

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1523.23

WARD: St Albans **Date Received:** 11th October 2023

ADDRESS: 20 Dymoke Road
Hornchurch

PROPOSAL: Single storey side extension, conversion of garage into habitable use and installation of 2 x side windows, following the demolition of existing rear conservatory.

DRAWING NO(S): DRAWING_NO 2
Proposed Block Plan - 20 Dymoke Road

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in face brick and painted rener. Parking on the drive to the front of the property with attached garage to the side. The surrounding area is characterised by similar dwellings.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey side extension, conversion of garage into habitable use and installation of 2 x side windows, following the demolition of existing rear conservatory.

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbouring properties. One representation was received there comments summarised below:

- Flank windows - concerns about overlooking
- Party wall concerns

Officers comments: Party wall concerns are not considered a material planning matter however a party wall informative will be added onto the report.

RELEVANT POLICIES

* NPPF - National Planning Policy Framework

* LONDON PLAN (adopted 2021):

Policy D1 - London's form, character and capacity for growth

Policy D4 - Delivering good design

Policy T6 - Car parking

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 24 - Car Parking

Policy 26 - Urban design

* Residential Extensions & Alterations SPD 2011

For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposed single storey rear/side extension would be built with a depth of around 4m, designed with a flat roof with a max height of 3m which is policy compliant for a semi-detached dwelling.

The proposal also seeks to convert the existing garage door into a window to service a habitable room. The changes are considered to integrate acceptably with the original building and would not detract from the appearance of the existing building.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

At depth of 4m past the original rear elevation, the extension does not exceed councils guidance.

The extension as shown on the submitted ground floor plan is deemed to be acceptable in terms of its relationship with the attached neighbour at (No.20 Dymoke Road) as although it is built up to the boundary, the depth of the proposal is policy compliant.

The proposed rear/side extension will not cause an excessive loss of daylight on the rear elevation of the unattached neighbour (No.18 Dymoke Road), due to the proposal being set in 1m from the shared boundary.

There are two flank windows proposed on this boundary, however a obscure glazed window condition will be added on the report in the interest of privacy and to protect the amenity of these adjacent neighbours (No.18 Dymoke Road).

The garage conversion would have windows to match the existing windows of the original dwelling. As such, it is not envisaged that there would be any loss of privacy or added impact on amenity from the neighbours on the opposite side of the road as a result.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal, as there is ample parking on the drive of property.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and an 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 buildings to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the policies in 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 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 SC34C (obscure/non-opening & 1.7m above ground level).

The two flank windows inserted on the proposed ground floor (DRAWING_NO 2) 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

INFORMATIVES

1 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

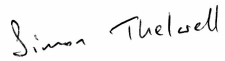
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

2 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

22nd December 2023