

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1054.23

WARD: Mawneys **Date Received:** 3rd July 2023

ADDRESS: 16 Orchard Road
Romford

PROPOSAL: Outbuilding to rear

DRAWING NO(S): ORC-01 (Rev B)
ORC-02

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

SITE DESCRIPTION

The host property is located on the northern side of Orchard Road and contains a double storey, end terraced dwelling.

The property is not a listed building nor in a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an outbuilding to rear.

RELEVANT HISTORY

N/A

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the neighbouring properties. No comments were received.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

Residential Extensions and Alterations SPD

- Chapter 9 (Annexes, Outbuildings and Garages)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would be less than 100 square metres.

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not considered necessary. Site photos were provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed outbuilding would be constructed to the rear of the property and measures 3.5m (d) x 7m (w) x 2.5m (h) with a large roof lantern.

The proposed outbuilding is obscured from view of the street scene and would therefore not cause any harm to the character of the local area. While the subject plot is not particularly large the outbuilding is well proportioned in response and would retain ample space for private amenity for the host property.

The 2.5m high flat roof ensures the outbuilding would not appear too bulky or visually intrusive within the rear garden environment. It would appear to be consistent with the established character of the area particularly within the rear garden environment of the immediate neighbours. The outbuilding would not appear unacceptably dominate in comparison to other neighbouring outbuildings.

Notations on the plans confirm that the outbuilding would be finished in a red brick. It is therefore not considered that the proposed outbuilding would cause undue harm to the existing character of the dwelling or the surrounding garden scene of neighbours.

The plans denote the outbuilding would be used as a gym/games room/shower room. These uses are considered incidental to the main dwelling and are acceptable. This will be secured by condition.

On balance, it is considered that the design and visual impact of the proposal is not to a degree that is deemed to be unacceptable.

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.

With respect to outbuildings the SPD does not provide specific requirements instead notes that when assessing schemes involving outbuildings the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

The proposal is not considered materially harmful to the amenity in terms of overshadowing/loss of light of either of the adjacent attached and unattached neighbours due to the degree of separation with the outbuilding located to the rear of the large rear garden. The proposed 2.5m roof height is reasonable in this instance and would allow the applicant to utilise for the proposed uses whilst protecting neighbouring amenity.

It is noted that the surrounding subject properties of nearby neighbours (14/18 Orchard Road and 8 Argus Close) are quite small meaning the outbuilding would be in close proximity to neighbouring dwellings and their rear gardens. This means that development needs to be particularly sensitive so as not to disturb the amenity of neighbours. As such, the 2.5m flat roof height ensures that the outbuilding would not appear as an intrusive element within the rear garden environment of neighbouring properties. The outbuilding is scaled appropriately for the size of the subject site's rear garden reducing the sense that the outbuilding would appear oppressive and overbearing along the common boundary to the neighbours. The roof light is suitably positioned away from the common boundary to mitigate impact to amenity.

Furthermore, by virtue of the outbuilding being single storey and there been existing boundary fencing it is not anticipated that any loss of privacy through overlooking would be a likely consequence as a result of this scheme being given planning permission. As such there is not deemed to be any loss of amenity for neighbouring residents.

The proposal is not dissimilar to what could be built under permitted development.

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 alter the existing provision of parking and therefore there is no impact expected to the public highway.

KEY ISSUES/CONCLUSIONS

The proposed development would not cause a detrimental impact upon the residential amenities of the neighbouring properties, or harm the visual amenities of the surrounding area.

It is therefore recommended that planning permission is granted.

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 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the proposed outbuilding shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

5 SC34C (obscure/non-opening & 1.7m above ground level).

The window inserted on the shower room to the front elevation of the outbuilding shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are

more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

6 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:-

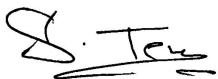
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

INFORMATIVES

1 Approval 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 the agent via email. The revisions involved ensuring the proposed uses are incidental to the main dwelling. The amendments were subsequently submitted on 10/11/2023.

Authorising Officer:



Suzanne Terry

12th October 2023