

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0175.23

WARD: Marshalls & Rise Pk **Date Received:** 1st February 2023

ADDRESS: 6 Brook Close
Romford

PROPOSAL: Addition of second storey, internal alterations, and single storey side/rear extensions, involving removal of the existing roof & rear conservatory

DRAWING NO(S): 562/22/HH/PL20.03
562/22/HH/PL1001
562/22/HH/PL1002
562/22/HH/PL1003
562/22/HH/PL10.01
562/22/HH/PL10.02
562/22/HH/PL20.01
562/22/HH/PL20.02
562/22/HH/PL1004
562/22/HH/PL1005
562/22/HH/PL10001 Rev A
562/22/HH/PL10002 Rev A

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 detached bungalow with a rear conservatory. The side garden of the property abuts Eastern Avenue East.

The property is at the end of a cul-de-sac. The surrounding properties are residential and of different styles and designs.

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of a second storey, internal alterations, and single-storey side/rear extensions, involving the removal of the existing roof & rear conservatory

RELEVANT HISTORY

None found

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.

Internal consultees:

Highways - no objection. However, advises any further development on site should be supported by independent parking demand calculations and parking capacity surveys.

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

The proposal would incorporate 106sqm of additional floor space.

The Mayoral CIL levy rate for Havering is £25/sqm and is chargeable for each additional square metre of residential gross internal floor space.

Havering's CIL charging rate for residential is (£125.76 zone A) for each additional square metre of residential gross internal floor space.

The proposal is subject to £2,650 of Mayoral CIL and £13,330 of Havering CIL.

STAFF COMMENTS

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

This application has benefitted from pre-application advice.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal seeks to demolish the existing conservatory and replace it with a rear extension of similar width but lesser depth. Currently, the north elevation of the property facing Eastern Avenue has a staggered building line. The proposal seeks to extend this side of the property and would create a uniform straight building line. The proposal also seeks internal changes which are not considered material planning consideration. It also seeks to change the location of the front entrance from the existing side of the property to the front of the property. The proposal also seeks to add a first floor and consequently raise the roof while aiming to maintain a similar roof design to the existing dwelling.

The proposed changes would be mainly situated toward the north side of the application site towards Eastern Avenue. Given the relation of the proposal to Brook Close, with the application site located at the very end of the cul-de-sac, the bulk of the proposal in particular the additions at roof level (north) would not be highly visible from Brook Close. When compared to existing dwellings in the street, the proposal is considered of reasonable height. Whilst the proposal would result in a substantial increase to the height of the dwelling, it is considered the resultant height, bulk and mass of the proposal within Brook Close would respond sympathetically to the design and height of other dwellings within the street scene. It is noted No8 and No9 have similar slip and half-hipped roof designs as the proposal though these have a higher ridge and there are also examples of two storey development in the cul-de-sac.

Similar to the above, when the proposal is viewed from the garden environment, the additional bulk and mass would be toward Eastern Avenue East and thus away from the neighbouring properties. Eastern Avenue East is a major trunk road and demonstrates buildings of varying character, thus no material impact on this frontage is considered to result.

Consequently is considered not to result in a dominant feature in the garden environment of the surrounding area. It would respect the existing character of the garden characteristics currently enjoyed by the surrounding neighbours.

IMPACT ON AMENITY

The proposal would change the pitch of the roof slope and increase the ridge height. It is noted the non-attached neighbour No 7 has a primary flank window serving a habitable room, believe to be a bedroom.

The information provided shows the additional height does not break the 45-degree angle when measured from the habitable room as per the guidance in the Residential Extensions and Alterations SPD and complies with advice given in the pre-app. Given the proposal is compliant with the advice in the SPD it would be difficult to demonstrate the harm in terms of outlook and loss of light. Consideration is also given to the fact that eaves height remains similar and that the roof extension is designed to be fully pitched on this side and the separation distance of the proposal in relation to No7.

Given the separation distance, the setting and the orientation from the proposal to No7, on balance

the proposal is not considered to be intrusive or unneighbourly. There are three rooflights proposed facing towards no.7 which are indicated to serve ensuite and bathroom facilities - a condition will be applied to require obscure glazing relative to internal floor levels to protect privacy and amenity.

The development is set sufficiently far from other adjacent neighbours not to materially harm neighbouring amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as the existing parking arrangement would remain unchanged.

KEY ISSUES/CONCLUSIONS

The proposal has been assessed against the relevant policies and guidelines. It is considered acceptable in design terms and would not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area.

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 SC34C (obscure/non-opening & 1.7m above ground level).

The roof lights inserted on drawing 562/22/HH/PL20.01 shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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.

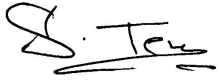
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

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:

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

Suzanne Terry

30th March 2023