

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1865.23

WARD: Squirrels Heath **Date Received:** 18th December 2023

ADDRESS: 45 Cavenham Gardens
Hornchurch

PROPOSAL: Part single, part two storey side/rear extension, garage conversion to habitable space and raising of roof height.

DRAWING NO(S): RUD-1-001
RUD-1-002
RUD-1-001 REV. C1
RUD-1-002 REV. C1

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

SITE DESCRIPTION

The subject property is a two storey residential end of terrace property located on the northern side of Cavenham Gardens. The property has previously extended to the side and has a side garage. Car parking for the site is provided on the front hardstanding and within the garage. The area is characterised by residential terrace blocks.

DESCRIPTION OF PROPOSAL

The application is described as a part single, part two storey side/rear extension, garage conversion to habitable space and raising of roof height.

RELEVANT HISTORY

2373/76 - Kitchen extension - Approved 18/3/77

P1198.23	Part single, part two storey side/rear extension involving conversion of garage to habitable use and raising of roof height
	Refuse 10-10-2023
P1283.22	Single Storey side/rear extension, extension to front porch, and first floor side extension, involving demolition of existing garage
	Refuse 03-10-2022
P1126.20	Extension of the existing side double garage to facilitate cars and disability

	needs	
	Refuse	07-10-2020
P0579.20	First floor side bathroom extension.	
	Apprv with cons	30-06-2020
P0463.20	Front/Side extension to garage and 2 No. dormer to front and 1 No. dormer to rear.	
	Refuse	17-06-2020
P1179.03	First floor side extension	
	Apprv with cons	11-08-2003

CONSULTATIONS/REPRESENTATIONS

One representation was received in response to this application with comments summarised below.

- The proposed extension of this house is completely out of character to a road of 3 bed semi & terraced housing. This is a house of character & charm & it should remain that way.
- Although not taken into account by planning, parking is an issue in a road often full of cars & vans without restrictions.

Officers response:

Only matters that are material planning considerations will be considered in the report below such as design, impact on amenity impact and parking/highways matters.

RELEVANT POLICIES

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

London Plan (2021)

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

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design

Policy T6 - Car parking

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 24 Parking provision and design

Policy 26 Urban design

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously refused planning applications P1283.22 and P1198.23. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The last application P1198.23 was refused planning permission for the following reason.

1. The proposed development by reason of its excessive width, scale, bulk and mass and roof design would appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Havering Local Plan Policies 7 and 26 and the design guidance within the Council's Residential Extensions and Alterations SPD.

This application differs from the previously refused schemes in the following key areas:

1. The width of the front elevation of the single storey side extension has been reduced from 6.2m to 4.65m.
2. A stepped design has been utilised to break up the visual bulk.

Pre-application was provided and advised to reduce the size of the previous application. A revised plan was received during planning process for the first floor wet room to have a fanlight window design instead of the whole casement being open-able. This change was requested to protect the privacy of the adjacent neighbours.

The effect of the changes undertaken since the refusal of P1198.23 will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

General Design Principles in the SPD guidance states that "While extensions and alterations can bring many benefits to the householder in terms of extra space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. It is important that extensions and alterations do not dominate or detract from the character of the original house and the surrounding houses, or unacceptably reduce the amenity of neighbouring properties". Furthermore, under the SPD, it states that "Side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows.

The application dwelling is within a group of six terraced properties with the existing part depth first floor side extension having a ridge-line lower than the application dwelling with a flat roof first floor section to the rear with a chamfered design.

The SPD outlines for an even row of terraces, side extensions should normally continue the existing building line of the front elevation, so that the architectural rhythm of the street is maintained. No objection is raised to squaring off the current first floor side extension and continuing the roof at same ridge height.

The width of the front elevation of the proposed ground floor side extension has been decreased from 6.2m to 4.65m from the previous refusal and a staggered design has been introduced to break up the visual bulk with a further ground floor side/rear extension being setback 3.412m from the proposed front elevation of the living room.

