

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0652.23

WARD: Hylands & Harrow Lg **Date Received:** 25th April 2023

ADDRESS: 100 Albany Road
Hornchurch

PROPOSAL: Single storey rear extension, single storey side extension, and front porch extension with pitched roof following demolition of conservatory to rear

DRAWING NO(S): 100-AR (2)

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 located on the western side of Albany Road and contains a double-storey semi detached dwelling. The property has a small private rear garden and an area of hard standing to the front for parking.

The property is not listed, nor is it within a conservation area. The surrounding area is largely residential consisting mainly of various semi-detached and detached dwellings.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension, single storey side extension, and front porch extension with pitched roof.

RELEVANT HISTORY

P0240.23	Single storey side/rear extension following demolition of existing side extension, rear conservatory and garage Withdrawn - Invalid 27-03-2023
P1804.22	Single storey side/rear extension following demolition of existing side extension, rear conservatory and garage Withdrawn - Invalid 05-12-2022
P0145.13	Demolish existing single storey side extension, rear conservatory & separate garage. Replace with single-storey side extension containing study & show room, a single storey rear extension containing a kitchen & dining area

CONSULTATIONS/REPRESENTATIONS

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

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
- Section 7 Porches and Front Extensions

Referred to throughout the report as 'REA SPD'.

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 and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The rear extension is compliant with the depth and height requirements of the REA SPD. As such, the design, scale, bulk and mass of the rear extension would relate acceptably and appear subordinate to the existing dwelling.

The REA SPD states that 'single storey side extensions should normally be set back from the main building line to create a break in the facade'. In this instance, the proposed side extension would be built to the front building line and wrap around the front elevation in combination with the extension to the front porch. While this is not compliant with the REA SPD, Officers do not consider this element would cause significant harm despite prominence from the street scene.

There are several examples within the immediate vicinity of similar side extensions built flush to the front of dwelling including the approved scheme under ref. P0973.12 (108 Albany Road). Given the established pattern of similarly designed extensions, the proposed scheme would not appear as an incongruous element to the detriment of the character of the host dwelling and street scene. The height, mass and hipped roof of the extensions would suitably harmonise with the host dwelling and would not detract from the existing features to the front elevation.

Overall, the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the character of the street scene or the immediate garden scene.

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.

The rooflight to the rear extension does extend to a maximum of 3.4m. However, given the subject dwelling is set well forward on the unattached neighbour to the south at No. 102 Albany Road, the rear extension would also be set forward of the rear building line to the unattached neighbour. Additionally, the roof light hips away from the boundary and therefore would not impact upon amenity.

The side/front extension would be built to the front of the building line to the unattached neighbour, however, the low eave height and hipped design would also largely mitigate any impact to amenity. Additionally, the unattached neighbour benefits from a garage/side extension of its own which would act as a buffer to any harm to amenity.

There are no flank windows to the southern elevation proposed and the angle of the roof lights would not cause any threat of overlooking.

By virtue of positioning the side/front extension would not cause any harm to the amenity of the attached northern neighbour at No. 98 Albany Road. The rear extension is compliant with the depth/height requirements of the REA SPD and therefore is judged to afford a reasonable level of amenity. As mentioned previously the elevated roof light hips away and is positioned well inset from the common boundary so as not to cause any undue harm.

A condition will be added to ensure the flat roofed rear extension is not used as a balcony, to protect the amenity of the adjacent neighbours.

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 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 - 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.

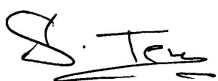
2 Party Wall

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:



Suzanne Terry

13th June 2023