

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1498.23

WARD: Elm Park

Date Received: 3rd October 2023

ADDRESS: 90 CARNFORTH GARDENS
HORNCHURCH

PROPOSAL: Single storey rear extension and alterations

DRAWING NO(S): CG:90:JAWS:1
CG:90:JAWS:2
CG:90:JAWS:3 B
CG:90:JAWS:4 A

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

RELEVANT HISTORY

P0877.23	Single storey side/rear extension and alterations
Refuse	28-07-2023

CONSULTATIONS/REPRESENTATIONS

No comments/objections were received from neighbours consulted in relation to this application.

RELEVANT POLICIES

* NPPF

* London Plan 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)

STAFF COMMENTS

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 in support of the application. In determining this planning application, photos, Google Street ViewTM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously refused planning application P0877.23. 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 extension, by reason of its depth, would be an intrusive and unneighbourly development and have an adverse effect on the amenity of the adjacent occupiers at no. 92 Carnforth Gardens, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

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

1. The part of the proposed extension beyond 3m would be set away from the host dwelling's shared boundary with 92 Carnforth Gardens at a 45-degree angle.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Local Plan, including Policies 7 and 26. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

In terms of its impacts on no. 92 Carnforth Gardens, it would project along the common boundary with this neighbour by 3m with the additional depth (up to 4m) being set away from the boundary at a 45-degree angle. This design would be policy-compliant design-wise, meaning its impact on no. 92 would be acceptable from an amenity standpoint. Therefore, the refusal reason for P0877.23 is judged to have been overcome.

The proposal would therefore be considered to be acceptable with no undue impact on the character and appearance of the host property, the rear garden scene or the amenity of nearby occupiers.

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:-

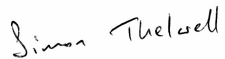
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - 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:



Simon Thelwell

3rd November 2023