

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0002.24

WARD: Mawneys

Date Received: 2nd January 2024

ADDRESS: 40 Collier Row Lane
Romford

PROPOSAL: Single storey rear extension.

DRAWING NO(S): A0.100
A1.110
A1.401
A1.402
A1.403

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

RELEVANT HISTORY

D0413.23	Certificate of Lawfulness for single storey rear extension (following prior approval reference Y0121.23 dated 06-06-2023). PP is required 15-11-2023
D0269.23	Certificate of Lawfulness for single storey rear extension (following prior approval reference Y0121.23 dated 06-06-2023). PP is required 07-08-2023
Y0121.23	Single storey rear extension with an overall depth of 6m, a maximum height of 3.15m, and an eaves height of 3m. (PRIOR APPROVAL) Pr App Not Req'd 06-06-2023

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

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 applicant 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.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan and the Council's Residential Extensions and Alterations SPD.

The height of the rear extension slightly exceeds the recommend maximum 3m flat roof height as outlined in the REA SPD. Despite this, the additional height is unlikely to be materially harmful to the amenity of either neighbour. There are roof lights proposed which would exceed 3m in height, however, these are suitably positioned away from common boundaries with neighbours so as to mitigate harm to amenity.

A condition will be added to prevent the rear extension from being used as a balcony to protect the amenity of neighbours.

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:-

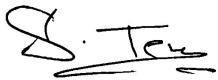
In the interests of the amenity of the occupiers of neighbouring dwelling.

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

19th February 2024