.17 Waycross Road is the attached neighbour which lies to the south of the application site.

The part single, part two storey side extension would be located on the north side of the dwelling. It is not envisaged that this part of the proposal would have any impact on the amenity of the attached neighbour at No.17 as the proposal would be located on the opposite side of the dwelling, well away from this neighbour. The two storey rear projection would be set off the boundary by 6.55m to minimise the impact on the attached neighbour.

No loss of privacy would arise from the ground floor flank window and door on the two storey rear extension.

The first floor flank window on the two storey rear extension serves a bathroom and should the application be approved a condition would be imposed for this window to be obscured glazed and fixed shut, apart for an openable fanlight.

No.28 Moultrie Way lies to the east of the application site, it is considered that the two storey side extension would not unacceptably impact on the amenity of these neighbours. Due to the design of

the two storey rear extension, this would wrap round the rear elevation of application dwelling and would project approximately 70cm beyond the rear elevation of the attached outbuilding of No.28. The two storey rear extension would also be set of the boundary by 25cm at the rear with No.28 Moultrie Road.

No.28 Moultrie Way has a first floor flank window which serves a bathroom, less weight would be applied to the impact on this room as it is deemed to be a non-habitable area.

The separation distance created by the covered walkway and store area would mitigate the two storey rear extension. It is noted that the proposal would project beyond the outbuilding but mindful no loss of light would arise, no objections are raised.

Given these circumstances and mindful of the general presumption in favour of development, it is considered that any impact upon this neighbour to be modest and within that envisaged as acceptable within guidelines.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

As a result, it is considered the proposed development would not unacceptably impact on the amenity of the adjacent residents.

HIGHWAY/PARKING

The site has a Public Transport Access Level (PTAL) of 2. Policy 24 of the Havering Local Plan states that London Plan maximums standards apply across the borough. Policy T6 of the London Plan states that the maximum car parking standards set out in Policy T6.1 Residential parking should be applied to development proposals and used to set local standards within Development Plans. Policy T6.1 of the London Plan states that there is a maximum residential parking standard of up to 1 space per 3+ bedroom dwelling in Outer London PTAL 2-3.

It is considered that it would be difficult to impose the parking standard, mindful of the current parking arrangement.

The application also proposes to block pave the front of the driveway with drainage and soakaway into the side garden. Normally this type of the development can be done under permitted development subject to certain criteria being adhered to. Limited information has been provided in respect to layout and informative would be added to the decision regarding paving your front drive under permitted development, should the application be approved.

KEY ISSUES/CONCLUSIONS

The proposal has been revised from the earlier refused scheme. The application is now 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 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 SC34B (Obscure with fanlight openings only)

The proposed flank bathroom window within the two storey rear extension as shown on drawings 1826/22/1A & 1826/22/2A shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy.

5 SC45 (Standard Porch Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no porches shall be erected to the front or side of the extension hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over

future development.

6 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.

7 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 Land Ownership Informative

Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 Hardstanding Informative

Hardstanding Informative

The applicant is advised that planning permission is not required for new or replacement hardstanding of any size which uses permeable (or porous) surfacing and allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

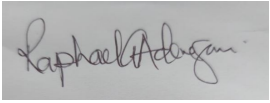
However, if the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

3 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:

A handwritten signature in black ink, appearing to read 'Raphael Adenegan', is written on a light-colored rectangular background.

Raphael Adenegan

1st March 2023