

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0871.23

**WARD:** Gooshays **Date Received:** 1st June 2023

**ADDRESS:** 31 Priory Road  
Romford

**PROPOSAL:** Single storey rear extension

**DRAWING NO(S):** S1012/01 (Rev A)  
S1012/07 (Rev A)  
S1012/08 (Rev A)  
S1012/09 (Rev A)  
S1012/10  
S1012/11  
S1012/12

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

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### RELEVANT HISTORY

|          |                                                                                                                                                                  |            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| D0116.23 | Certificate of Lawfulness for single storey rear extension<br>PP is required                                                                                     | 12-05-2023 |
| P0357.17 | Demolition of existing garage and part extension and proposed double storey side and rear extension. Loft conversion to include side dormers.<br>Apprv with cons | 28-04-2017 |
| P0247.93 | Detached house, garage and parking area.<br>Refuse                                                                                                               | 14-05-1993 |

### CONSULTATIONS/REPRESENTATIONS

### RELEVANT POLICIES

### STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the applicant 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.

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 and the Council's Residential Extensions and Alterations SPD.

In addition, to safeguard the privacy of the adjoining neighbours, one further condition has been imposed to ensure that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

## **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:-

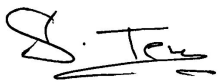
In the interests of the amenity of the occupiers of neighbouring dwelling.

**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.

**Authorising Officer:**



Suzanne Terry

18th July 2023