

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0940.23

WARD: Marshalls & Rise Pk **Date Received:** 14th June 2023

ADDRESS: 124 Eastern Avenue East
Romford

PROPOSAL: Two Storey Side, Ground Floor Rear and Part Floor Rear Extension

DRAWING NO(S): Site Location Plan
07
03
04
05
06

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 comprises of a two storey end terraced dwelling and a single storey detached garage to the side of site. The site is located on the southern side of Eastern Avenue East.

The built form in the surrounding area is similar two storey terraces with distinct pattern/ character.

The site is neither located within a conservation area nor close to any heritage asset, the building itself is not listed.

DESCRIPTION OF PROPOSAL

The application seeks demolition of the existing detached garage and the erection of a two storey side, part ground and part first floor rear extensions

RELEVANT HISTORY

P1066.20 Two storey, 1-bed dwelling involving demolition of existing garage - refused 14-10-20

P0243.20 Two storey side, ground floor rear, part first floor rear extension and new patio - approved 12-05-20

P1695.19 Two Storey Side, Ground Floor Rear and Part first floor rear extension - Refused 03-01-20

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring occupiers. Two letters of objection were received with detailed comments that have been summarised as follows:

- Loss of light/privacy
- Ground stability
- Additional noise and smells
- Parking

Response to local representations. Planning issues raised will be addressed in the report below. Other issues raised in terms of smells would not be considered under current proposals, given that the proposed use would be residential, it would not be considered to create unusual smell.

Noise and general disturbance during construction is unavoidable, however, this would be for a limited time and can be regulated via appropriate condition if minded to approve.

Ground stability impact on nearby neighbours would be considered by the building control at the construction stage.

Other Consultees:

TFL - no objections subject to standard guidelines

RELEVANT POLICIES

NPPF 2021

London Plan 2021

D3 - Optimising site capacity through the design-led approach

D4 - Delivering good design

T5 - Cycle

T6 - Car parking

Havering Local Plan (2016-2031)

Policy 7 - Residential Design and Amenity

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

The proposed extensions would have a net gross internal floor area of 87.27 square metres (110.32sq.m.-23sq.m), would be less than 100sq.m, therefore not CIL liable.

STAFF COMMENTS

Following approval under planning ref: P0243.20, various alterations have been made to the proposals to create a separate a 1b2p dwelling which was refused for various reasons. Current proposals would be considered to be same as previously approved under ref: P0243.20, which was not implemented and permission now expired.

The main issues in this case are the impact of the proposal on the streetscene, the impact on residential amenity, highway and parking issues.

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were provided by the agent under planning ref: P0243.20 in support of the application. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

It should be noted since the determination of previously approved schemes on site (approvals/refusals), the Local Planning Authority has adopted a new Local Plan which is now being utilised for assessing planning application. Consideration would be given to the adopted Local Plan.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Eastern Avenue East features clusters of four, two storey terrace dwellinghouses with the end properties consisting of front projecting elevation under hipped roof. The hipped roof design is the common character in the area.

Policy 26 of the HLP states that a proposal needs to respond the distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

This planning application is a resubmission of a previously approved scheme under planning reference: P0243.20 as highlighted above. Though the permission has expired and there has been a change in policy since its determination, however, the change in policy would not warrant refusal of the proposals.

Proposed single storey rear extension has a depth of 3 metres with a height of 2.84 metres. The greater depth of 4.75 metres fall within an angle of 45 degrees from 3 metres dimension on the property boundary. The proposed single storey rear extension complies with Havering's Residential Extensions and Alterations SPD therefore it is considered acceptable.

Proposed first floor extension would be positioned away from the attached neighbouring property.

The proposed first floor extension is set in from the shared boundary of the attached neighbouring property by more than 2 metres and has a hipped roof design. The depth at 3m is acceptable and the impact on the attached neighbour would be within policy guidelines.

Additionally, the proposal would be set in from the non-attached boundary by 1 metre thus creating sufficient separation distance. The proposal would project 3 metres in depth in accordance with Havering's Residential Extensions and Alterations SPD. Given the separation from the shared boundary, and the flank to flank distance of 2m (which was a material consideration under the previous approval), the proposed first floor extension is considered to relate acceptably to the neighbouring detached property and would therefore be considered acceptable in this instance based on previous approval.

The proposals would be significantly removed from the properties located to the rear of the application site.

