

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1242.23

WARD: St Andrew's **Date Received:** 10th August 2023

ADDRESS: 33 Suttons Avenue
Hornchurch

PROPOSAL: Part single, part two storey side/rear extension

DRAWING NO(S): 200 - REV A
201 - REV A
202 - REV A
203 - REV A
100 - REV A

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

RELEVANT HISTORY

W0207.23 Double height rear extension with a partial side extension infilling existing structures on the property
6m rear ground floor
proposed upper floor extension will protrude 3.6m which is from a 45degree angle from the adjoining properties rear window
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

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 sent in with the application in the Design and Access statement. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

Permission is sought for a part single rear extension with a depth of 5m and a part two-storey side/rear extension with a hipped roof.

Amended plans were sent in to amend the design of the two-storey rear and reduce the depth of the single storey rear extension.

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 Development Plan, including Policies 7 and 26 of the Local Plan.

At 5m, the depth of the single storey rear extension is now in accordance with the SPD, as although the general rule is that houses can be extended from the rear wall of the original dwelling by up to 4m for a semi-detached. Any greater depth required should be within an angle of 45 degrees, taken from the 4m dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties.

The extension would not materially impact the attached neighbours (No.35 Suttons Av) amenity as there is already an existing outbuilding that extends around 6.2m from the existing dwelling in which the proposed extension would partly replace. It would now also be angled away from this neighbour at the 4m point. The unattached neighbour has an existing extension on the shared boundary of a similar depth.

The two-storey rear/side part of the extension would be set in around 2.45m from the attached neighbour (No.35), and it would be hipped away from the unattached neighbour (No.31). This part of the extension would be visible from the street, but it would be set back over 7m from the front elevation as to not harm to the surrounding street scene.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy 26 of the Havering Local Plan 2021.

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 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, and in order that the development accords with the 26 and 7 of the Havering Local Plan 2021

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 phone/email.

The revisions involved amending the design of the two-storey rear extension and reducing the depth of the single storey rear extension.

The amendments were subsequently submitted on 20/12/23.

Authorising Officer:



Neil Goate

21st December 2023