

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0548.24

WARD: Upminster **Date Received:** 17th April 2024

ADDRESS: 63 SUNNYSIDE GARDENS
UPMINSTER

PROPOSAL: Single storey side extension

DRAWING NO(S): 2407.02

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 semi-detached two storey dwelling located on a residential street. A driveway provides off street parking. The surrounding area is residential with this immediate area consisting of predominantly semi-detached dwellings. The property is finished in painted render and brickwork.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey side extension

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site, in front of the side and behind the site.

No representations or objections 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 & 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. Photos 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

As per SPD guidance regarding semi-detached dwellings, single storey side extensions should normally be set back from the main building line to create a break in the facade. The proposed extension would be set back approximately 0.6 metres from the main building line, with a front porch to align with the main building line.

The side extension would project approximately 7.3 metres in depth and a width of 2 metres. A 0.9 metre gap between the proposed extension and the east neighbouring boundary would be maintained ensuring it is not built right up to the boundary. The pitched roof would have a maximum height of approximately 4.25 metres and an eaves height of 2.7 metres. This is considered to be within guidelines and ensure the extension does not look out of place nor intrusive. The proposed roof light to the side extension located in the entrance hall is considered acceptable as it would not protrude more than 150mm as per SPD guidance.

There are a number of nearby sites which have had a similar type of side extension and it would not be considered the proposed side extension would be out of place in the area as well as with the relocation of the front entrance from the side to the front of the building. There is also no concern regarding the street scene as the proposed side extension would use similar materials to match that of the existing building such as the painted render and brickwork as well the roof being pitched with similar tiles used to match the existing roof form. The design of the side extension is considered to be acceptable.

There are no other design concerns related to the proposed side extension. 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, side extensions will not be permitted where they break a 45 degree line taken from the sill of the window of a primary original window serving a habitable room on the side wall of an adjoining house. This is to ensure that the proposed side extension does not result in undue loss of sunlight or daylight to the affected habitable room of the adjoining property.

The ground floor window on the side wall of the adjoining house serves a utility room, which is not a habitable room, thus the 45 degree rule would not apply in this case and no light impact to this neighbouring property considered to arise. A new flank window is proposed to the side extension to provide light to the new entrance hall, and is not considered to cause a detrimental overlooking or privacy issue to neighbouring properties as the ground floor neighbouring adjacent window has been identified as a non-habitable room. There is another flank window on this side wall neighbouring property, however this is a staircase window and again a non-habitable room. The entrance door to this dwelling is also on the side. The extension is separated from these doors/windows by a reasonable distance and is, itself, set in from the shared boundary. Therefore it not considered that there would be any detrimental impact to daylight or privacy to the west neighbour No.65 as a result of the side extension.

There is not considered to be any impact to the amenity of the east neighbouring property No.61 due to the distance between the proposed side extension as well as not being visible from this neighbouring property, with no privacy or light issues considered to arise.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed single storey side extension 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 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:-

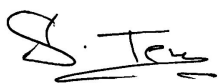
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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

23rd May 2024