The proposed two storey side extension is set back behind the front wall of the dwellinghouse which creates a break in the facade to avoid merging the terraces. The roof of the proposed extension is set down below the ridge of the main roof. The scale and bulk of the proposed side extension appears subservient to the main dwelling.

The ground floor of the proposed side extension is also set back slightly behind the front wall of the dwelling. The proposed design is considered to be an acceptable form of development.

Proposed new patio would have a height of 0.56 metre. This element of the proposal involves minimal level of development and the height of which is considered acceptable.

Overall it is considered that the proposal would not be harmful to the character and appearance of the existing dwellinghouse and the surrounding area.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the side properties, primarily in respect of privacy and overshadowing to No. 22 Fair Oak Avenue. The attached neighbour was also considered in terms of light, outlook and overbearing impacts.

The attaching neighbouring property no. 122 Eastern Avenue East has a rear sliding door which serves a habitable room. The proposed single storey rear extension would be 3 metres deep with a height of 2.84 metres and a raised patio area of 1.2m depth stepping into the garden. The rear wall of this neighbouring property is set forward from the rear wall of the host dwellinghouse. Consequently, the proposed rear extension would project beyond the rear wall of this neighbouring property by approximately 1.73 metres. The proposed extension will be visible from the rear of this neighbouring dwelling and the outlook is considered to be acceptable due to the scale of the proposed extension. Furthermore, the Havering's Residential Extensions and Alterations SPD recommends the maximum depth of 3 metres for a rear extension on a terrace house with a maximum height of 3 metres. The proposed single storey rear extension has been designed to comply with the Council's guidance. Having regard to all of these factors, the impact of the rear extension on the amenity of this neighbouring property is considered to be within acceptable limits.

The non-attached neighbouring property to the east, No. 22 Fair Oak Gardens, has a side window at ground level which serves a kitchen and a side window at first floor level which serves the staircase. The proposed two storey side extension would be situated close to the shared boundary with this neighbouring property. The host dwelling currently has a detached garage built onto the boundary with outbuilding located beyond the rear elevation of the detached garage. Whilst it is acknowledged that the proposed two storey side extension would create a level of overshadowing however the windows present on the neighbouring property do not form the main outlook and source of light as there are secondary openings to the rear. Furthermore, the proposed two storey side extension based on its scale and design with the inset of 1 metre from the shared boundary, would be acceptable.

The proposed side extension would consist of windows at ground and first floor level. However, the outlook through these windows can be restricted by the imposition of conditions requiring the glazing to be obscured and non-openable below 1.7 metre above finished floor level. The proposed arrangement of the revised scheme is considered to be within acceptable tolerances. A reasonable level of amenity would be affordable to this neighbouring property in accordance with Havering's Residential Extensions and Alterations SPD.

The proposed extension is not considered to harm amenity to neighbouring property to the rear of the host dwelling at Parkside Avenue due to the separation distance of around 16 metres; this distance is well within accepted tolerances.

For the reasons set out above it is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in terms of overbearing, outlook, privacy and light.

HIGHWAY/PARKING

The proposal involves the demolition of a detached garage located to the side of the property. However, the driveway situated at the front of the property would remain intact with sufficient space to accommodate at least two vehicles. Therefore the provision for car parking would remain adequate.

TFL officer requires the provision of cycle spaces, officers considered the side entrance a convenient access to the garden for cycle spaces, to comply with the requirements of Policy T5 of the London Plan.

TFL officer recommends some highway informatives given its location in relation to the bus stop, which would be attached if minded to approved.

KEY ISSUES/CONCLUSIONS

The proposal would be in accordance with the Local, Regional, National Policies and Havering's Residential Extensions and Alterations SPD therefore permission 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 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.

3 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.

4 SC34 (Obscure glazing) ENTER DETAILS

The proposed windows on the proposed north side elevation shown on sheet no. 4 shall be permanently glazed with obscure glass not less than Level 4 on the standard scale of obscurity and non -openable below 1.7 metres from finished floor level and shall thereafter be maintained.

Reason:-

In the interests of privacy.

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.

6 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 2018, improvements required to make the proposal acceptable were negotiated with Mr Ali, via email on 07th September 2023. The previously approved plans were resubmitted for assessment on 08th September 2023.

2 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

Authorising Officer:



Raphael Adenegan

11th September 2023