

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1567.23

WARD: Mawneys **Date Received:** 20th October 2023

ADDRESS: 25 Birch Road
Romford

PROPOSAL: First floor rear extension and installation of skylight over dining room

DRAWING NO(S): RM7-L01 (Rev A)
RM7-P01 (Rev B)

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 southern side of Birch Road and contains a double-storey semi-detached dwelling. The property has a small private rear garden and an area of hardstanding to front for off-street parking.

The property is not listed, nor is it within a conservation area. The surrounding area is largely residential consisting mainly of semi-detached dwellings.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a first floor rear extension and installation of skylight over dining room.

RELEVANT HISTORY

N/A

P2248.07	One dwelling	
	Refuse	09-01-2008
P2248.07	One dwelling	
	Refuse	09-01-2008
P1044.06	1 No. new dwelling	
	Refuse	25-07-2006
P1044.06	1 No. new dwelling	
	Refuse	25-07-2006

CONSULTATIONS/REPRESENTATIONS

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

The subject site lies within 250m of a current or historic Landfill Site and there may be potential for risk due to the adverse effects of potential landfill gases. The proposed works would only apply to a first floor rear extension above an existing ground floor rear extension. As such, there is no further risk posed by the development as there is no ground break proposed.

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

Officers sought revisions to the plans to reduce the depth of the first floor rear extension from 4m to 3m to ensure it is compliant with the policy guidance of the REA SPD. The width of the rear

outrigger is approximately 3m in comparison to the width of the original rear wall of the dwelling which measured 5.2m. It is considered the rear outrigger appears subordinate in comparison to the host dwelling and does not appear too bulky or dominate within the context of the rear elevation. Additionally, the rear extension would feature a hipped roof setdown from the main ridge line at a 90-degree angle which is consistent with the policy guidance of the REA SPD.

There are no concerns with the sky light from a design perspective.

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. There are similar examples at 19/21 Birch Road.

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 attached neighbour at No. 23 Birch Road does not benefit from an existing first floor rear extension. The REA SPD states 'Two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres'. The proposed rear extension adheres to this policy guidance ensuring there is a 2.2m inset from the common boundary to suitably prevent harm to the amenity of the neighbour particularly to the first floor windows. The plans also clearly denote that the extension would not impede a 45-degree angle from the bedroom window of the adjacent neighbour. As mentioned previously, the design of the rear outrigger is well proportioned to the rear elevation and would not appear overbearing or visually intrusive from the perspective of neighbours rear gardens.

The unattached neighbour at No. 27 is of a different design and features a large sloping roof with an existing rear facing dormer. The proposed first floor extension would not project beyond the rear facing windows of the dormer and, therefore, would not unreasonably impact upon the amenity to these windows and unnecessarily overshadow/reduce the availability of light. The neighbour does have one flank window along the eastern elevation. There is no planning history on file for No. 27 so Officers contacted the neighbour who confirmed that it is for a non-habitable room (stairwell landing).

The angle of the pitch of the hipped roof matches that of the existing dwelling and would afford the same level of amenity as the existing roof form. The additional projection to the rear would block some light from the south-east. Given its built to a first floor level of similar height at an inset of 2.2m the extension only very marginally impedes a 45-degree angle, however, given it is not a habitable room this would it is difficult to argue the extension would be significantly harmful to the amenity of this neighbour so as to warrant a refusal.

There would be an additional rear facing window. However, this would serve a bathroom so a condition will be added to ensure this is suitably glazed and non-openable below 1.7m to prevent harmful overlooking into neighbour's rear gardens.

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

The window inserted on the rear elevation of the rear extension 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

5 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:-

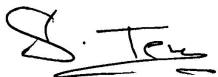
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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 reducing the depth of the first floor rear extension to 3m. The amendments were subsequently submitted on 27/11/2023.

Authorising Officer:



Suzanne Terry

6th December 2023