

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0102.23

WARD: Mawneys **Date Received:** 20th January 2023

ADDRESS: 26 Birch Road
Romford

PROPOSAL: Single storey rear extension involving demolition of existing conservatory

DRAWING NO(S): A102
A103
A104
A116
A117

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 dwelling is a two storey semi-detached dwelling finished in pebble-dash. Parking on the drive to the front of the property. On street parking is also utilised. The surrounding area is characterised by two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension to the existing ground floor rear extension following demolition of the conservatory.

RELEVANT HISTORY

P1817.22	First floor rear extension
	Apprv with cons 12-01-2023
Y0350.22	Single storey rear extension with an overall depth of 5.27m, a maximum height of 3.14m, and an eaves height of 2.86m. (PRIOR APPROVAL)
	Pr App Ref Val 16-11-2022
P1264.17	RETENTION OF OUTBUILDING AT THE REAR GARDEN (GYM)
	Apprv with cons 21-09-2017

CONSULTATIONS/REPRESENTATIONS

No representations were received from the neighbour consultation.

Public Protection - The site falls within a contaminated land area and as per the Service Level Agreement a condition will be imposed to safeguard the existing and future occupiers. The imposition of this condition has been agreed with the agent via e-mail on 28th March 2023 as it is a pre-commencement condition.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

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 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed single storey rear extension would replace an existing conservatory to the rear of the property. The proposal would be well removed from the street scene, not to impact on this area.

The proposal would be located to the rear of an existing rear extension and be mainly visible from the rear garden environment.

It is considered the proposal would not unduly impact on the street scene or rear garden

environment, as the proposal would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. No objections are raised from a visual point of view

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The cumulative depth of the existing and proposed rear extension would be 5.279m as indicated on the proposed floor plan would exceed the 4m normally permissible under current guidance. The height of the existing and proposed rear extension would be less than 3m excluding the roof light which complies with Council guidelines.

The proposed roof light on top of the rear extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

No.24 lies to the east of the application site and is separated by a shared drive. It is noted that this neighbour has an extension to the rear of the dwelling.

It is considered that the separation distance created by the side access/drive and the neighbouring rear extension would mitigate the additional depth beyond normal guidelines which is 1.279m.

It is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours at No.24 Birch Road.

Furthermore, it is note that No.28 Birch Road has a single storey rear extension. The proposed floor plans show that the cumulative depth of the existing and proposed rear extension would be no deeper than the rear extension at No.28 Birch Road. As such, the neighbouring rear extension would be mitigate the proposed development and therefore no objections are raised.

Given these circumstances and mindful of the general presumption in favour of development, it is considered that any impact upon the adjacent neighbours would be modest and within that envisaged as acceptable within guidelines.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or 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.

It is considered that the proposal will not unacceptably impact upon the amenities of either of the neighbouring property and therefore complies with the spirit of the adopted guidelines and as result is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 1b. As per Havering Local Plan for a site within a PTAL 0 - 1 that has 3 bedrooms, the site needs to provide a minimum parking provision of up to 1.5

spaces per dwelling.

The proposal would not increase the number of bedrooms with the bathroom being re-located from the ground floor to the first floor instead and no objections are raised as existing parking arrangement would be acceptable.

KEY ISSUES/CONCLUSIONS

The proposal 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.

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.

6 SC60 (Contaminated land condition No. 1) (Pre Commencement)

a. Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015. The gas protection measures shall be carried out in strict accordance with the agreed details.

b. Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason: Insufficient information has been supplied with the application to judge the risk arising from landfill gases (methane and carbon dioxide). Submission of an assessment prior to commencement will protect people on or close to the site from the risks associated with migrating landfill gas, and will ensure that the development accords with the Havering 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:



Neil Goate

5th May 2023