The application dwelling has already benefited from a two storey side extension with the first floor being approved in 2003 under planning reference P1179.03. Planning applications have been refused under planning references P0463.20, P1126.20, P1283.22 and P1198.23 to increase the width of existing dwelling where the existing garage and store area are located.

Consideration has been given as to whether the proposed extensions would appear disproportionately large in relation to neighbouring properties. It is noted that the size of the neighbouring dwellings appear to be relatively modest in comparison with the proposed dwelling.

The application dwelling has an attached garage with other structures/extensions to the side and this is consideration. It is considered that the changes undertaken during since the first refusal to the current scheme is an improvement.

The stepped design break up the visual bulk including the roof design when viewed from the street scene and the Council need to be mindful of the structures currently on site even though they are lowering in height.

The width of the side extension measures 4.65m before being set back 3.412m and then wrapping around to the rear at ground floor. The stepped design would break up the visual scale and bulk of the development and provide a subservient to the main dwelling and reduce the cramped appearance in part, particularly when viewed in conjunction with the double storey side extension that has already been added to the original dwelling.

The proposal would also square off the rear of the existing two storey side extension and add a proposed single storey rear extension. Both would be visible from rear garden environment with oblique views from the street scene, however, the proposal would be well removed from the street not to have an impact on this area. It is considered that the proposal would not unacceptably impact on the rear garden environment. No objections are raised from a visual point of view.

It is considered that the revised scheme would bring the proposal within the realms of acceptability and would break up the visual bulk of the proposal when viewed from the street scene and rear garden environment.

IMPACT ON AMENITY

Consideration has been given to the impact of the development on neighbouring dwellings particularly in respect of light loss, outlook and potential loss of privacy.

It is not considered that the proposed development would give rise to any amenity impacts to the attached dwelling at No. 43 Cavenham Gardens due to the siting of the proposed development and that their ground floor rear extension would partly mitigate the ground floor elements.

The proposal includes windows to the side at first floor level and to the proposed ground floor utility room. It is not considered that these would be unacceptably due to the separation distance between the proposal and these neighbouring properties of around 32 metres; this distance is well within accepted tolerances.

The design of the first floor flank window has been altered during the process to have a fanlight. A condition would be imposed on the first floor flank window and the ground floor flank window to the utility room to be obscured glazed and non-opening apart for a top hung fanlights, due to the application being located on a hill and on higher ground level than the properties on Slewins Lane. This has been imposed to protect the privacy of the adjacent neighbours. It is noted that there are garages facing the access, however, there are gaps, where there is a lower gate and fencing.

The proposed roof light on top of the ground floor side extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

In addition, two safeguarding conditions would be imposed to protect the privacy of the adjoining neighbours which are to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and would not unacceptably impact on the adjacent neighbours and as such, the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

Although one space will be lost with the demolition of the existing garage, it would retain a minimum of one hard standing parking space to the front.

The application site is within a PTAL area of 3. As per The London Plan 2021 Policy T6.1 that for a site within Outer London PTAL 2-3 that has 3 plus bedrooms, the site only needs to provide a maximum parking provision of up to 1 space per dwelling, which is what the application site would be able to provide.

No highway or parking issues would arise as a result of the proposal, as it would comply with parking standard within the London Plan.

KEY ISSUES/CONCLUSIONS

The proposal has been sufficiently revised from the earlier refused scheme to bring the proposal within the realms of acceptability. The application is now 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 SC34 (Obscure glazing)

The proposed glazing within the flank door of the utility room as shown on the submitted drawings RUD-1-001 REV C1 & RUD-1-002 REV C1 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

5 SC34B (Obscure with fanlight openings only)

The proposed ground floor flank window to the utility room and the first floor flank window serving the wet room as shown on drawings RUD-1-001 REV C1 & RUD-1-002 REV C1 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy.

6 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.

7 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 following revision

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 Mr Udennis (Agent) by e-mail. The revisions involved changing design of the first floor flank window to the wet room to incorporate a fanlight design. This was requested to protect the privacy of the adjacent neighbours. The amendments were subsequently submitted on 15/02/24.

Authorising Officer:

Suzanne Terry

15th February 2024

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