

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0502.23

WARD: Rainham & Wennington **Date Received:** 29th March 2023

ADDRESS: 52 South Hall Drive
Rainham

PROPOSAL: Single storey side extension and relocation of main entrance to front elevation.

DRAWING NO(S): SE/ 52SHD/ 01
SE/ 52SHD/ 02 - REV C

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 comprises a semi-detached bungalow finished in pebbledash render with a hipped tiled roof. On-street parking is provided to the front of the dwelling.

The surrounding area is characterised by similar two storey semi-detached dwellings and flatted buildings. The application site is not within a Conservation Area nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey side/rear extension and loft conversion, main entrance door moved to the front elevation.

RELEVANT HISTORY

W0065.23 Single story wrap around with loft conversion with dormer and roof lights and front door moved to front elevation. 52 south hall drive single storey semi detached.

I want to extend my property with a loft conversion and wrap-around side and back. The side will be 5M from the existing wall of the dwelling to the outside wall of the extension, also leaving 1M on the side as a side entry. Where the side will join with the rear extension it will be 12M in length with a 500mm set back from the existing dwelling, the rear will be 10.5M in width and 3M from the existing dwelling. Roof will be made to match existing

Awaiting Decision

D0020.23

Certificate of Lawfulness for a single storey rear extension, hip to gable loft conversion with rear dormer and roof lights to front

PP not required

21-03-2023

P1871.22

Single storey side/rear extension and loft conversion, main entrance door moved to the front elevation.

Refuse

16-01-2023

CONSULTATIONS/REPRESENTATIONS

Surrounding occupiers were notified and no representations were received.

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.

This application is a revision from previously refused application P1871.22. Changes include removing of the loft conversion and hipped roof design over the side extension which was the main reasons for refusal.

Amendments were negotiated with the agent and the extension has now been designed with a crown roof and is set back 1m from the front boundary instead of 0.5m.

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.

The proposed side extension would be built up to the north-western boundary and would now be set back 1m from the existing building line of the front elevation creating a subservient appearance. This is an acceptable set back for a single storey side extension in this case as it is on a visible corner plot.

The single storey side part of the proposal will now consist of a crown roof design with an eaves of 3m and a maximum height of 4m, the rear part with flat roof and dimensions of 3m in depth with a eaves height of 3m.

The depth of the proposal is compliant with Council guidance as set out in the Residential Extensions and Alterations SPD. As per this guidance, single storey rear extensions for semi-detached dwellings are to be no greater in depth than 4m, with any greater depth to be taken at a 45 degree angle from the 4m point upon each common side boundary.

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. Whilst the scheme has been amended to include the provision of a crown roof to enhance the design / appearance of the side extension on this prominent corner plot, which will add an angle roof away from the side site boundary, given that this does not adjoin any other properties, is not directly looked upon by neighbouring properties, it was not considered necessary to re-consult neighbours regarding these amendments as no one's amenity would be significantly affected.

The rear/side extension is well separated from all neighbouring properties and as such would not have any material adverse impact on neighbouring amenity. The side extension would not affect the attached neighbour (No.54 South Hall Drive) as this part of the development would be built on the opposite boundary.

As it is a corner property it would also be set in 2m from the north-western boundary.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with the above-mentioned policies and guidance and an 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 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.

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 the agent via email. The revisions involved re-designing the extension with a crown roof and setting it back 1m from the front boundary instead of 0.5m.

Authorising Officer:



Neil Goate

7th July 2023