

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1051.23

WARD: Squirrels Heath **Date Received:** 3rd July 2023

ADDRESS: 288 Southend Arterial Road
Hornchurch

PROPOSAL: Single storey extension to rear of bungalow

DRAWING NO(S): Block Plan 1:500
Proposed elevations 1:100 page 3
Proposed plan 1:100 page 4
Proposed elevations 1:100 page 8

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 houses a semi-detached residential bungalow finished in render. 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 extension.

RELEVANT HISTORY

None.

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections have been received.

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

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 designed with an overall depth of between 6m and 4.8m from the staggered rear wall of the bungalow. The plans were amended to ensure that the height would be 3m to meet guidance in the 'Residential Extensions and Alterations' SPD.

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.286 has a rear extension and the proposed extension would be within 4m in depth from this neighbouring building line. The attached neighbour at no.290 has no rear extensions so the impact of a 6m deep extension has been assessed. The proposed rear extension would sit comfortably within the site and there would be an adequate private garden space left over. There are other rear extensions nearby, including a 6m deep extension at no.284, 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 in terms of loss of light or overshadowing. As already mentioned, the

neighbouring dwelling at no.286 has a rear extension and the proposed extension would be within 4m in depth from this neighbouring building line meeting SPD guidance. The attached neighbour at no.290 has no rear extensions so the impact of a 6m deep extension has been carefully assessed. The extension would be 3m from the boundary line with no.290 and this spacing would mitigate any potential loss of light or overshadowing and this spacing would reduce any overbearing impact. Section 5.3 of the SPD states that any greater depth required beyond 4m should be within an angle of 45 degrees, taken from the 4m dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties. This is met and exceeded, meeting the SPD guideline.

The height of the extension is considered to be reasonable and not overbearing; the height was reduced to 3m during the course of this planning application. 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.286 as there are no windows or doors shown on the flank elevation along this boundary. There is a utility room door on the flank elevation on the extension facing the boundary with no.290 but would not cause loss of privacy or overlooking as it would be 3m from the boundary line and there is fencing on this boundary.

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 following revision ENTER DETAILS

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 Kevin Williams via email on 25.8.23. The revisions involved a reduction in the height of the extension to 3m. The amendments were subsequently submitted on 30.8.23.

Authorising Officer:

Neil Goate

1st September 2023

NWA