

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1198.23

WARD: Squirrels Heath **Date Received:** 1st August 2023

ADDRESS: 45 Cavenham Gardens
Hornchurch

PROPOSAL: Part single, part two storey side/rear extension involving conversion of garage to habitable use and raising of roof height

DRAWING NO(S): Site Plan
RUD-1-001 - EXISTING PLAN LAYOUTS
RUD-1-002 - EXISTING ELEVATIONS
RUD-1-001 - PROPOSED PLAN LAYOUTS
RUD-1-002 - PROPOSED ELEVATIONS

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The subject property is a two storey residential end of terrace property located on the northern side of Cavenham Gardens. The property has previously extended to the side and has a side garage. Car parking for the site is provided for within the front hardstanding and garage. The area is characterised by residential terrace blocks.

DESCRIPTION OF PROPOSAL

The application is described as part single, part two storey side/rear extension involving conversion of garage to habitable use and raising of roof height.

RELEVANT HISTORY

2373/76 - Kitchen extension - Approved 18/3/77

P1283.22 Single Storey side/rear extension, extension to front porch, and first floor side extension, involving demolition of existing garage

Refuse 03-10-2022

P1126.20 Extension of the existing side double garage to facilitate cars and disability needs

Refuse 07-10-2020

P0579.20	First floor side bathroom extension. Apprv with cons	30-06-2020
P0463.20	Front/Side extension to garage and 2 No. dormer to front and 1 No. dormer to rear. Refuse	17-06-2020
P1179.03	First floor side extension Apprv with cons	11-08-2003

CONSULTATIONS/REPRESENTATIONS

Two representations were received in response to this application with comments summarised below.

- Revised proposal has addresses some concerns there is still a concern regarding the proposal.
- Loss of privacy from flank windows. The fence on the design is not high enough.
- No obstructions or restricted access during construction to service/access road.
- The service road will not be used for or during any construction works. Restrict right of way.
- No.45 Cavenham Gardens does not have a right of way from the access driveway/service road.
- Construction noise at anti-social hours would be extremely intrusive.
- Plans submitted showing Existing Plan are not the accurate reflection of the property.
- The proposed development would be an incongruous design by reason of its width.
- The proposed further extension of this already extended property would appear out of scale and significantly bulkier than the existing dwelling.

Officers response:

Only matters that are material planning considerations will be considered in the report below such as design and amenity impact. Issues regarding the access road, right of way is not material planning consideration but a civil matter. Any noise related issues due to anti-social hours would need to be reported to Public Protection should the application be approved.

RELEVANT POLICIES

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

London Plan (2021)

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

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 24 Parking provision and design

Policy 26 Urban design

LDF

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

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.

This application is a resubmission of a previously refused planning application P1283.22. 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 development by reason of its insubordinate addition, the resultant scale, bulk and mass of the host property and design concept in a prominent corner location would appear dominant and visually intrusive to the detriment of the character and appearance of the area contrary to Havering Local Plan Policies 7 and 26 and the design guidance within the Council's Residential Extensions and Alterations SPD.

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

1. The first floor side extension is no longer part of the proposal.
2. The width of the single storey side extension has been increased from 5.51m to 6.2m.
3. Two roof light proposed on single storey side extension.
4. Different design on roof light on rear projection.

The application form states that pre-application was provided and advised to reduce the size of the previous application to ensure the application is not rejected. Although, the first floor side extension which is to the side of the existing two storey side extension has been removed, the width of the proposed ground floor side extension has been increased from 5.51m to 6.2m which potentially could exacerbate the impact.

It would have been beneficial to provide revised plans for pre-application advise prior to the submission of this application.

The previous case officer has left the Council and a copy of the advice provided on the 27/06/2022 under reference ENQ-1056752. This pre-app was prior to the determination of the application P1283.22 on the 3rd October 2022.

Mindful of the concerns raised within the officers report for this application, the effect of the changes undertaken since the refusal of P1283.22 will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

General Design Principles in the SPD guidance states that "While extensions and alterations can bring many benefits to the householder in terms of extra space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. It is important that extensions and alterations do not dominate or detract from the character of the original house and the surrounding houses, or unacceptably reduce the amenity of neighbouring properties". Furthermore, under the SPD, it states that "Side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows.

