

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0476.24

WARD: St Andrew's **Date Received:** 3rd April 2024

ADDRESS: 34 Stanley Road
Hornchurch

PROPOSAL: DETACHED REAR OUTBUILDING

DRAWING NO(S): 24/3/2/1 rev 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 single detached single storey dwelling located on a residential street. A driveway provides off street parking as well as an attached garage. The surrounding area is residential with this immediate area consisting of predominantly semi-detached dwellings. The property is finished in brickwork and render.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a detached rear outbuilding.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site, 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. Drawings 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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

As per SPD guidance, an outbuilding should only be used for purposes incidental to the enjoyment of the house, with this proposed outbuilding to be used as a games room, in line with SPD guidance and an acceptable use case. The proposed outbuilding would be built close to the boundary of the site, with a width of approximately 7.4 metres and depth of approximately 6.7 metres. A flat roof is proposed with an approximate height of 2.7 metres. The scale of the proposal is considered acceptable being well within guidelines for not exceeding 50% of the total area of land around the original house.

The proposed outbuilding will be located next to an existing outbuilding which is to be used as storage, being approximately 4.8 metres by 4 metres. The design of this outbuilding would be changed with the pitched roof being removed and replaced by a flat roof. This would match the roof form of the proposed new outbuilding roof. A current window would also be bricked up with the new proposed outbuilding to be constructed directly next to it.

There are a number of sites nearby which have benefited from an outbuilding of various scales and it not considered the proposed outbuilding would be out of place in the area. The outbuilding would be unobtrusively be located to the rear of the garden and main building, in line with relevant policy guidance. There is also no concern regarding the street scene as the proposed building would not be visible from the street.

There are no other design concerns related to the proposed outbuilding as well as a similar external finishes to be used as the existing render and decorated blockwork 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, outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties. Based on the design and scale, it is not considered that the proposed outbuilding would cause an unacceptable impact to the amenity of neighbouring occupiers as it would be situated at the bottom of the host dwelling's rear garden, well away from neighbouring properties to ensure no loss to amenity. The proposed height of the outbuilding being approximately 2.7 metres would allow for no undue impact to neighbouring amenity. The proposed windows and doors located to the front of the proposed outbuilding are considered acceptable and would act as a light source.

The west neighbour No.36 is not considered to be detrimentally affected by the proposal due to the separation difference. There are no concerns regarding privacy with no proposed flank windows. The proposed outbuilding is also not considered to have a large impact on the amenity on the east neighbouring property No. 32 being set back over 14 metres from the rear wall of the neighbouring dwelling. There are no flank windows proposed and the garden fencing in place would provide a level of privacy.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

It is considered that the proposed new outbuilding to the property 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

outbuilding 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 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

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:



Neil Goate

24th May 2024