

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0383.23

WARD: St Albans **Date Received:** 6th March 2023

ADDRESS: 17 Manor Road
Romford

PROPOSAL: Ground and first floor side extension, conservatory with roof lantern, roof lights to the rear, and single storey outbuilding to rear following demolition of existing conservatory and two outbuildings.

DRAWING NO(S): YD011_06 Rev C
YD011_07 Rev C
YD011_08 Rev C
YD011_09 Rev C
YD011_10

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 semi-detached house with a single storey rear extensions and rear outbuildings. The property is not listed, nor is it within a conservation area. . The surrounding area is residential in nature, containing mainly semi-detached and detached properties.

An application for a single storey rear extension, a rear dormer and a single storey outbuilding to the rear of the garden was refused in 2022 due to the large scale of the rear dormer and rear extension (planning reference: P1013.22).

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a 2-storey and single storey side extension, rear conservatory extension and a single storey outbuilding to the rear of the garden (including the demolition of an existing conservatory and rear outbuildings).

RELEVANT HISTORY

P1013.22 Single storey side extension, single storey rear extension with roof lantern, following demolition of existing single storey rear extension, Loft conversion with rear L shaped dormer, hip to gable end roof with roof lights to front. Erection of a new outbuilding and demolition of the existing

two outbuildings

Refuse

23-09-2022

CONSULTATIONS/REPRESENTATIONS

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

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 5 Rear Extensions
- Section 6 Side Extensions
- Section 9 Annexes, Outbuildings and Garages

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 / photos were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

DETACHED OUTBUILDING:

The proposed outbuilding would be located to the rear of the back garden with a length of 6m, a width of 4m and a sloped pitched roof with a height of 2.6m to 2.9m. There would be a spacing of approximately 1m to the side boundaries and 0.3-0.5m to the rear boundary.

Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'the outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment. As with all extensions, outbuildings should not detract from the character of the area

and should be unobtrusively located to the side and rear of the existing dwelling'.

The scale, size and design of the outbuilding would not look out of place in the immediate garden scene as the height would be relatively low and it would replace two existing outbuildings.

There would be approximately over 28m of garden to remain. It is considered that the garden size is large enough to accommodate this proposal, leaving an adequate sized amenity space left over for the residents of the main house to enjoy.

It is considered that the proposed rear outbuilding 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.

SINGLE STOREY REAR EXTENSION:

The rear extension projects from the rear of what appears to be an original outrigger and has a depth of around 4.9m from the rear wall of this. Whilst this exceeds the recommended maximum of 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD. in this case, the depth is considered acceptable as it would be the same depth as the existing conservatory and would be a replacement. The slightly larger width from 3.23m to 4.7m would not look too bulky or out of place. There is an extension at the adjoining neighbour at no.15 and the proposed rear extension would project the same depth beyond it as existing. The rear building line of the unattached neighbour at no.19 is set well behind the application site. The extension would sit comfortably within the site and there would be an adequate private garden space left over.

It is considered that the proposed rear 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 or the immediate garden scene.

The outrigger will be increased in width at both ground and first floor level. However, would still maintain an acceptable degree of spacing with the boundary with no.19 and would not unacceptably detract from the rear garden environment.

TWO STOREY SIDE EXTENSION:

The width of the side extension would be 1.1m. The extension would have a spacing of 1.1m to the side boundary line which is considered acceptable as spacing would be maintained in the street scene to avoid a terracing effect. The extension would be set in 1m from the front elevation at first floor level meeting guidance in the 'Residential Extensions and Alterations' SPD. The roof height would be hipped and lower than the main roofline and the design would integrate well with the main house. 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

DETACHED OUTBUILDING:

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. Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties'.

It is considered that the proposed outbuilding would not unacceptably impact on the amenity of the adjacent residents. The outbuilding would be alongside high fencing along the side and the rear boundaries and there is adequate spacing from these boundaries. The height would be relatively low and not overbearing.

There would be doors and windows facing back towards the neighbouring houses but it is considered that the impact of overlooking would be minimal as there would be a distance of approximately over 30m from the windows to the rear of these houses.

The outbuilding is shown on the plans to be gym with a WC and a store for the applicant to enjoy, which is classed as an incidental use to the main house. A condition should ensure that the outbuilding would only be used for purposes incidental to the enjoyment of the main house and not be used as a separate unit of accommodation.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) and the proposal is not deemed to be unneighbourly.

SINGLE STOREY REAR EXTENSION:

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 due to loss of light; as already mentioned, the extension would be the same depth as existing. The increased width would have little impact on the neighbour at no.19 as there would still be a 3.3m spacing to the boundary line. There is an extension at the adjoining neighbour at no.15 and the proposed rear extension would be the same as existing. The rear building line of the unattached neighbour at no.19 is set well behind the application site.

There would be windows in the flank walls of the extension, but the spacing and high fencing on the boundary would mitigate any overlooking concerns. There would be rooflights in the roof but these would be high level and cause no overlooking issues. The height of the extension is considered to be reasonable and not overbearing.

The outrigger is widened also at first floor level by around 900mm. The distance from the boundary with no.15 is in the region of 4m, which mitigates any adverse impact and the new first floor flank window serves an en suite so can be obscure glazed.

Overall, the development is not deemed to be unneighbourly.

TWO STOREY SIDE EXTENSION:

This does not affect the neighbour at no.15. With regard to no.19 the extension is not unneighbourly as it would be within the existing front and rear building lines. There would be ensuite windows in the side elevation of the extension which could be conditioned so they are obscure glazed so there are no overlooking concerns. The neighbouring property has a ground floor flank window. It isn't clear the room it serves, although it is a small window and inset from the boundary with the application site. Given the separation distance that will be maintained, the extension is not judged so harmful as to justify refusal.

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

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

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

All of the proposed new windows inserted at first floor level in the flank elevations on the dwelling, including to the enlarged outrigger, 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

5 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 any wall of the building 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.

6 SC34 (Obscure glazing) ENTER DETAILS

The proposed windows at first floor of the 2-storey side extension shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

7 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

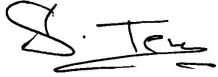
To restrict the use to one compatible with a residential area.

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 Yeis Studio via email on 24.4.23. The revisions involved a reduction in the depth of the rear extension. The amendments were subsequently submitted on 25.4.23.

Authorising Officer:

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

Suzanne Terry

26th April 2023