The application dwelling is within a group of six terraced properties with the existing part depth first floor rear extension having a ridge-line lower than the application dwelling. The SPD outlines for an even row of terraces, side extensions should normally continue the existing building line of the front elevation, so that the architectural rhythm of the street is maintained. No objection is raised to squaring off the current first floor side extension and continuing the roof at same ridge height.

When reviewing the merits of this application, it is noted that revised scheme has no longer got a first floor side extension to the side of the existing two storey side extension. However, the width of the ground floor side has been increased from 5.51m to 6.2m.

The application dwelling has already benefited from a two storey side extension with the first floor being approved in 2003 under planning reference P1179.03. Planning applications have been refused under planning references P0463.20, P1126.20 and P1283.22 to increase the width of existing dwelling where the existing garage and store area are located.

Consideration has been given as to whether the proposed extensions would appear disproportionately large in relation to neighbouring properties. Upon review of the area, it is considered that the size of the neighbouring dwellings appear to be relatively modest in comparison with the proposed dwelling. It is considered that the extended dwelling would appear out of scale and significantly bulkier than the existing dwelling and as a result would appear visually intrusive in the streetscene.

The width of the side extension measures 6.2m and wraps around to the rear at ground floor. The scale and bulk of the development would not appear subservient to the main dwelling and would be visually cramped, particularly when viewed in conjunction with the double storey side extension that has already been added to the original dwelling.

In detailed terms, the existing dwelling has a width of approximately 5.9m with the existing two storey side extension and proposed single storey side extension having a cumulative width of 9.32m, which would be approximately 157.9% of the width of the original dwelling and when combined with both the large extent of the crown roof over the proposed ground floor side extension and the prominent location, when approaching the site from Slewins Lane, it is considered that the proposal which is not subordinate would cause harm to the character and appearance of the surrounding area.

In light of the above, the proposal is considered unacceptable in terms of its excessive width, bulk,

scale and mass thereby resulting in harm to the character and appearance of the surrounding area.

IMPACT ON AMENITY

Consideration has been given to the impact of the development on neighbouring dwellings particularly in respect of light loss, outlook and potential loss of privacy.

It is not considered that the proposed development would give rise to any amenity impacts to the attached dwelling at No. 43 Cavenham Gardens due to the siting of the proposed development.

The proposal includes windows to the side at first floor level and to the proposed ground floor utility room. It is not considered that these would be unacceptable due to the separation distance between the proposal and these neighbouring properties of around 32 metres; this distance is well within accepted tolerances. However, notwithstanding the details on the submitted plans, a condition would be imposed on the first floor flank window and the ground floor flank window to the utility room to be obscured and non-opening apart for a top hung fanlights, due to the application being located on a hill and on higher ground level than the properties on Slewins Lane. It is noted that there are garages facing the access, however, there are gaps, where there is a lower gate and fencing.

In addition, two safeguarding conditions would be imposed to protect the privacy of the adjoining neighbours which are 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.

HIGHWAY/PARKING

Although one space will be lost with the construction of the two storey side extension and the demolition of the existing garage, it would retain one hard standing parking space to the front.

The application site is within a PTAL area of 3. As per The London Plan 2021 Policy T6.1 that for a site within Outer London PTAL 2-3 that has 3 plus bedrooms, the site only needs to provide a maximum parking provision of up to 1 space per dwelling, which is what the application site would be able to provide.

No highway or parking issues would arise as a result of the proposal, as it would comply with parking standard within the London Plan.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above-mentioned policies and guidance and an a refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Streetscene

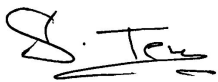
The proposed development by reason of its excessive width, scale, bulk and mass and roof design would appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Havering Local Plan Policies 7 and 26 and the design guidance within the Council's Residential Extensions and Alterations SPD.

INFORMATIVES

1 Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Mr Lloyd Udennis by e-mail on 29/09/23.

Authorising Officer:



Suzanne Terry

10th October 2023