

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0926.23

WARD: Upminster **Date Received:** 12th June 2023

ADDRESS: 26 Tawny Avenue
Upminster

PROPOSAL: Proposed single storey rear extension

DRAWING NO(S): 3640.01
3640.02

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in painted render and face brick. Parking on the drive to the front of the property. The surrounding area is characterised by predominately two-storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension.

The existing conservatory would be demolished to make way for the proposal.

RELEVANT HISTORY

L/HAV 1469/74 - Two storey side extension - Approved.

P0342.04 Pitched roof over existing side extension
 Apprv with cons 20-04-2004

P0586.91 Pitched roof to existing 2 sto rey side extension
 Apprv with cons 27-06-1991

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the consultation process.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space does not exceed 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed single storey rear extension would be screened from the street by the existing two storey side extension and by the neighbouring dwellings on either side, as such, the proposed single storey rear extension would only be visible from the rear garden environment.

Face brick would be utilised on the flank walls with painted render on the rear elevation to match the rear elevation of the dwelling. A parapet detail would be utilised adjacent to the attached neighbour at No.24 and facing the garden. The plans denote no parapet detail adjacent to No.28.

It is considered the proposal would not unduly impact on the rear garden environment, as the proposal would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing and no objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light and

loss of privacy.

The depth of the proposed single rear extension at 4m complies with Council guidelines, however, the overall height including the parapet wall details would be approximately 3.3m.

The neighbouring single storey rear extension at No.24 with its parapet wall detail would mitigate the depth and height of the proposed rear extension and therefore, it is considered the proposal would not impact on the amenity of the adjacent neighbours at No.24 Tawny Avenue.

The proposed single storey rear extension would be built up to the boundary with No.28 Tawny Avenue. This neighbour has an access from the front of the property to the rear garden and a flat roof detached outbuilding along the boundary with the application site which is not connected to the main dwelling.

The submitted plans indicate that no parapet detail would be proposed adjacent to No.28, albeit for the detail facing the garden which would be mitigated by No.28's outbuilding.

The height of the roof to the rear of the parapet detail facing the garden would be 3m. As such, both the depth and height of the proposal would comply with the 4m and 3m respectively, as prescribed by the SPD.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 1a. As per policy 24 of the Havering Local Plan for a site within PTAL 0-1 that has 3 plus bedrooms, the site needs to provide a minimum parking provision of 1.5 spaces per dwelling.

The application site currently provides parking for two vehicles on the front drive which would exceed the above policy and would be deemed to be acceptable. No highways or parking issues would arise as a result of the proposal.

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 Party Wall

Party Wall Informative

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

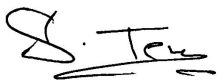
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

2 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

29th August 2023