

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0387.23

WARD: Upminster

Date Received: 7th March 2023

ADDRESS: 23 Gaynes Park Road
Upminster

PROPOSAL: Single storey rear extension, raised external patio, two storey side extension, front extension, and loft conversion

DRAWING NO(S): 310.01-00
310.01-01
310.01-02
310.01-03
310.01-04
310.01-05 (REV P5)
310.01-06 (REV P6)

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 is a two-storey semi-detached dwelling finished in face brick and pebbledash render with hardstanding to the front of the property with an attached garage.

The surrounding area is characterised by other two storey semi-detached dwellings of similar design.

The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension, raised external patio, two storey side extension, front extension, and loft conversion

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Surrounding occupiers were notified and one representation was received, comments summarised below:

- Concern about party wall
- Raised Patio height
- Drainage/ potential flooding
- Privacy - proposed 6ft fencing
- Preferably building works to be on weekdays (8-5pm)

RELEVANT POLICIES

* NPPF - National Planning Policy Framework

* LONDON PLAN (adopted 2021):

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

Policy D4 - Delivering good design

Policy T6 - Car parking

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 24 - Car Parking

Policy 26 - Urban design

* Residential Extensions & Alterations SPD 2011

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

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

Site photos were sent in by the agent to support the application. Site photos were sent in by the agent to support the application. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

Amended plans were sent in reducing the max height of the rear extension to from 3.75m to 3.3m.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the

form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

Side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows.

The proposed two storey side extension would be built right up to the western boundary and would be set in 1m from the front elevation to create a break in the roofline and facade. The proposed extension would also have a hipped roof which matches the design of the original house and the attached semi-detached pair and is considered to be subordinate to the existing dwelling. Therefore, it is judged to be policy compliant.

The single storey rear extension would now have a height of 3.3m and a depth of 6m, the depth on the western boundary would be within an angle of 45 degrees, taken from the 4m dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to the attached neighbouring property.

The raised patio area would have a height of 0.25m and extend 6m into the garden. Although included in the description, given the low height it is the same as what can be constructed under permitted development (max 0.3m) without the need for the Council's consent.

The loft conversion will be internal with one rooflight on the front and rear elevations, although in error not depicted on the front and rear elevation plans these rooflights are considered acceptable.

The proposed single storey front porch extension would have an internal area of 2.625sq.m. External measurement: w: 2.5m; d: 1.05m; h: 3.65m eaves height.

The proposal would use finishing materials which match the finishing materials of the dwelling house and the pitched roof also complements the style of the main roof of the house which is in accordance with the requirements of the Residential Extensions and Alterations SPD.

Although the attached neighbour does not have a front extension, there are examples of similar front extensions along the streetscene.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwellings in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The impact of the front extension on the amenity of the neighbouring properties are considered to be within acceptable limits as it does not project more than 1m past the front elevation.

The two-storey side extension would not affect the attached neighbour (No.21 Gaynes Park Road) as the development would be built on the opposite boundary

The two-storey side extension would be built right up to the shared boundary with (No.25 Gaynes Park Road), however, the impact would be offset by this neighbour's own deeper ground floor rear extension and it would still be set around 2.35m away from this neighbour's flank wall would not

extend beyond the rear elevation of no.25 given the staggered relationship.

The single storey rear extension would be built right up to the boundary with the attached neighbours. The overall design of the proposal is compliant with council guidance and it is considered that the extension would not be significantly harmful to neighbouring amenity.

The proposed rear extension would not project past the unattached neighbours (No.25 Gaynes Park Road) own extension.

The extension on the boundary with the attached neighbour (No.21 Gaynes Park Road), would be angled away at the 4m point, then extending to 6m.

The height of the proposal now at 3.3m which is not considered to materially affect the attached neighbour in terms of sunlight due to their own extensions.

As indicated above, the raised patio area would have a max height of 0.25m which could be constructed under permitted development without the Council's consent, therefore a refusal is not justifiable in this case, nonetheless given the modest height it is not considered that the raised patio would result in a significant loss of privacy from overlooking as there does not appear to be a significant difference in land levels between properties from aerial views.

which is acceptable under permitted development as it is under 0.3m, so it is not considered to have a material impact on neighbours amenity.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the

materials detailed in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy 7 and 26 of the Havering Local Plan 2021.

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 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, and in order that the development accords with the 26 and 7 of the Havering Local Plan 2021

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

2 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 via phone/email. The revisions involved reducing the height of

the rear extension to 3.3m. The amendments were subsequently submitted on 02/05/2023.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

9th May 2023