

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0806.23

WARD: Emerson Park **Date Received:** 22nd May 2023

ADDRESS: 1 Warrington Gardens
Hornchurch

PROPOSAL: Demolition of existing garage, single storey side and rear extension with new canopy to front

DRAWING NO(S): 0084-A-001 00
0084-A-200 00
0084-A-001 01

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

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

An in-person site visit was not undertaken. Site photos were sent in 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.

Permission is sought for the demolition of the existing garage, single storey side and rear extension with a new canopy to front.

The single storey rear part of the extension will have an overall depth of 3m designed with a flat roof with a maximum height of around 2.95m with a raised area of around 0.8m as the ground levels slope down at the rear on this part of Warrington Gardens. the raised platform is similar to other extensions in close vicinity of the site, therefore no significant loss of privacy is envisaged.

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.

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 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.

3 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 7 and 26 of the Havering Local Plan 2021.

4 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:-

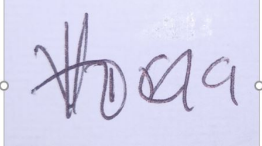
In the interests of the amenity of the occupiers of neighbouring dwelling.

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 2021.

Authorising Officer:

A handwritten signature in dark ink on a light blue background. The signature is stylized, appearing to read 'V Collins'.

Victoria Collins

19th July 2023