

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2177.21

WARD: Hylands

Date Received: 11th November 2021

ADDRESS: 57 Osborne Road
Hornchurch

PROPOSAL: First floor rear extension and addition of juliet balcony.

DRAWING NO(S): 2019.142.01 Rev P01
2019.142.02 Rev P01
2019.142/03 Rev P01
2019.142/04 Rev P02

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

SITE DESCRIPTION

Application site is comprised of a detached dwelling. The surrounding area is residential in character and includes a mix of semi-detached and terraced dwellings of varied design and appearance. A rear access way features garages serving the terraced row. The site is neither listed, nor is it within a conservation area. No trees would be affected by the development.

DESCRIPTION OF PROPOSAL

Consent is sought for the formation of a first floor rear extension and provision of Juliet Balcony.

REVISED PLANS RECEIVED 08-02-2023 forming pitched roof over

RELEVANT HISTORY

P1841.19	Proposed annexe in rear garden
	NDAL e refuse 08-12-2020

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring properties and one letter of objection was received, the comments made are summarised below:

- Visually imposing

- Loss of view outlook from living/dining room
- Sense of enclosure for cul-de-sac

OFFICER RESPONSE: Matters of design are a consideration, the Council's Residential Extensions and Alterations SPD sets out design principles for applicants and the proposals will be considered against this and other relevant policy. This extends also to impact on neighbouring amenity. Disturbance during works is not a material planning consideration.

Neighbouring occupiers were renotified of the proposed changes received 08-02-2022.

RELEVANT POLICIES

Having Local Plan 2016-2031 - Policies 7, 23, 24, 26, 27 and 34
London Plan
NPPF

MAYORAL CIL IMPLICATIONS

There is no requirement under the CIL regulations for a contribution in this instance owing to the limited floor area created.

STAFF COMMENTS

DESIGN/IMPACT ON STREET/GARDEN SCENE

Paragraph 124 of the NPPF states that planning decisions should take into account the desirability of maintaining an area's prevailing character. At Policy 26 of the Havering Local Plan 2016-2031 these objectives are also sought amongst other considerations.

The Framework further states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Whilst preceding the adoption of the Havering Local Plan 2016-2031 the Residential Extensions and Alterations SPD (adopted 2011) remains part of the development plan. It states that whilst extensions and alterations can bring many benefits to the householder in terms of extra space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. The SPD offers detailed design guidance and principles.

Submitted the proposals featured a flat roof. This would not have been compliant with the Council's Design Guidance and would have introduced an incongruous design feature. Revised plans were received 08-02-2023 which extrude the main roof over at first floor level to replicate the hipped roof form observed. Whilst the depth of the extension at first floor would infill the area at ground level and that this overall depth would exceed Council guidance it is not considered that the proposals would be harmful visually. It is observed that the character of dwellings fronting Osborne Road is varied, with the neighbouring dwelling occupying a comparable front and rear building line. It is considered that as revised this is an appropriate way in which to extend to the main dwelling house. The historic additions remain as a subservient feature in terms of ridge height. The provision of a Juliet Balcony does not raise any design considerations, there is no preclusion against these features in the suburban environment.

In light of the revisions undertaken and on balance it is not considered that there are any grounds to withhold permission. The proposals would comply broadly with the design guidance set out in the Residential Extensions and Alterations SPD and would comply with the Havering Local Plan 2016-2031 Policy 26 and the Framework.

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 as is required by Policy 7 of the Havering Local Plan 2016-2031 and the Residential Extensions and Alterations SPD.

Whilst comments made by neighbours express concern over loss of privacy the views introduced at first floor level would not be out of character in the suburban environment. The design of the extension would integrate with the main dwelling house and whilst it would be present in views from Thorncroft and Osborne Close over greater distances it is not considered that it would be detrimental to neighbouring amenity. The roof form whilst extruding the main ridge would be hipped in all directions which would limit its visual bulk and would lessen its potential to be overbearing. It is accepted that there may be some degree of overshadowing however it is not considered that this would be materially harmful given the degree of separation present from the subject dwelling and those surrounding properties.

Turning then to those neighbouring dwellings 53 and 59 Osborne Road. The proposed extension is contained to infilling an area adjacent to 59 Osborne Road which negates some of its impact on this property. The area to infill would be of an equivalent depth to the existing historic projection and whilst the main ridge would be extended over this area it would be removed from this neighbour. The main impacts are limited to no. 59 Osborne Road which is observed to benefit from a number of flank windows in the side elevation fronting the property. Extended the property would achieve a rear building line generally commensurate with this neighbour. Accordingly the impacts are limited to flank windows and the rear garden environment. It is not considered that the development would be overbear from the rear garden environment of this neighbour.

The applicant has provided photographs of this property to assist decision making. A 45 degree notional line per Council guidance taken at first floor level windows would not be impeded by the development. The window at first floor level and the elongated window in the flank are both obscurely glazed in any case and do not serve primary rooms. At ground floor level the dwelling

benefits from openings and a doorway in the flank. It is evident that in the case of the doorway/smaller window that these are not primary rooms however the window in the flank positioned centrally would appear to be the sole/main light source for this room as well as for means of outlook. It is accepted that the proposals may worsen this existing relationship however on balance given that this existing window is positioned alongside the existing massing of the dwelling and where a notional line would already be broken it is not considered that this infringement could amount to grounds for refusal.

Officers consider that the proposals would comply generally with the objectives of the Residential Extensions and Alterations SPD and that accordingly the development would not be unneighbourly to the extent that it could be opposed.

HIGHWAY/PARKING

There are no highways/parking considerations.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 Time limit

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 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 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 SC48 (Balcony condition)

The flat roof area adjacent to 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.

5 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:-

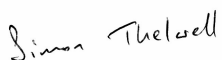
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

INFORMATIVES

1 Approval following revision

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 in writing. The revisions involved alterations to the roof of the first floor extension. The amendments were subsequently submitted on 08-02-23.

Authorising Officer:



Simon Thelwell

21st July 2023