

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0684.23

**WARD:** Emerson Park **Date Received:** 3rd May 2023

**ADDRESS:** 14 Woodlands Avenue  
Hornchurch

**PROPOSAL:** Erection of an open front porch and front boundary wall

**DRAWING NO(S):** 0423(TW)91 (Rev A)  
0423(HH)07 (Rev B)  
0423(HH)08 (Rev A)  
0423(HH)09 (Rev B)  
0423(HH)10 (Rev G)  
0423(HH)11 (Rev C)

**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 is located on southern side of Woodlands Avenue and contains a double-storey L-shaped detached dwelling with a hipped roof, part brick, part timer cladding and timer frame finishes and elements.

The property is not listed, nor is it within a conservation area. The application property is located within Sector 6 of the Emerson Park Policy Area and is therefore subject to the stipulations of Emerson Park Policy Area Supplementary Planning Document (2009).

### DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for the erection of an open front porch and front boundary wall.

### RELEVANT HISTORY

P1389.22 Variation of Condition No. 2 (Accordance with Plans) of Planning Permission Ref: P1274.21 dated 02/09/2021: (Two storey side extension (western elevation), Two storey side extension with part single storey rear extension (eastern elevation), Two storey rear bay extension (western elevation), Loft conversion to include 3No. rear roof lights and front

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|          | extension) to allow for an extension to first floor western wing.<br>Apprv with cons 19-10-2022                                                                                                                                                                                                                                                                                                                                                                                               |
| Q0235.22 | Two storey side extension (western elevation). Two storey side extension with part single storey rear extension (eastern elevation). Two storey rear bay extension (western elevation). Loft conversion to include 3No. rear roof lights and front extension. P1274.21 Conditions(s) Condition 2; The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans<br>Withdrawn - Invalid 24-08-2022                                   |
| P0991.22 | Variation of Condition No. 2 (Accordance with Plans) of Planning Permission Ref: P1274.21 dated 02/09/2021 to allow for an extension to first floor western wing and inclusion of new front garden wall.<br>Refuse 15-08-2022                                                                                                                                                                                                                                                                 |
| P0387.22 | Variation of Condition No. 2 (Accordance with Plans) of Planning Permission Ref: P1274.21 dated 02/09/2021 to permit amendment to proposed footprint and inclusion of new front garden wall (Two storey side extension (western elevation). Two storey side extension with part single storey rear extension (eastern elevation). Two storey rear bay extension (western elevation). Loft conversion to include 3No. rear roof lights and front extension.)<br>Withdrawn - Invalid 26-04-2022 |
| P1274.21 | Two storey side extension (western elevation). Two storey side extension with part single storey rear extension (eastern elevation). Two storey rear bay extension (western elevation). Loft conversion to include 3No. rear roof lights and front extension.<br>Apprv with cons 03-09-2021                                                                                                                                                                                                   |
| P0359.19 | Two storey side extension (Western elevation). Two storey side extension (Eastern elevation). Part single storey rear extension and rear balcony at first floor. Loft conversion to include 3No. rear roof lights and new front porch'.<br>Apprv with cons 09-05-2019                                                                                                                                                                                                                         |

## CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No comments or objections were received.

## RELEVANT POLICIES

National Planning Policy Framework

London Plan

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

- Policy T6 - Car parking

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 \*(REA SPD)\*

- Section 7 Porches and Front Extensions
- Section 10 Front gardens, Car parking and Boundary Treatment

Emerson Park Policy Area SPD \*(EP SPD)\*

## **MAYORAL CIL IMPLICATIONS**

This application is not CIL liable because the new floor space created would 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 and the proposal.

The application lies within a defined flood protection area, however, the front porch would not be internalised and would not present any further risk to the dwelling.

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

The subject site falls within Sector 6 of the Emerson Park Policy Area which is particularly typified by medium and large dwellings in spacious well landscaped grounds. Extensions to existing dwellings and the resultant space between buildings, each case will be treated on its merits and with regard to the extent that architectural character, massing and existing landscaping are retained. In every case, the space that is retained between buildings should reflect the character of the street scene in the immediate surroundings.

## **FRONT PORCH**

The REA SPD states that generally porches/front extensions can project by up to 1m from the front building line. In this instance the porch would project by 1.6m with the roof canopy extending by 2.3m. Despite this exceeding the recommended guidance the scale is proportionate to the size of the host dwelling and is not atypical of the immediate area. The structure will also remain external and would not appear as bulky as a fully walled up porch. Given the prominent L-shape of the dwelling the porch would be well setback from the highway nor would it distract from the existing

features to the front elevation. There is also not a consistent front building line along Woodlands Avenue, with the immediate neighbour at No. 12A sitting forward of the subject dwelling. As such, the proposed porch would not disrupt the visual rhythm of the street. The porch is not judged to cause harm to either the host dwelling or the street scene.

## **BOUNDARY TREATMENT**

The site at present does not benefit from any form of front boundary treatment. It is proposed to provide 1.9m high fencing and a 1.8m high electric gate. The fence would be constructed with stone and brick with metal detailing.

The proposed development as described above and as shown on the submitted plans would be visible from the public highway and consideration must be given to the impact of the development upon the character and quality of the street scene.

Front boundary treatments are very common and form an integral part of the street scene. There is no issue in principle of the treatment being constructed. Having reviewed the photos provided, Google Street View and Aerial Imagery, it is clear there is a degree of variety in the types of boundary treatments present in the immediate street scene with a combination of lower fences and large more prominent and intricately designed fencing. There is however, a tendency for lower fences with vertical pylons allow views into the front garden areas of neighbouring properties.

Officers sought revisions to the bricked section of the boundary treatment such that it only reaches a height of 0.9m while the horizontal design of the metal railings were replaced with vertical ones. This allows the fence to appear more transparent allowing greater views into the property which is more sympathetic to the established pattern of boundary treatments to neighbours along Woodlands Avenue. The applicant raised concerns with ongoing security which prompted the original plans. Officers consider the revised drawings provide a better balance of appropriate design within the context of the local area whilst still affording a reasonable level of security for future occupants.

Given the above, on balance the proposal is considered acceptable.

## **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.

By virtue of positioning and physical distance from neighbouring dwellings the porch would not impact upon the amenity of neighbours.

The boundary treatment while quite high would not appear too intrusive or overbearing from the perspective of neighbours. The plans denote the fence will feature LED lights to illuminate the pillars of the fencing. Given the low intensity of fencing lighting, this is unlikely to negatively impact the amenity of neighbours.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be

unneighbourly.

## **HIGHWAY/PARKING**

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

## **TREES**

There are several large trees located along the front boundary of the subject property. The provided plans denote that the fence would be constructed within the root protection zones of these trees. Details have not been provided as to how these trees will be properly protected during the construction of the front boundary treatment. As such, it has been agreed that a pre-commencement condition be applied to ensure sufficient details are submitted to and agreed to by the Council prior to development.

## **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 SC12 (Preserved trees) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until a scheme for the protection of the existing trees along the front boundary of the site has been

submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented before development commences and kept in place until the approved development is completed.

Reason:-

Insufficient information has been supplied with the application to demonstrate how the preserved trees on site will be adequately protected during construction. Submission of details prior to commencement will ensure that the measures to be employed are robust.

#### **4 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.

#### **5 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.

### **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:**



Neil Goate

25th August 2023