

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1446.23

WARD: Harold Wood **Date Received:** 20th September 2023

ADDRESS: 21 Homeway
Romford

PROPOSAL: Single storey rear extension following demolition of existing rear projection.

DRAWING NO(S): 98/23 (1)
98/23 (2)
98/23/A (3)

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 is located on the northern side of Homeway and contains a detached bungalow. The property benefits from an existing flat roofed side extension.

There dwelling is not a listed building and it is not located in a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension following demolition of existing rear projection.

RELEVANT HISTORY

P1451.23	Single storey rear extension and alterations to existing main roof Awaiting Decision
Y0238.23	Single storey rear extension with an overall depth of 7m, a maximum height of 3.25m, and an eaves height of 2.9m. (PRIOR APPROVAL) Pr App Ref Val 29-09-2023
P1288.23	Single storey rear extension, raising of roof height to create first floor with front dormers and rear/side velux roof lights, alterations to fenestration, including new vehicular crossover and integrated garage to front Withdrawn 12-09-2023

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No formal objections were received.

RELEVANT POLICIES

National Planning Policy Framework

London Plan

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

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear Extensions

Referred to throughout this report as REA SPD.

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings / photos were used to assess the site and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Council's REA SPD states that "as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a semi-detached dwelling. This is to ensure the extension is subordinate to the original dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties".

The proposed rear extension would project beyond the rear wall of the dwelling by up to 6m along

the north-eastern boundary and by 4m along the south-western boundary. While this does exceed the maximum guidance of the REA SPD it does still appear subordinate in comparison to the host dwelling. Officer's sought revisions to the plans to have the roof altered, with the revised flat roof reducing the overall mass and bulk of the extension to lessen its impact on the character of the host dwelling and its surrounds.

Having reviewed aerial imagery Officers note there are various examples in the immediate area where larger rear extensions have occurred to neighbouring dwellings notably No. 37 which was awarded planning permission under P0437.15. There are other instances where there is no evidence of planning permission although they do contribute to the sense that larger rear extensions are not uncommon and do not harm the character of the area.

It is also noted that the adjacent neighbour at No. 19 has a large footprint. The proposal would result in a dwelling which is of similar scale and is therefore not inconsistent with the existing pattern of development in the immediate area.

Overall, the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

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.

The natural angle and direction of the public highway has caused the dwellings along Homeway to be staggered in response.

Therefore, the attached neighbour at No. 23 lies deeper than the subject property. This neighbour also benefits from an existing rear conservatory which has effectively re-established the rear building line. The proposed rear extension would only project approx. 1.4m beyond the neighbour's rear conservatory while the neighbour's dwelling is set in 1.4m from the common boundary. Where the extension projects beyond the neighbour the flat roof would measure 3.05m in height which is acceptable. The combination of the above ensures the rear extension would not cause significant harm to the amenity of the neighbour and is largely within reasonable tolerances.

The unattached neighbour at No. 19 does not benefit from a rear extension but is a much larger dwelling which already extends to the same depth of the existing rear projection of the subject dwelling. Therefore, the proposed rear extension would only project beyond the rear of this neighbour's dwelling by approx. 1.1m. As such, again this would not represent a relationship which exceeds the tolerances of impact to amenity the Council would typically apply to rear extensions. As such, given the acceptable flat roof height the proposal would also not cause significant harm to the amenity of this neighbour.

It is not considered the proposal would appear overbearing or intrusive to other neighbours or from the perspective of the street scene.

There are no windows to either flank wall which pose a risk of overlooking.

A condition will be added to prevent the use of the rear extension as a balcony to protect the amenity of neighbours.

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 impact on the parking within the site and therefore no highway or parking issues would arise.

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.

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:-

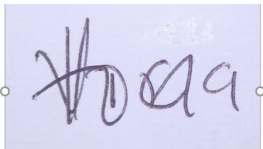
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval 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 alterations to the roof to feature a flat roofed design. The amendments were subsequently submitted on 01/11/2023.

Authorising Officer:



Victoria Collins

15th November 2023