

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0884.23

**WARD:** Elm Park **Date Received:** 5th June 2023

**ADDRESS:** 3 Willow Close  
Hornchurch

**PROPOSAL:** Single storey side/rear extension

**DRAWING NO(S):** 110 A  
200 A  
201 A  
202 A

**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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### SITE DESCRIPTION

The application site houses a semi-detached residential bungalow at the end of a cul-de-sac with a detached side outbuilding and parking on the front driveway. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly semi-detached properties. There are various extensions in close proximity.

### DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear and side extension. This is a re-submission of a previously refused application for a single storey rear and side extension (planning reference: P0455.23) which was refused due to the depth of the rear extension and the impact on amenity to the neighbouring dwelling at no.4. Pre-application advice has also been sought.

### RELEVANT HISTORY

|          |                                                               |
|----------|---------------------------------------------------------------|
| P0455.23 | Single storey side/rear extension                             |
|          | Refuse 24-05-2023                                             |
| W0082.23 | Rear and side extension 4.8m at the rear and 3.2m to the side |
|          | Awaiting Decision                                             |

### CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. Objections have been received from a local Councillor with the following comments:

- Already had a rejection.
- Owners illegally made a loft room not fire-proof / not compliant with building regs.
- Outbuilding is used as a hair salon.
- Owner said they will ignore any permission and go bigger / ignore regulations.
- Small gap between the wall to no.4.
- Loss of light.
- Noise and disturbance during construction.
- Residents have received party wall letters from surveyors.
- Out of keeping in the area.
- Applicant has already had sand and cement delivered.

Some of these comments are not material planning considerations, such as the delivery of building materials and neighbours receiving letters regarding the party wall. Building work safety is regulated by Building Control. Noise and disturbance during construction is a Public Protection matter and the use of the outbuilding as a hair salon should be reported to the Planning Enforcement team. Material planning considerations include an assessment on the amenity of neighbours (such as loss of light), the impact on the street scene and any highway / parking issues.

## **RELEVANT POLICIES**

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

## **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 constraints.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

Permission is sought for a single storey rear extension which would be built right up to the eastern boundary with no.4 Willow Close, designed with an overall depth of 4.8m and flat roof with a maximum height of 2.8m. The side part of the extension would be built as a wrap around on the opposite side and would be 3.2m in width from the flank wall of the main dwelling. The majority of the roof would be flat and less than 3m with a small pitch on the front elevation with a height of 3.7m.

The depth of the proposed rear extension would exceed the recommended maximum of 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD. However, the neighbouring dwelling at no.4 has a small rear extension and the proposed extension would be less than 4m in depth from this neighbouring building line. The reduction in depth to 4.8m from the 6m depth in the refused planning application creates a much more subordinate extension that integrates well with the main dwelling and would not look out of place in the immediate garden or street scene. The side extension would be seen from the road but it would be seen as relatively modest in scale with a width of 3.2 and a set-back of 8m from the front building line.

The proposed rear and side extension would sit comfortably within the site and there would be an adequate private garden space left over. There are other rear and side extensions nearby and it is considered that the proposed extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

There are no material planning reasons to refuse this application.

## **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.

It is considered that the proposed rear extension would not unacceptably impact on the amenity of the adjacent residents at no.4 Willow Close in terms of loss of light or overshadowing ; as already mentioned, the neighbouring dwelling at no.4 has a small rear extension and the proposed extension would be less than 4m in depth from this neighbouring building line meeting the SPD guideline.

The side extension would be over 7m from the flank wall of the neighbouring dwelling at no.2 so there would be no loss of light issues.

The height of the extensions is considered to be reasonable and not overbearing. A condition should ensure that the flat part of the roof is not used as a balcony to protect privacy of the neighbours.

There would be no overlooking issues in relation to no.4 as there are no windows or doors shown on the rear extension in the flank elevation along this boundary. There is a door on the flank elevation on the extension facing the boundary with no.2 but would not cause loss of privacy or overlooking as it would be over 7m from the boundary line and behind the detached outbuilding.

Overall, the development is not deemed to be unneighbourly.

## **HIGHWAY/PARKING**

No highway implications.

## **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:-

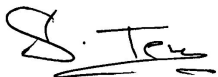
In the interests of the amenity of the occupiers of neighbouring dwelling.

**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.

**Authorising Officer:**



Suzanne Terry

19th July 2023