

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0396.23

WARD: Elm Park

Date Received: 8th March 2023

ADDRESS: 1 Dove Walk
Hornchurch

PROPOSAL: Single storey side/rear extension

DRAWING NO(S): 100
200
201

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 features an double storey end of terrace dwelling located on Dove Walk. The property is a corner allotment with the rear boundary having a frontage to Harrier Close and the side boundary fronting Heron Flight Avenue.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a Listed building.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey side/rear extension.

RELEVANT HISTORY

L/HAV/1159/69 - 262 dwellings.

It is noted there is a restriction on the original decision notice which stipulates that no garden sheds, greenhouses, garages or other buildings, including any building permitted by Class 1 of the First Schedule of the Town and Country Planning General Development Order 1963 shall be erected on the site, which is the subject of this application without the prior consent in writing of the Local Planning Authority.

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One objections received, which is summarised as:

- Concerns that both neighbouring properties would have rear extensions and the objector would feel closed in
- Impacts the rear extension would have on the availability of light into the rear garden environment of the neighbour.

Highways: No objection, the application would not have any impact on the public highway.

Environmental Health: No objection subject to conditions.

Environmental Health were consulted as the site lies within 250m of a current or historic Landfill Site. They raised no objection provided a condition was imposed upon any planning consent to require suitable protection measures be employed on site to mitigate the risk to the current and future occupants from any adverse effects of potential landfill gases. As such, the relevant planning condition has been applied.

RELEVANT POLICIES

National Planning Policy Framework

London Plan

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

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

For clarity the 'Residential Extensions and Alterations Supplementary Planning Document' will be referred to as SPD throughout this report.

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the new floor space created would not exceed 100 square metres.

STAFF COMMENTS

A site was not undertaken as part of assessment of this application. Site photos were provided by the agent in support of this application. In determining this application, the provided photographs, Google Street View, Aerial Imagery and the submitted drawings were used to complete the assessment.

DESIGN/IMPACT ON STREET/GARDEN SCENE

SINGLE STOREY REAR EXTENSION

The proposed property is a corner allotment which has visibility from three local streets/walkways and therefore would be highly prominent within the street scene.

The SPD states that as a general rule, houses can be extended from the rear wall of the original dwelling by up to 3 metres in depth for a terrace house. This is to ensure the extension is subordinate to the original dwelling and to ensure a reasonable level of amenity is afforded to neighbouring properties. The proposed rear extension is compliant with this requirement and would only project an additional 3m from the existing rear property boundary. The height of the flat roof would be built to 2.7m which complies with the maximum 3m flat roof height guidance of the SPD.

A neighbour did raise a concern that the proposed extension would cause them to appear 'hemmed in' by the proposal. However, given the proposed dimensions of the extension are compliant with the SPD, Officers do not consider that the rear extension would unreasonably constrain the outlook or appearance of the neighbouring dwelling from a design perspective. The extension would be clearly subordinate with the flat roof helping to reduce the overall bulk allowing it to appear well sited to the rear elevation.

SIDE EXTENSION

The side extension is well setback approx. 5.3m from the front building line of the existing dwelling so as not to interrupt the architectural rhythm of the street frontage to the principal elevation. It is a modest side extension which would see a continuation of the 2.7m high flat roof of the rear extension. The SPD does state that the flank wall of a side extension to a corner property must be set back at least one metre from the back edge of the footway. The proposed scheme would be built right to the boundary and would see the rear building line of the extension encompassing the entire width of the property. Whilst this is not the Council's preferred design outcome limiting rear access there are other examples within the immediate vicinity where similarly scaled side extensions have been previously approved including a corner allotment at 5 Peregrine Walk (P0015.15).

In this particular context, it is difficult to demonstrate that the proposed side extension given its modest scale yet despite it being built to the side boundary would be unduly harmful to the host dwelling or local character, and given existing precedent within the immediate area the proposal is judged acceptable in this instance.

IMPACT ON AMENITY

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.

Given the property is a corner allotment the primary concern to amenity is the attached neighbour at No. 3 Dove Walk. The attached neighbour raised concerns with Officers that the rear extension would negatively impact on their amenity by reducing the availability of light into their rear garden environment. Officer's acknowledge there may be a reduction in light caused by the development. However, given the rear extension would be compliant with the SPD which states that 3m rear extensions would ensure a reasonable level of amenity is afforded to neighbouring properties, it is Officer's view that the proposal does suitably consider the neighbour's amenity and would not cause undue harm by way of loss of light/overshadowing. This is consistent with the approach the Council affords to similarly proposed extensions to other terraced dwellings throughout the Borough. There are no windows proposed in the flank walls of the extension and therefore there is no threat of overlooking into the attached neighbouring property or the wider street scene.

Given the height and scale of the side extension it would not appear overbearing and cause any harm to the the outlook of dwellings to the south along Heron Flight Avenue.

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

No highway or parking issues would arise as a result of the proposal. Furthermore, LBH Highways Department have not objected to the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property or the overall visual appearance of the streetscene. Additionally, this development will not cause a detrimental impact upon the residential amenities enjoyed by neighbouring properties.

It is therefore recommended that planning permission is 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.

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)

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 has protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable has resistant membrane, in compliance with BS 8485:2015. The gas protection measures shall be carried out in strict accordance with the agreed details.

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

Reason:-

The development is situated on or within 250 metres of a current or historic landfill site or gravel pit. Insufficient information has been supplied with the application to judge the risk arising from landfill gases. Submission of an assessment prior to commencement will protect those redeveloping this site and any future occupants from potential landfill gas.

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:



Raphael Adenegan

3rd May 2023