

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0103.23

WARD: Marshalls & Rise Pk **Date Received:** 20th January 2023

ADDRESS: 4 Sydenham Close
Romford

PROPOSAL: Two storey side extension following demolition of existing outbuilding

DRAWING NO(S): 230102 L 004
230102 L 006
230102 L 002

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 houses a detached residential 2-storey dwelling house located at the end of a cul-de-sac with a detached garage and outbuilding.

The property is not listed, nor is it within a conservation area. There are protected trees on the northern boundary. The surrounding area is residential in nature, containing mainly semi-detached and detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a 2-storey side extension including the demolition of a detached outbuilding.

RELEVANT HISTORY

D0021.23	Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer and front roof lights Awaiting Decision
T0046.12	application for work to trees Awaiting Decision
T0008.09	received application for work to tree covered by Tree Preservation Order 13/85 Refuse 12-03-2009

CONSULTATIONS/REPRESENTATIONS

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

Highways - no objections.

Place Services (Trees) - suggest conditions and further information via condition.

RELEVANT POLICIES

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 were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The width of the side extension would be 3.8m and would be proportionate to the main dwelling which has a length of 8.4m. The extension would have a scale and design that would integrate well with the main dwelling and it would leave a 4m spacing to the side boundary on the front elevation and 1m spacing to the side boundary on the rear elevation. The application site is large enough to comfortably accommodate the extension and it would not be easily be seen from the road as the house is at the end of a cul-de-sac in an angled position.

It is considered that the proposed side extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street 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. It is considered that the proposed extension would not unacceptably impact on the amenity of the adjacent residents at no.12 due to overlooking as the windows in the flank wall would serve an en-suite and a utility room so a condition can ensure that they are glazed in obscure glass and fixed shut 1.7m above the internal floor level. The nearest neighbouring dwelling from the side boundary at 10 Woodlands Road would be a considerable distance away. There would be no issues with loss of light or overshadowing. The impact on nearby flats at Raphael House would be minimal.

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

There is a detached garage and hardstanding for off-road parking. Policy 24 of the Havering Local Plan Adopted November 2021 requires 1.5 spaces per 3+ bedroom unit; this is met.

KEY ISSUES/CONCLUSIONS

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

The windows inserted on the flank wall shall be obscure-glazed, and 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

6 Non Standard Condition 31

Before the development hereby permitted commences at the site, an updated Arboricultural Method Statement in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located at or near 4 Sydenham Close Romford RM1 4HN shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

7 Non Standard Condition 31

During construction of the development hereby permitted, the protected trees located at or near 4 Sydenham Close Romford RM1 4HN shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important

contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

8 Non Standard Condition 31

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

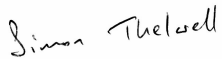
Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

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:



Simon Thelwell

21st April 2023