

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0515.23

WARD: South Hornchurch

Date Received: 31st March 2023

ADDRESS: 12 Elmer Close
Rainham

PROPOSAL: Front porch

DRAWING NO(S): 16025
16026
16027

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The host property is an end-of-terrace property in Elm Close. The property has an adjoining garage with a pitched roof. The garage is built to the shared boundary with the garden of No10 Caraway Close.

The street is characterised by residential dwellings in cul-de-sac environment. The host property is neither in a conservation area nor a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a front porch.

RELEVANT HISTORY

6326/80 Kitchen Extension, garage conversion and new garage)

P1940.22	Application for a rear canopy (Retrospective)
	Apprv with cons
	26-01-2023

CONSULTATIONS/REPRESENTATIONS

A public consultation was carried out with neighbours who either have adjacency to the rear garden or are on the opposite side of the street, by way of direct notification. No representations were received in response to this consultation.

RELEVANT POLICIES

NPPF 2021

London Plan 2021

D3 - Optimising site capacity through the design-led approach

D4 - Delivering good design

Havering Local Plan (2016-2031)

Policy 7 - Residential Design and Amenity

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

Residential Extensions & Alterations SPD 2011

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 not 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.

The host property and the other dwellings within the terrace row have benefitted from a front extension which has become the prevail character for this terrace row. The guidance in the SPD does not prescribe the depth of front porches, only set guidance for porches not to disrupt the visual rhythm. Given the porch is designed with a roof slope and eaves slightly lower than the existing front extension and has a mono-pitched roof, together with being at the end of the row and of acceptable depth, it is not considered to appear unduly harmful to the character and appearance of the host property or the street scene even considering the host property has already benefitted from a front extension.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

KEY ISSUES/CONCLUSIONS

The proposal has been assessed against the relevant policies and guidelines. It is considered

acceptable in design terms and would not have a detrimental impact on the future occupants of the building or the adjoining neighbours.

Therefore, it is recommended that planning permission be 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 SC34A (Obscure and fixed glazing)

The proposed windows on the flank of the porch facing No 14 shall be permanently glazed with obscure glass not less than LEVEL 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interest of privacy.

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.

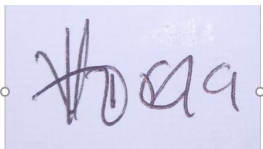
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

2 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:

A handwritten signature in purple ink, appearing to read 'Victoria Collins', is enclosed in a light blue rectangular box. The signature is written in a cursive, stylized manner.

Victoria Collins

21st June 2023