

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1230.23

WARD: Upminster **Date Received:** 7th August 2023

ADDRESS: 4 Monks Farm Cottages, St Marys Lane
Upminster

PROPOSAL: 2 x Single storey rear infill extensions and relocation of side window

DRAWING NO(S): 4MF/01 REVISION A
4MF/02 REVISION A
4MF/03 REVISION A
OS Map - Scale 1:500
OS Map - Scale 1:1250

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 dwelling is a two storey linked property known as No. 4 Monks Farm Cottages which is off St. Mary's Lane. The application site is located within The Metropolitan Green Belt and the application dwelling is finished in white timber cladding with a painted rendered dormer. There is parking available on the drive and in the garage.

The housing development is in a 'U ' shaped design and is within a development approved in 2004 as part of P1995.04 for 6 no. residential units and associated car parking and amenity space.

DESCRIPTION OF PROPOSAL

Planning permission is sought for 2 x single storey rear infill extensions and the re-location of a side window.

The proposed infill rear extension adjacent to No.3 would create a snug which would be 9.232 square metres as indicated on the proposed ground floor plan. The proposal would have a depth of 1.85m and would infill the gap to the side of the two storey rear projection.

The other infill rear extension on the other side of two storey characteristic rear projection would be for an extension to the kitchen/family room and would add 7.755 square metres as indicated on the proposed ground floor plan. The window to the kitchen/family room would be re-located and made larger.

Both of these infill extension would not project beyond the two storey characteristic rear projection and would have a pitched roof with an eaves height of approximately 3.1m measured from the overhang rising to an overall height of approximately 3.76m. Two roof lights are proposed within the pitched roof of each infill extension.

RELEVANT HISTORY

P1995.04	Redevelopment of site to provide 6 no. residential units and associated car parking and amenity space
	Apprv with cons 24-12-2004

CONSULTATIONS/REPRESENTATIONS

The application was advertised by way of a site notice and in the local press as the site is located in the Metropolitan Green Belt. Letters were sent to neighbouring occupiers. No neighbour representations were received.

Public Protection has commented that they have no comments on this application regarding noise or air quality. Public Protection would have requested a full condition regarding contaminated land, but it appears that the site was remediated when first developed, so no issues should remain.

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 G2	London's Green Belt
Policy T6	Car parking

Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design) and 28 (Heritage Assets) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The application is not liable for Mayoral CIL.

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.

PRINCIPLE OF DEVELOPMENT

The site is located within the Green Belt, where development is generally restrictive. Paragraph 149-150 of the National Planning Policy Framework (NPPF) states that the extension or alteration of a building may be acceptable in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.

This proposal seeks consent for 2 x single storey rear infill extensions and relocation of side window. It is considered that the proposal would not result in disproportionate additions over and above the size of the original building and therefore, would not be unacceptable in principle.

GREEN BELT IMPLICATIONS

NPPF states that Green Belts should seek to retain and enhance landscapes and visual amenity.

Whilst volumetric increase is a helpful tool in gauging disproportionality, it is not a conclusive means. Other factors, such as height or comparative bulk of extensions/additions are also fundamental.

The NPPF attaches great weight to Green Belts in preventing urban sprawl by keeping land permanently open. 'Openness' is not defined in the NPPF, and is not necessarily focused entirely on visual prominence. Importance is given to taking into account the overall visual experience when assessing the impact on openness.

The NPPF identifies the fundamental aim of the Green Belt as "to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"

DESIGN/IMPACT ON STREET/GARDEN SCENE

The issues for consideration in this case are the impact of the proposal upon the special character and appearance of the Metropolitan Green Belt.

Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.

The proposed 2 x single storey rear infill extensions would be located one either side of the two

storey gabled feature with the existing flank window being blocked up and being relocated to a different location on the same wall but be slightly larger.

The proposed infill rear extensions and relocation of side window would not be visible from the street and it is considered that the proposal would not unacceptably impact on the rear garden environment to the rear of the properties mindful of the limited depth and size of the infill extensions. As a result the extension would not adversely affect the openness of the Green Belt. No objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The application site has an 'L' shaped garden being located on the corner of the U shaped design development. The proposed infill rear extension to the south west of the two storey projection would not impact on the amenity of the any of the adjacent neighbours.

The proposed rear infill extension to the north east of the two storey rear projection would be built up to the boundary with No.3 Monk's Farm Cottages. The limited depth of the infill rear extension would enclose the gap between the rear elevation and the neighbouring garage at No.3. The access to the garage would separate the proposal and the neighbouring garden.

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.

It is considered that the relocation of side window would not result in any undue overlooking or loss of privacy above existing conditions.

To safeguard the privacy of the adjoining neighbours, a condition would be imposed to ensure that no openings will be added to side of the proposed extensions 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 proposal would unalter the existing parking arrangement or layout and it is considered that the proposal would not create any parking or highway issues.

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.

INFORMATIVES

1 Land Ownership Informative

Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 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>

3 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:



Neil Goate

13th October 2023