

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0879.23

WARD: Havering-atte-Bower **Date Received:** 5th June 2023

ADDRESS: 6 ASCENSION ROAD
ROMFORD

PROPOSAL: Alterations to existing outbuildings fenestration and internal layout to facilitate ancillary habitable use as a granny annex, together with boundary treatment

DRAWING NO(S): 111-GAoo-Extg (Issue P4)
111-GARF-Bldg (Issue P4)
111-GARF-Extg (Issue P4)
111-GEo1/o2-Bldg (Issue P4)
111-GEo1/o2-Extg (Issue P4)
111GE/o3/o4-Extg (Issue P4)
111-GSo1-Bldg (Issue P4)
111-GSo1-Extg (Issue P4)
111-S (Issue P4)
111-S-Extg (Issue P4)
111 - Location Extg
111-GAoo-Bldg (Issue P4)
111-GEo3/o4-Bldg (Issue P4)
111 - Loc
Email (dated 03/08/2023)

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 features a detached chalet bungalow. It is not a listed building and is not located in a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for alterations to the fenestration of an existing outbuilding and internal layout to facilitate its ancillary habitable use as granny annex together with boundary treatment.

1. The proposals include the insertion of two sets of sliding doors on the front elevation and an additional window at the rear of the building.
2. The boundary treatment would involve the inclusion of a trellis above the fence

RELEVANT HISTORY

P0077.23	Alterations to existing outbuildings fenestration and internal layout to facilitate ancillary habitable use as granny annex
	Refuse 27-04-2023
E0030.22	Certificate of lawfulness for retention of existing outbuilding for ancillary residential use.
	PP not required 30-11-2022
P0249.09	Retrospective planning permission for conversion of existing garage into a habitable room
	Apprv with cons 09-04-2009
P0992.92	Demolition of dwelling & replace with 4 bedroomed chalet/house. (Revised plans received 8/10/92 & 24/11/92)
	Apprv with cons 03-12-1992

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupants were consulted regarding this application. No comments or objections were received.

The following comments were also received from the stakeholders below:

* Highways - No objections. Not believed the proposals will have any significant impact on the public highway.

RELEVANT POLICIES

* NPPF

* London Plan 2021

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

* Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)

- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

* Residential Extensions and Alterations Supplementary Planning Document (SPD)

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken. Site photos provided for the previous application for the site (ref: P0077.23) by the planning agent, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

This application is a resubmission of the previously refused planning application P0077.23. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons:

1. The proposed granny annex, by reason of its proximity to the neighbouring property no. 2 Ascension Road, would result in an a loss of privacy, sense of enclosure and overlooking into the rear garden environment of this neighbour, something which would have a serious and adverse effect on the living conditions of these adjoining occupiers, contrary to the Residential Extensions and Alterations Supplementary Planning Document and Policy 7 of the Local Plan.
2. The proposed granny annex would, by reason of poor outlook from its bedroom, reading and living/dining room windows, result in a low quality design that would be to the detriment of future occupants, contrary to the provisions of Policy 7 of the Local Plan.

This application differs from the previously refused scheme in the following key areas:

1. A trellis above the timber fence at the rear of the site is proposed
2. Full-height windows are proposed to the two rooms at the rear of the annex

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed alterations to the fenestration of the outbuilding are judged acceptable. No objections to the proposals from a design standpoint are therefore raised.

IMPACT ON AMENITY

Consideration has been given to the impacts of the proposals on neighbouring amenity. According to the agent, based on an email sent to the officer on 03/08/2023, as with the previous proposal, the

outbuilding would be occupied by an elderly family member of the applicant who would benefit from having a support network close-by in the principal family home and also have their own independence. The submitted drawings show that the annex would contain a shower room, a bedroom, a living and dining area and a reading room. Staff have considered whether these arrangements are likely to cause conditions that would be detrimental to neighbouring amenity. It is judged that, given the unit would be occupied by a family member and would not be occupied independently of the main dwelling, that levels of activity would be within acceptable realms and not incompatible with that to be found within a residential rear garden setting. As such, it is judged that the use of the outbuilding would not result in material harm to neighbouring amenity.

With the previously refused scheme, concerns were raised about outlook from the bedroom and living/dining areas of the annex proposed. The bedroom would now benefit from a full height window as a result of the revisions to the scheme, something which is considered to provide better outlook from this room. The window of this room would still look directly onto a hedge on the rear boundary of the site, but staff consider that this view is a matter of choice for the occupant who chooses to use the annex. Concerns about loss of privacy, overlooking and a sense of enclosure into the rear garden of no. 2 Ascension Road from the window of this room are deemed to be mitigated by the proposal of a trellis above the fence, which would mitigate views into this rear garden.

As for the living area, upon further inspection of the proposal, whilst it is noted that this room has a window that would look straight onto a structure directly in front of the annex, the room would benefit from another source of outlook from a full height window that would look down the back garden without a structure that hinders views. Given the site also benefits from a Lawful Development Certificate that allows for the existing outbuilding to be used for ancillary purposes (application reference: E0030.23), on balance and as a result of the revisions made to the proposal, outlook from the bedroom and living areas of the annex would not be so harmful so as to warrant a refusal of the scheme.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The application is considered to be in accordance with the above-mentioned policies and guidance and deemed to overcome the refusal reasons of P0077.23. An APPROVAL is thus 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 SC32 (Accordance with plans)

The developments 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 SC31 (Use as part of main dwelling) ENTER DETAILS

The outbuilding hereby permitted shall be used only for living accommodation as an integral part of the existing dwelling known as 6 Ascension Road, Romford and shall not be used as a separate unit of residential accommodation at any time.

Reason:-

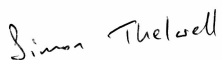
The site is within an area where the Local Planning Authority consider that the sub-division of existing properties should not be permitted in the interests of amenity.

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:



Simon Thelwell

4th August 2023