

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1760.23

WARD: Emerson Park **Date Received:** 29th November 2023

ADDRESS: 24 Sylvan Avenue
Hornchurch

PROPOSAL: Part single storey / part 2 storey rear extension, single storey side extension, 2 storey front extension, addition of basement, addition of balcony and conversion of roof space to habitable use including dormers and raised and redesigned roof

DRAWING NO(S): 21-042/02 C
21-042/08 B
21-042/09 B
21-042/10
21-042/11 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 houses a detached residential house with an existing rear extension and an outdoor swimming pool. The property is not listed, nor is it within a conservation area. The site is located in the Emerson Park Policy Area and has a TPO on the site. 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 part single storey / part 2 storey rear extension, single storey side extension, 2 storey front extension, addition of basement, addition of balcony and conversion of roof space to habitable use including dormers and raised and redesigned roof.

RELEVANT HISTORY

T0052.23 TPO reference T9 of #14/76 - oak in the rear garden of 24 Sylvan Avenue - fell to ground level and grind stump - reason - hazardous condition due to Honey Fungus and in terminal decline. Replace with a species, location and size to be agreed with the Local Planning Authority

	Tree Work App + Cond	03-08-2023
P2067.22	Two storey rear extension, addition of basement, and conversion of roof space to habitable use	
	Finally disposed	27-10-2023
P1206.11	Extension of Time Limit on P1181.08-Front and side boundary wall and entrance gates.	
	Apprv with cons	03-10-2011
P1181.08	Front and side boundary wall and entrance gates	
	Apprv with cons	13-08-2008
P0279.08	Two storey front extension	
	Apprv with cons	08-04-2008
P0064.01	First floor balcony to rear	
	Refuse	16-03-2001
P0251.97	Single storey front extension	
	Apprv with cons	18-04-1997

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One objection has been received with the following comments:

- The basement would impact on the drainage in the locality.
- Balcony, dormers and raised roof will cause overlooking and loss of privacy.
- Raised roof will be imposing and out of place.

Issues with regards to drainage are not material planning considerations but careful consideration has been made in this report with regards to the impact on the street scene and amenity.

Council's Arboriculture Advisor - recommend support subject to provision of replacement planting for T19 Oak (TPO tree to be removed). An Arboricultural Impact Assessment, a TPO Report and an Arboricultural Method Statement has been submitted with this application. Provided the working methods and protection methods as set out are strictly adhered to, the development can proceed as submitted from an Arboricultural perspective.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design
- Policy 27

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

MAYORAL CIL IMPLICATIONS

This application is CIL liable because the new floor space created exceeds 100 square metres.

The proposal would add 1276 square metres.

This would translate to a Mayoral CIL (MCIL2) contribution of £33,176 / (£25 per sqm).

As of September 1st 2019, Havering adopted its on community infrastructure levy (HCIL) which has a chargeable rate of £125 per sqm in this location. This translates to a contribution of £159,500.

Each contribution would be subject to indexation.

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 Sector 6 of the Emerson Park Policy Area and great care is to be taken with regard to maintaining the original character of the area. This sector is particularly typified by medium and large dwellings set within spacious, well landscaped grounds. In this case, the locality is comprised of similarly medium sized detached dwellings set well back from the road. The area appears pleasantly open and spacious in nature. Guidelines indicate that a minimum requirement of 1m from an adjoining boundary is required to maintain an adequate distance between properties and to avoid an uncharacteristic cramped appearance within the street scene and ensure its massing and architectural style is in keeping with surrounding properties.

The single storey side extension would retain 1m spacing to the side boundary meeting the 1m guidance in the Emerson Park Policy Area Supplementary Planning Document. It would be acceptably designed and integrate well with the main house with little impact on the appearance of the street scene.

The front extension would not look out of place in the street scene as the street scene is characterised by large dwellings with a mix of designs, scales and heights and varied building lines. It would be acceptably designed and integrate well with the main house with little impact on the appearance of the street scene.

The basement would have no impact on the street scene or the appearance of the dwelling.

The single storey rear extension would have a depth well beyond 4m from the rear wall of the

original dwelling (nearly 17m on the boundary with no.22 and 12.5m on the boundary with no.26), exceeding the recommended 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD for detached housing. It is acknowledged that there are other similar large single storey rear extensions nearby, such as at no.22 and no.20 so it would not appear too large in the site context and the rear extension would not unacceptably impact on the character of the immediate vicinity. There would be adequate garden space left over for the residents to enjoy.

The first floor rear extension would have a depth of much more than 4m or 5m (4.3m on the boundary with no.22 and 8m on the boundary with no.26) which fails to meet the depth guidance in the Residential Extensions and Alterations Supplementary Planning Document. It is acknowledged that the rear building lines vary nearby and the proposal would have a similar footprint to no.20 so it would not appear too large in the site context and the rear extension would not unacceptably impact on the character of the immediate vicinity. There would be adequate garden space left over for the residents to enjoy.

