

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P1588.23

**WARD:** Emerson Park **Date Received:** 24th October 2023

**ADDRESS:** 5 Nelmes Close  
Hornchurch

**PROPOSAL:** Domestic single storey front and rear extensions and alterations to provide disability adaptations to residential house.

**DRAWING NO(S):** PL-P-001 B  
PL-P-002

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

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### SITE DESCRIPTION

The application site houses a detached residential house with an existing rear and side extensions. The property is not listed, nor is it within a conservation area. The site is located in the Emerson Park Policy Area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly detached properties. There are various extensions in close proximity.

### DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a domestic single storey front and rear extension and internal alterations to provide disability adaptations to the residential house.

### RELEVANT HISTORY

|          |                                                                                  |            |
|----------|----------------------------------------------------------------------------------|------------|
| P1509.04 | Single and double storey side and rear extensions. Single storey front extension |            |
|          | Apprv with cons                                                                  | 08-10-2004 |

### CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. Responses have been received from the occupiers of a neighbouring house with the following comments:

- Proposal is vague / later on reply that they can see the plans
- Impact on side access- do not want any scaffolding, planks, pipework, diggers over the boundary

- Any dust, dirt or building materials / damage should be cleared up
- Inconvenience of moving construction materials in and out of site

These comments are not material planning considerations and are issues to be dealt with between the neighbours.

## **RELEVANT POLICIES**

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 7 Front and porch extensions

Emerson Park Policy Area Supplementary Planning Document

## **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 were used to assess the site constraints.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

It is noted that the subject property is located in the Emerson Park Policy Area and great care is to be taken with regard to maintaining the original character of the area and ensuring that the massing and architectural style is in keeping with surrounding properties.

The height of the proposed rear extension would be 3m with a flat roof, meeting guidance in the 'Residential Extensions and Alterations' SPD. The depth of the rear extension would be 5.4m from the rear wall of the original dwelling, exceeding the recommended 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD for detached housing. However, the extension would be located so that it sits comfortably on the site so it is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. It is considered that 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 would be adequate garden space left over for the residents to enjoy.

Section 7 of the 'Residential Extensions and Alterations' SPD states that 1m is usually the maximum depth of front extensions. The front extension would have a width of 1.3m and a depth of 1.7m, however it would be an 'infill' extension and would not project further forward than the existing main building line. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street 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 outlook.

It is considered that the proposed rear extension would not impact on the amenity of the adjacent residents due to loss of outlook, light and overshadowing as the siting of the extension on the plot at the end of a cul-de-sac would be angled away from the rear building lines of both neighbours and positioned a fair distance from the site boundaries. There would be a window and doors in the side elevations of the rear extension but these are located sufficient distance from the site boundaries with high fencing and any overlooking would be mitigated. A condition is recommended to ensure that the roof of the proposed rear extension is not used as a balcony to protect the amenity of the neighbouring dwellings. A condition will also be imposed so that additional flank windows cannot be added to the extension without consent.

There are no concerns of loss of light or overlooking to the neighbouring houses in terms of the front extension.

The proposal would create an area for the applicant's disabled child with a bedroom, a wet room and a therapy / sensory area as well as private space for a live-in carer, which is considered to be incidental use to the main house. A condition should ensure that the extension would only be used for purposes incidental to the enjoyment of the main house and not be used as a separate unit of accommodation.

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 PTAL rating for the site is 0 and Policy 24 of the Local Plan requires a minimum of 1.5 (rounded up to 2) parking spaces. This can be provided on the site and a parking plan has been submitted.

## **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.

**6 SC33 (Incidental Use)**

The extension hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for separate living accommodation.

Reason:-

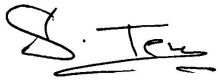
To restrict the use to one compatible with a residential area.

**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.

**Authorising Officer:**



Suzanne Terry

5th January 2024