

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0073.23

WARD: Heaton

Date Received: 16th January 2023

ADDRESS: 28 Hatherleigh Way
Romford

PROPOSAL: Single storey rear extension with minor internal alterations

DRAWING NO(S): 102
103
BP1

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

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the applicant 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 scheme has been revised since the original plans were submitted at validation. The revised scheme has a slightly altered roof which is a maximum 15cm higher than what was previously proposed. Officer's opted in this instance not to re-notify the neighbours given the increase in height was not considered to materially change the impacts of the development and is a very minor increase. Given the eave height of the roof is largely compliant with the guidance of the Residential Alterations and Extensions SPD Officer's did not consider the increase in height would fundamentally cause any further harm to the amenity of neighbours.

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.

Whilst the maximum proposed height of the flat roof of the rear extension is measured to 3.05m, which slightly exceeds the guidance regarding maximum roof height as noted in the Residential Extensions and Alterations Supplementary Planning Document. Given the difference is very minor Officer's consider no significant harm to the character of the area or amenity to neighbours can be demonstrated to the adjacent neighbours at No's. 26 and 30 Hatherleigh Way.

In addition, to safeguard the privacy of the adjoining neighbours, one further condition has been imposed to ensure that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

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 ENTER DETAILS

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 agent. The revisions involved the an updated block plan correctly illustrating the current dwelling footprint. The amendments were subsequently submitted on 21/04/2023.

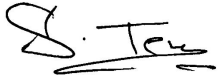
2 Party Wall

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/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Authorising Officer:

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

Suzanne Terry

26th April 2023