

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0417.24

**WARD:** Upminster **Date Received:** 21st March 2024

**ADDRESS:** 29 Coniston Avenue  
Upminster

**PROPOSAL:** Altering flat roof to pitched and alterations

**DRAWING NO(S):** 1885/24  
Location Plan

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

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### RELEVANT HISTORY

|          |                                                               |
|----------|---------------------------------------------------------------|
| P0370.96 | First floor side & ground floor front, side & rear extensions |
|          | Apprv with cons 17-05-1996                                    |

### 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.

Both adjacent neighbours benefit from rear extensions meaning despite the change in roof pitch/height neither neighbour would be materially impacted by the proposed scheme. At its maximum depth of 3.5m the rear extension has an acceptable eaves height of 2.6m.

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.

## **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:-

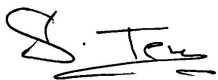
For the avoidance of doubt and to ensure that the development is carried out as approved.

## **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

14th May 2024