

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0193.24

WARD: Hylands & Harrow Lg **Date Received:** 9th February 2024

ADDRESS: 12 PETT CLOSE
HORNCHURCH

PROPOSAL: Two storey side/rear extension

DRAWING NO(S): 24-A-03
24-A-04
24-A-05

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 2-storey dwelling house located at the end of a cul-de-sac with a conservatory and a single storey side garage and off-road parking. The property is not Listed, nor is it within a Conservation Area. The surrounding area is residential in nature, containing mainly detached houses. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a 2-storey side and rear extension.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

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

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 (SPD)

- Section 5 Rear extensions
- Section 6 Side extensions

MAYORAL CIL IMPLICATIONS

Contributions would not be required under CIL regulations as the proposal would result in a net increase of less than 100m².

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

With regards to the 2-storey side extension, the extension would be 3.6m wide and set in 1.9m from the front elevation. The roof would not be lower than the main roof but Section 6.3 of the SPD states that 'side extensions to detached houses may be constructed to the full height of the existing building, provided they appear as an integral part of the original house rather than an unrelated addition'. The extension would not be well viewed from the street- scene as the house is located at the end of a cul-de-sac. The extension is not considered out of place as there are various 2-storey / first floor side extensions and 2-storey rear extensions nearby, including at no.2, 6, 10, 11, 13, 14, 15 and 18 Pett Close.

With regard to the rear extension, the depth would be 2.5m, meeting the 3m guidance in the SPD. The first floor element of the rear extension would be set in more than 2m from the shared boundary with the neighbouring house at no.14 (over 9m), meeting SPD guidance. There would be a spacing of around 1.2 to 1.3m to the other side boundary, falling short of the 2m SPD guidance but there are no houses near this boundary and it is considered the spacing is adequate in this instance. The proposed extension would not be well seen from three sides as there are playing fields to the rear and a rain water drain off pond to the flank.

The scale and design would integrate well with the main house and 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 privacy.

The side extension would have minimal impact on the amenity of the adjoining neighbours as it would be within the existing front and rear building lines and a good distance away from neighbouring houses. There would be flank windows but they would not face any houses nearby so no overlooking would occur.

The rear extension would have minimal impact on the amenity of the adjoining neighbours as it meets SPD guidance in terms of depth, scale and spacing. There would be no flank windows so no overlooking would occur.

The proposal is not deemed unneighbourly.

HIGHWAY/PARKING

No highway issues. There is off-road parking on the property frontage and in the garage.

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 and as per details on the application form 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 walls of the dormer 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:-

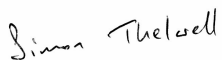
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:



Simon Thelwell

5th April 2024