

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1846.22

WARD: Harold Wood **Date Received:** 10th November 2022

ADDRESS: 63 Rosslyn Avenue
Harold Wood
Romford

PROPOSAL: Replace existing single storey side conservatory to single storey extension.

DRAWING NO(S): 3943/10C

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 located on the south-eastern side of Rosslyn Avenue contains a double-storey semi detached dwelling. The dwelling features contains an existing side conservatory and a large single storey rear extension.

The property is not listed, nor is it within a conservation area. The surrounding area is largely residential consisting mainly of various semi-detached and detached dwellings.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent to replace an existing single storey side conservatory with a single storey side extension.

RELEVANT HISTORY

Y0545.21	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
	Pr App Not Req'd 18-01-2022
Y0435.21	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
	Pr App Ref Val 29-09-2021

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections received.

RELEVANT POLICIES

National Planning Policy Framework

London Plan

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 6 Side Extensions

MAYORAL CIL IMPLICATIONS

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

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings / photos were used to assess the site and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The extension would not be visible from the street scene being blocked from view by the main dwelling, therefore it would not impact upon the character of the surrounding area. The flat roof design of the side extension would match the existing the 3m eaves height and overall design of rear extension integrates acceptably with the main dwelling.

The proposed side extension is of an irregular shape owing to the curved boundary of the property to the highway. The extension would have a depth ranging from 2.7m-3m dependent on which side wall is measured and a width ranging from 1.8m-3m and occupy the space of the existing conservatory which is to be removed prior to development. The extension would therefore not extend beyond the existing footprint of the dwelling. The extension would sit comfortably within the site and there would remain adequate private garden space left over. The provided plans confirm that finishing materials and design of the door will match the host dwelling.

The proposal is acceptably designed, would integrate well with the existing dwelling and will not

unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

The extension is set well away from the attached neighbour so as not to cause any harm to amenity.

With regard to the unattached neighbour, the extension occupies existing space where the conservatory is sited and therefore there would be no net increase of the building footprint. Whilst there would be a slight increase in eave height the difference is largely negligible with the overall 3m height of the proposed extension being considered to be reasonable and not overbearing. There would be no windows in the flank wall of the extension, so there are no overlooking concerns. Depth and height is consistent with the SPD.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

KEY ISSUES/CONCLUSIONS

The proposal is 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 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

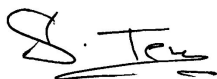
1 Approval following revision

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 Mr Mayank Pandya via email. The revisions involved notations confirming matching building materials. The amendments were subsequently submitted on 02/03/2023.

2 Non Standard Informative 1

The applicant is advised that the extension hereby approved shall be undertaken as a separate building operation from the construction of the rear extension approved under application reference Y0545.21, as failure to do so may result in the consent under Y0545.21 becoming void.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

16th March 2023