The roof would be raised from around 8.4m to 9.5m and the roof design changed to allow for a large crown roof. There would be 4 front dormers, 4 rear dormers and 4 side roof lights to allow for a loft conversion. The principle of a roof height increase, a crown roof and front and rear dormers is acceptable, particularly as there are similar loft conversions nearby at no.20 and no.18. For example, the roof height of no.20 is 9.4m (planning reference: P0507.12).

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.

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.

The single storey rear extension would have an excessive depth well beyond 4m from the rear wall of the original dwelling (nearly 17m on the boundary with no.22 and 12.5m on the boundary with no.26), exceeding the recommended 4m in the guidance outlined within the 'Residential Extensions and Alterations' SPD for detached housing. The first floor rear extension would have a depth of much more than 4m or 5m (4.3m on the boundary with no.22 and 8m on the boundary with no.26) which fails to meet the depth guidance in the Residential Extensions and Alterations Supplementary Planning Document.

However the impact of the rear extensions on the amenity of the neighbouring dwellings would be mitigated as they would be over 1m from both side boundaries, more than 10m to the dwelling at no.26 and next to a side garage at no.22 so not near habitable rooms. There are many similar sized extensions nearby and the plots on which these dwellings are housed are large and allow such sized extensions without impacting the amenity of nearby neighbours. It would be difficult to refuse this application on the basis of the impact on amenity and the proposed rear extensions would not impact on the amenity of both of the adjacent residents in terms of loss of outlook, light and overshadowing.

The roof would be raised from around 8.4m to 9.5m and the roof design changed to allow for a large crown roof. There would be 4 front dormers, 4 rear dormers and 4 side roof lights to allow for a loft

conversion. The principle of a roof height increase, a crown roof and front and rear dormers is acceptable in amenity terms due to the spacing to neighbouring habitable room windows. Overlooking from the proposed windows would be similar to the existing situation and the spacing of over 1m from both side boundaries, more than 10m to the dwelling at no.26 and next to a side garage at no.22 (so not near habitable rooms) would mitigate any impact on amenity.

Flank windows on the dwelling should be conditioned so that they are obscure glazed to prevent overlooking and loss of privacy.

The basement would be a fair distance from the neighbouring dwellings and have minimal amenity impact.

The plans show a larger balcony area on the flat roof of the single storey rear extension which would usually not be allowed but there is already a balcony to the rear of the house and any potential overlooking would be mitigated by 1.8m high screening and spacing of 2.8m and 10m from the boundaries. It would be difficult to refuse this application on the basis of the relocated balcony.

Overall, the development is considered to not be unneighbourly.

HIGHWAY/PARKING

No highway issues.

TREES

The Council's Arboriculture Advisor recommend support subject to the provision of replacement planting for T19 Oak (TPO tree to be removed). An Arboricultural Impact Assessment, a TPO Report and an Arboricultural Method Statement has been submitted with this application. Provided the working methods and protection methods as set out are strictly adhered to, the development can proceed as submitted from an Arboricultural perspective.

KEY ISSUES/CONCLUSIONS

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

The side windows in the first and second floor flank wall 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

6 SC48 (Balcony condition)

The balcony on the roof area of the extension hereby permitted shall be in complete accordance with the approved plans and the 1.8m high screening in place before the extensions are occupied. The 1.8m high screening must be solid and opaque.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwellings.

7 Non Standard Condition 31

During construction of the development hereby permitted, the trees located (24 Sylvan Avenue, Hornchurch) shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

8 Non Standard Condition 31

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

9 Non Standard Condition 31

Notwithstanding the indicative details shown on the plans hereby approved, before first residential occupation of the development, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and include the following:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass, and;
- c) Schedules of plants and trees, setting out the species, sizes, numbers, densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after the development.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: From nursery to independence in the landscape' in the first planting and / or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements of BS3936 (1992) 'Specification of nursery stock part 1 trees and shrubs' and in BS 4428 (1989) 'Recommendations for general landscape operations'. None of the new trees, plants or shrubs planted shall be lopped or felled within a period of 5 years from the completion of the development. The approved landscaping scheme shall be maintained thereafter.

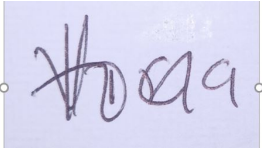
Reason: In order to ensure sufficient vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

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 vi email on 7.2.24. The revisions involved the set-in of the balcony area from the boundary with screening and the reduction in the height of the single storey rear extensions. The amendments were subsequently submitted on 12.2.24.

Authorising Officer:

A handwritten signature in dark ink, appearing to read 'Victoria Collins', is written over a light blue rectangular background. The signature is stylized and cursive.

Victoria Collins

13th February 2024