

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0024.24

WARD: Marshalls & Rise Pk **Date Received:** 5th January 2024

ADDRESS: 37 Pettits Lane
Romford

PROPOSAL: New smooth render finish over all existing pebbledash elevations.
Demolition of existing side garage store and the existing rear wc/storage and part kitchen. The construction of a new wrap around front, side and rear single storey extension.

DRAWING NO(S): 001
004
005
006

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 Pettits Lane 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 the construction of a new wrap around front, side and rear single storey extension and change to a smooth render finish to all elevations following demolition of existing garage and existing rear wc/storage and part kitchen.

RELEVANT HISTORY

P1633.23	The construction of a new wrap around front, side and rear single storey extension following demolition of existing garage and existing rear wc/storage and part kitchen.
	Apprv with cons 28-12-2023

CONSULTATIONS/REPRESENTATIONS

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

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 7 Porches and Front 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.

A previous application P1633.23 was approved for the same site for the construction of a new wrap around front, side and rear single storey extension following demolition of existing garage and existing rear wc/storage and part kitchen. The applicant had intended for the proposed change to render to be included as part of that application, however the description never included this additional change and it did not form part of the assessment. As such, a revised application has been submitted which is identical to P1633.23 other than it included the changes to external finishes. As such, this report will only assess the change of materials as the plans remain the same

to those approved under P1633.23.

The site is listed as being within a Landfill Buffer Zone which was not the case for P1633.23. However, having reviewed the Council's online mapping tool this is shown to be incorrect. As such, the standard gas mitigation condition was not deemed to be necessary for this application.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The change from pebble-dashed to render would cause the existing semi-detached pair to lose symmetry in their external materials. However, Officers note this is the case with several neighbouring pairs of dwellings. No's 30 and 36 and both have a rendered finish while the other dwelling of the semi-detached pair retains the original pebble-dashed finish. As such, it is not considered this proposal would cause significant harm to the street scene given the current trend of neighbours gradually transitioning to more modern external finishes. It is more common along Pettits Lane for dwellings to be rendered rather than be finished in pebble dash. As such, the proposed change would relate well with the established pattern of development in the local 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

The change of external materials would not cause any impact to neighbouring amenity.

HIGHWAY/PARKING

The proposal would see the removal of an existing garage. The Council's Highways Department raised no concerns given there is an adequate existing provision of parking to the front of the dwelling.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Materials Section 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.

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 SC45 (Standard Porch Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no porches shall be erected to the front or side of the extension hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

6 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.

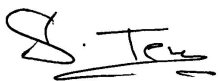
2 Party Wall

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>

Authorising Officer:



Suzanne Terry

1st February 2024