

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0169.23

WARD: Squirrels Heath **Date Received:** 31st January 2023

ADDRESS: 511 Upper Brentwood Road
Romford

PROPOSAL: Decking to rear

DRAWING NO(S): 021:23:P02
021:23:P03
021:23:P04

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

SITE DESCRIPTION

The subject property contains a two storey semi-detached dwelling on Upper Brentwood Road.

It is not a listed building, nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for decking to the rear of the dwelling.

RELEVANT HISTORY

P0762.22	To extend the dropped kerb for vehicle access into driveway. Apprv with cons 05-09-2022
P0004.21	First floor side extension and ground floor rear extension Apprv with cons 26-02-2021
P1248.01	First floor side extension and single storey rear extension Apprv with cons 14-01-2002
P1212.90	Single storey side extension Apprv with cons 25-09-1990

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to adjoining occupiers regarding this application. No letters of objection were received.

RELEVANT POLICIES

LONDON PLAN (adopted 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)

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

An in-person site visit was undertaken to the application site. In assessing this planning application, 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

The proposed rear decking would project beyond the existing rear boundary of the dwelling by approx. 0.75m and would be built to a maximum height of 0.4m which matches the finished floor height of the dwelling. The proposed decking would be well proportioned to the existing dwelling and would not dominate the rear garden environment. It would not detract from the character of the dwelling.

The decking area does not impact on the street scene as it is only be visible from the rear garden environment. Raised decking is not an unusual feature within rear gardens across the locality and would not appear out of place. The decking

IMPACT ON AMENITY

In terms of the impact of the decking on the subject property's attached neighbour to the south, given that both properties benefit from similar finished floor levels, as well as the existing rear extension to the attached neighbour and high (exceeding 1.8m) solid fence panels on the common

boundary which affords little visibility between the rear gardens of the two properties, staff do not consider that any impact from overlooking or loss of privacy would be so harmful so as to warrant a refusal of the application.

Similarly, to the unattached neighbour to the north, the properties also benefit from similar finished floor levels. The rear building line of the neighbouring dwelling is setback well beyond the rear position of the subject dwelling and the decking would project to a similar depth. Again there is high solid fencing (exceeding 1.8m) to the common property boundary and there would be little visibility between the rear gardens of the two properties, staff do not consider that any impact from overlooking or loss of privacy would be so harmful so as to warrant a refusal of the application.

Overall, the rear decking is considered to afford a reasonable level of amenity and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

Parking on site would not be affected and the decking area does not result in harm to the public highway.

KEY ISSUES/CONCLUSIONS

The decking area 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.

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 the agent via email. The revisions involved correctly differentiating between existing and proposed plans. The amendments were subsequently submitted on 23/02/2023.

Authorising Officer:



Habib Neshat

6th April 2023