

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0390.24

WARD: Cranham **Date Received:** 18th March 2024

ADDRESS: 30 Fleet Avenue
Upminster

PROPOSAL: Single-storey rear extension involving demolition of existing rear extension, exterior elevations pebbledash finish to be removed in order to apply external insulation and render finish.

DRAWING NO(S): A122E
A123E
A202A
A211F
A212E
A213D
A221B
A224C
A225D
A226B

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 located on the south-eastern side of Fleet Avenue and contains a double-storey semi-detached dwelling.

The property is not listed, nor is it within a conservation area. The surrounding area is largely residential consisting mainly of various semi-detached dwellings.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single-storey rear extension involving demolition of existing rear extension, exterior elevations pebbledash finish to be removed in order to apply external insulation and render finish.

RELEVANT HISTORY

P0337.24	Variation of condition No.3 (Approved Plans) of planning permission ref: P1697.23 dated 18/01/2024 to permit alterations to approved roof (Single-storey rear extension involving demolition of existing rear extension, exterior elevations pebbledash finish to be removed in order to apply external insulation and render finish) Awaiting Decision
P1697.23	Single-storey rear extension involving demolition of existing rear extension, exterior elevations pebbledash finish to be removed in order to apply external insulation and render finish. Apprv with cons 18-01-2024
P1636.23	Single-storey rear extension involving demolition of existing rear extension, exterior elevations pebbledash finish to be removed in order to apply external insulation and render finish of same or similar color. Withdrawn - Invalid 21-11-2023

CONSULTATIONS/REPRESENTATIONS

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

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

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.

Officers note a previous iteration of this application P1697.23 was approved. This revised application is largely the same as the previous approval with the description being unchanged. The only changes relevant to this application are:

- The design of the roof cover of the rear extension to a pitched roof rather than a hipped roof
- Increase to the width of the rear extension.

Only the above changes will be assessed in this report, all other aspects of the scheme remain the same and do not need to be re-assessed.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed changes would be obscured from view of the street scene.

The proposed width of the extension would only be increased by 0.24m. It would still appear suitable subservient comparatively to the main dwelling while there is no design concern with the revised roof design which would relate well within the context of the rear elevation.

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

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 attached neighbour at No. 32 does not benefit from a rear extension. However, the proposed rear extension would still only project by 3m with a revised eave height of 2.6m which extends down from a maximum height of 3.5m. It would retain a 0.15m inset from the boundary. As such, this is compliant with the policy guidance of the REA SPD with the level of harm within reasonable tolerances afforded to semi-detached dwellings. The proposal would not materially harm the amenity of this neighbour.

The unattached neighbour at No. 28 also does not benefit from a rear extension. However, the proposed rear extension would only project by 3m with a suitable eave height/maximum height. The minimum 3.1m separation distance between the neighbour and the extension would be retained. As such, this is compliant with the policy guidance of the REA SPD with the level of harm within reasonable tolerances afforded to unattached dwellings. The proposal would not materially harm the amenity of this neighbour.

There are no flank windows of concern.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

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 Section denoted materials 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.

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:



Raphael Adenegan

13th May 2024