

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0441.24

WARD: Emerson Park **Date Received:** 27th March 2024

ADDRESS: 1 Roseacre Close
Hornchurch

PROPOSAL: Erection of first floor side extension and ground floor rear extension & front porch.

DRAWING NO(S): R-PL-10-300 A
R-PL-10-301 A
R-PL-10-302 A
R-PL-00-100 A
R-PL-10-103 A
R-PL-10-101 A
R-PL-10-102 A

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 is a detached two storey dwelling located on a residential street. A driveway provides off street parking as well as there being an attached garage. The surrounding area is residential with this immediate area consisting of predominantly detached and link detached two storey dwellings. The property is finished in brickwork. The application site is located within sector 5 of the Emerson Park Policy Area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the erection of first floor side extension, ground floor rear extension and front porch.

RELEVANT HISTORY

W0084.24	Proposed boundary treatment to house Awaiting Decision
P0188.24	Erection of boundary treatment to the front and side of the property to include include 2 sets of metal sliding gates

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site, opposite the site and behind the site. One objection was received and summarised below.

- Loss of light and in fact the 1st floor extension, create shading to our property
- Concerned with the potential for being overlooked and the ensuing lack of privacy
- A detrimental impact to the value of our property

The impact to the value comment received is not a material consideration and not taken into consideration in the determination of this application.

No other representations were received.

RELEVANT POLICIES

Havering Local Plan (2016)

- Policy 7 - Residential Design and Amenity
- Policy 26 - Urban Design

The London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This proposal is not CIL applicable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google StreetView, aerial view images and drawings were used to assess the site constraints.

There were planning restrictions on this property - L/HAV/1159/69, regarding the removal of permitted development right for this property and development.

Amendments were requested from the agent and received. This included the reduction of the size of

the extension in width by around 1.5 metres, and a setback of 1 metre from the front of the house to enable the ridge height to be set down slightly from the main ridge. Neighbours were not reconsulted on the revisions, as the amendments reduced the size of the extensions and lessened the impact.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Emerson Park Policy Area SPD sets out to make ensure the borough is an attractive place to live, as well as preserving and enhance sites, buildings, areas and landscapes of special architectural or historic importance. The application site is located in section 5 of the EPPA SPD which is predominately a mixture of by medium and large detached dwellings in spacious large well landscaped gardens. The guidance states that any development should reflect the particular character of the street scene in the immediate vicinity of the site. The proposed development is considered to reflect the character of the street maintaining it, and would be similar to a development of the dwelling directly opposite the application site, ensuring the no loss of character to the immediate vicinity of the site. As per SPD guidance, a ground rear extension should be a maximum of 4 metres from the rear wall of the original house. The proposed rear extension would be approximately 2.4 metres from the rear wall of the original building which is compliant with Havering guidance as well as the proposed flat roof which is acceptable. There are a number of sites nearby which have benefited from rear extensions and it is not considered the proposed extension would be out of place in the area. There is also limited concern regarding the street scene as the proposed rear extension would not be largely visible from the street.

The residential extensions SPD states that for side extensions to detached properties, the approach taken will depend on the architectural style of the house, its relationship to neighbouring dwellings and the character of the street. It is permitted that the proposed first floor side extension can be built up to the height of the existing building provided it appears as an integral part of the original house rather than an unrelated addition. The garage and space above is not considered to be a major characteristic gap, as this detached dwelling is a standalone site with no immediate neighbours, as well as a property opposite being of a similar design and benefited from a past double storey side extension. Therefore it is not considered that the loss of the gap above the garage to accommodate the side extension would be detrimental to the character of the area or the street scene.

The proposed side extension would be set over the existing garage and, following amendments to the original submission, be set back from the front building line by approximately 1 metre as well as being built up to the existing rear wall. The side extensions approximate width of 4.5 metres is considered acceptable, as it does maintain a gap of approximately 1.5 metres from the side of the existing building. This would ensure the side extension would not appear as a disproportionately wide addition to the property and be visually harmful. This also reduces its impact when viewed from the neighbouring rear garden.

As per SPD guidance, porches are permitted as long as they are in proportion to the size of the house, use finishing materials which match the finishing materials of the house as well ensuring the roof complements the style of the main roof of the house. The proposed porch would increase the project 1.5 metres from the building line and 3.7 metres in width. The proposed pitched roof would ensure the style of the main house is maintained. The proposed porch is not likely to disrupt the visual rhythm of the street due to the location of the application site. The dwelling has no immediate neighbours, and the erection of a porch would therefore not be considered to look out of place.

The proposed developments are considered to be acceptable and unobtrusive, being a similar of a similar scale and design to the opposite neighbour. The proposed gable end roof is considered acceptable, matching the current gable end roof form of the existing building. There are no other design concerns related to the proposed works as well as a similar external finishes to be used to match the existing building such as brick and matching tiles all considered acceptable. The proposal respects the visual integrity of the area and its established scale, in line with policy 26 of the Havering Local Plan regarding high quality design.

IMPACT ON AMENITY

As per SPD guidance, rear extensions should have a maximum height of 3 metres to ensure no undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties. The proposed height of the rear extensions is approximately 3 metres, within policy guidance and therefore acceptable ensuring a limited effect to neighbouring amenity. The depth of the rear extension is within policy guidelines.

There are no immediate neighbours to the east and west of the application site. The western boundary of the application site adjoins the rear gardens of No.21a Curtis Road. The proposed extension is now set in an additional 1.5m from this shared boundary compared to the original submission; the extension also has a 1m set back, which enables a reduction in the ridge height of the extensions. These amendments are considered to reduce the visual impacts of the side extension on this dwelling and to prevent a materially overbearing or intrusive impact. There are no proposed flank windows to this side of the dwelling on either the first floor side extension of the property or the rear extension therefore not considered to be any material impact on the privacy of neighbouring properties as a result of the proposed development. Impact from upper floor rear windows is not judged to be any materially greater than currently exists. As per the amendments made, it is also not considered that the side extension would be overbearing or visually intrusive from this neighbour,

To the west of the application site is a driveway and garage for neighbouring properties. There is not considered to be any detrimental effect to amenity as a result of the new proposed flank windows to this side of the property as well as boundary walls in place.

New front and rear windows are proposed to the new first floor side extension. There is not considered to be any further impact to amenity or overlooking issues than what currently already exists and therefore acceptable.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. Garage space is maintained as well as off street parking maintained.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed first floor storey side extension, single storey rear extension and

front porch would be acceptable in terms of its impact on the character and appearance of the area, the visual amenity in the street scene and an acceptable impact on residential amenity. It is therefore considered that the application would accord with policies and in line relevant SPD'S.

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 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.

5 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:-

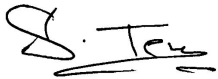
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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.

Authorising Officer:



Suzanne Terry

22nd May 2024