

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1370.23

WARD: St Edwards **Date Received:** 6th September 2023

ADDRESS: 113 Lodge Avenue
Romford

PROPOSAL: Conversion of garage to habitable use and part single, part double storey side and rear extensions.

DRAWING NO(S): JS/SP/1680/2/01
JS/SP/1680/2/06
JS/SP/1680/2/07
JS/SP/1680/2/08
JS/SP/1680/2/09
JS/SP/1680/2/10
OS Location Plan

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 western side of Lodge Avenue and contains a double-storey semi-detached dwelling.

The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a conversion of garage to habitable use and part single, part double storey side and rear extensions.

RELEVANT HISTORY

D0392.23	Certificate of Lawfulness for a hip to gable loft conversion with rear dormer, Juliet balcony and roof lights to the front roof slope. PP not required 24-10-2023
P1268.23	To construct a single storey rear extension with flat roof including 2 nos. roof lanterns and conversion of existing garage into habitable space.

	Awaiting Decision	
P0357.95	Single storey front extension	
	Apprv with cons	05-05-1995

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One objection was received which is summarised as:

- Loss of sunlight and overshadowing to the rear of the neighbour's dwelling
- The double storey rear extension would be out of character for the immediate area due to it being bulky and visually intrusive.

Highways were not consulted but were on another application P1268.23 at the same site which also included the same garage conversion. Highways did raise an objection initially, however, this is withdrawn given the accompanying photos demonstrate that the required 2 off-street parking provisions will be maintained.

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
- Section 6 Side Extensions
- Section 9 Annexes, Outbuildings and Garages

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.

A Certificate of Lawfulness was awarded under D0392.23 for a 'hip to gable loft conversion with rear dormer, Juliet balcony and roof lights to the front roof slope'. If works commence related to this application it is likely Permitted Development rights under D0392.23 would become void. Additionally, if the applicant proceeds with works allowed under D0392.23 they would need to seek planning permission again for any side/rear extensions as any approved plans related to this application would become inaccurate.

The applicant was also granted separate planning for a single storey rear extension with a flat roof featuring two roof lanterns and conversion of existing garage into habitable space under P1268.23. The applicant is reminded if this is built, the applicant could not then construct the other elements of this scheme without first seeking planning permission.

DESIGN/IMPACT ON STREET/GARDEN SCENE

SIDE EXTENSION

The proposed side extension would see the existing garage at the ground floor extended to the rear with an additional storey built atop. Overall, the double side extension is compliant with the requirements of the REA SPD. The first floor is appropriately setback a minimum of 1m from the front building line while the ridge of the roof is set down from the ridge line of the roof of the original dwelling to appear suitably subservient. More broadly, the proposed extension would relate acceptably to the existing dwelling in terms of its design, bulk and scale.

The attached neighbour does not benefit from a similarly designed side extension. As such, the proposed scheme would disrupt the existing symmetry to the pair of semi-detached dwellings. However, it is noted this is not uncommon in the immediate area with several dwellings within existing semi-detached pairs having undergone similar side extensions slightly unbalancing the pairs. As such, it is not considered this would cause significant harm to the character of the semi-detached pair.

REAR EXTENSION

The proposed rear extension at the ground floor level is compliant with the requirements of the REA SPD. It only projects 3.2m from the rear wall of the dwelling. Cumulatively this is a 4m deep projection from where the original wall was built to while it has an acceptable 3m high flat roof. More broadly, the single storey element would relate acceptable to the host dwelling in terms of its design, scale and mass.

The first floor element also reflects current policy guidance of the REA SPD. It is not located within 2m of the common boundary with any neighbour whose dwelling is attached and projects by the

allowable 3m from the rear of the dwelling. The proposed roof is pitched, set at right angles to the main roof and finished with a hipped end. The double storey element would have a width of 3.1m while the original dwelling had a width of 6.8m. This represents a 45% coverage in comparison to the original dwelling which demonstrates that the double storey rear extension element demonstrates sufficient subservience to the host dwelling.

A concern was raised by a neighbour that the double storey rear extension would be out of character in the immediate area. While Officers acknowledge this is not a common feature in this part of the road, it does not mean that in principle double storey rear projections are completely inappropriate. In this instance, the first floor element in particular has been carefully designed to adhere to the guidance of the REA SPD and results in a rear projection that is well sited to the rear elevation. Officers do not agree it would appear overly bulky nor unacceptably dominant as suggested by the neighbour instead it is judged to be well proportioned in comparison to the original dwelling. As such, despite there being a lack of double storey rear extensions in the immediate area it would be difficult to argue it would be so harmful to the character of the host dwelling and the rear garden environment along Lodge Avenue so as to warrant a refusal.

GARAGE CONVERSION

The garage conversion would be visible from the highway, and therefore the development must be suitably designed in order to mitigate any potential impact upon the street scene. The scheme does not propose any changes to the front elevation with the existing garage door to be retained to allow access to the new internal storage 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.

By virtue of positioning to the western elevation, the attached neighbour at No. 111 would not be impacted by the proposed side extension. The rear extension is compliant with the requirements of the REA SPD, at the ground floor while it extends along the common boundary it does not exceed the maximum height/depth requirements and therefore affords an acceptable level of amenity.

There is a roof lantern that would extend to a max height of 3.5m, however this is set in 0.9m from the boundary and would suitably hip away. Similarly, the first floor element only projects 3m and is set in 3.5m from the common boundary further mitigating harm to amenity by way of overshadowing/loss of light. The first floor section of the extension is well proportioned to the rear elevation and would not be overbearing or visually intrusive from the perspective of both neighbours.

The unattached neighbour at No. 115 Lodge Avenue benefits from a small rear extension and a rear conservatory. A concern was raised by a neighbour that the first floor element of the rear extension in particular would impede their amenity. The proposed rear extension would only marginally project beyond the rear of the neighbour's dwelling at the ground floor so as not to cause undue harm to

amenity. As discussed previously the first floor rear projection is compliant with the REA SPD and is set in 2.6m from the common boundary while the extension also is of a suitable depth/width. It is acknowledged there would be some degree of harm to the neighbour but given compliance with planning policy it is unlikely to be so significant detrimental to warrant a refusal.

There are no flank windows to either side elevation that would risk any further overlooking.

A condition will be applied to prevent the rear extension being used 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 would see the conversion of the garage removing one off-street car parking space. However, the property still retains two additional off-street parks and therefore would retain ample parking to prevent any additional parking stress to the public highway and surrounds.

TREES

The proposed works would require the removal of two trees on the property, these are denoted as T3 and T4 on the Block Plan. Neither of these trees are covered by a TPO and can be removed by the applicant without planning permission.

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

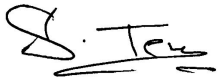
1 Approval - No negotiation required

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.

2 Non Standard Informative 1

The applicant is reminded that if works commence related to this application it is likely Permitted Development rights under D0392.23 would become void. Additionally, if the applicant proceeds with works allowed under D0392.23 they would need to seek planning permission again for any side/rear extensions as any approved plans related to this application would become inaccurate. Lastly, it is acknowledged the applicant was granted separate planning for a stand alone single storey rear extension under P1268.23, if this is built, the applicant could not then construct the other elements of this scheme without first seeking planning permission.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

20th November 2023