

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0093.23

WARD: Harold Wood

Date Received: 18th January 2023

ADDRESS: 12 Hall Terrace
Colchester Road
Romford

PROPOSAL: Single storey rear extension with pitched roof.

DRAWING NO(S): 01
02
03
04
06
Site Location Plan

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 features a two storey semi-detached dwelling. It currently benefits from a small rear conservatory. It is not a listed building, nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension with pitched roof.

1. The existing conservatory would be demolished.

RELEVANT HISTORY

P1711.22	Single storey rear extension with pitched roof.	
	Withdrawn - Invalid	25-11-2022
P0892.17	Vehicular access	
	Refuse	08-08-2017

CONSULTATIONS/REPRESENTATIONS

The representations received following neighbour notification about this application can be

summarised as follows:

- Pitched roof of extension would block light into conservatory and kitchen

LBH Highways were also consulted about the application and their comments can be summarised below:

- Concerned about intensification of parking stress, though such concerns have not warranted an objection

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 (SPD)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would be less than 100 square meters.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided in support of the application from the planning agent. In determining this Planning application, therefore, site photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 7 (residential design and amenity) of the local plan seeks to ensure any development would have an acceptable impact upon the character of surrounding areas.

Although the depth of the proposal would exceed guidelines set out in the SPD, staff consider that it would not be out of scale or disproportionate to the host dwelling's deep rear garden environment, with the back garden remaining expansive enough for the dwelling to have a commensurate green and open setting with the extension. Given that the proposal is judged to not adversely affect the character of the property or the visual amenities of the rear garden scene, on balance therefore, its impact on the rear garden environment is considered acceptable.

For the reasons given above therefore and in the absence of demonstrable harm, staff consider the proposed rear extension to the subject dwelling would not have an unacceptable visual impact upon the rear garden scene.

IMPACT ON AMENITY

Policy 7 (residential design and amenity) of the local plan seeks to ensure any development would have an acceptable impact upon neighbour amenity.

In terms of the impact of the proposals on the attached neighbouring property no. 13 Hall Terrace, they benefit from a small rear conservatory. Given the extension to this neighbour, the proposal would project beyond the rear of this neighbour by less than the 4m usually deemed permissible by the SPD where a semi-detached neighbour has not extended. As such, it is considered that any impact of the proposal's depth on this neighbour would be within acceptable realms because the extension of this neighbour is considered to mitigate the impacts of the proposal on these neighbouring occupants. Regarding the height of the proposal, given the submitted drawings depict that the eaves of the pitched roof would be no higher than the eaves of the attached neighbour's extension coupled with the fact that it would be hipped away from the boundary with this neighbour, any impacts of the height of the pitched roof of the proposal on these neighbours are judged to be within reasonable tolerances in terms of loss of light and outlook. No privacy issues would occur in relation to the neighbouring occupants of no. 13 as flank windows are not proposed to the flank wall of the extension that would face this neighbour's rear garden environment.

As for the proposal's impact on no. 11 Hall Terrace, it is noted that these neighbours benefit from a raised patio area in their rear garden. The degree of inset between the proposal and the flank wall of this neighbour (about 3.80m) is considered to sufficiently mitigate its impact on such that these neighbouring occupants would not suffer any material harm to their amenities as a result of the depth and height of the proposal in terms of loss of light and outlook. Regarding the impact of the proposed flank windows of the extension that would serve a WC and kitchen, given that staff will impose a condition requiring that the windows be obscure glazed, it is not deemed that they would be detrimental to the amenity of these neighbouring occupants.

The proposals are considered to be sufficiently separated from all other neighbouring properties such that it is not deemed they would suffer any material harm to their amenities as a result of the proposals.

A condition will be imposed stating that no window or other opening shall be formed in the flank walls of the proposal unless specific permission has been sought and obtained in writing from the Local Planning Authority first to ensure that it would not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

HIGHWAY/PARKING

The proposals would not affect parking arrangements at the host dwelling and therefore is not judged to result in an increase to parking stress. No highway or parking issues would arise from the proposed development.

KEY ISSUES/CONCLUSIONS

The proposals are considered to be in accordance with the above-mentioned policies and guidance and an APPROVAL is therefore 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 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 Non Standard Condition 31

The proposed floor flank window that would serve a WC and kitchen , shown on the drawing '01' accompanying the application, shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

5 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:-

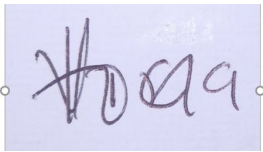
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:

A handwritten signature in blue ink, appearing to read 'Victoria Collins', is written over a light blue rectangular background. The signature is stylized and cursive.

Victoria Collins

15th March 2023