

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0314.23

WARD: Marshalls & Rise Pk

Date Received: 23rd February 2023

ADDRESS: 41 Heather Way
Rise Park
Romford
Essex

PROPOSAL: First floor side extension

DRAWING NO(S): 3627.01
3627.02

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 two-storey end-of-terrace dwelling. In the past, the property has benefitted from a single-storey side extension. The application site abuts vehicle access leading at the garages at the rear of the property and the terrace row.

The street is characterised by dwelling of similar design and style.

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for a first-floor side extension

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.

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

Application is not CIL liable

STAFF COMMENTS

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

The general rule for a first-floor side extension for a terraced dwelling is that the development maintains the front building line and the ridge of the extension would be the same height as the ridge height of the host property. However, it is noted No 51 (the mirroring neighbour at the other end of the terrace row) has benefitted from a two storey side extension which is set back at the first-floor front elevation and the ridge height is set lower than the ridge of host property. Therefore, while the proposal is not in strict accordance with the SPD no significant harm can be demonstrated to the character and appearance of the host property, the terrace row and the streetscene.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

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.

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:



Neil Goate

21st April 2023