

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0371.24

WARD: St Andrew's **Date Received:** 13th March 2024

ADDRESS: 32 DEVONSHIRE ROAD
HORNCHURCH

PROPOSAL: Single storey rear conservatory

DRAWING NO(S): BINES-HC20043-E
BINES-HC20043-G
BINES-HC20043-C
HC20043-A1
HC20043-A2

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 two-storey semi-detached house with an existing rear extension. The site is not located in a Conservation Area and the building is not Listed.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for a single storey rear conservatory extension.

Pre-application advice was sought.

RELEVANT HISTORY

W0025.24	To build a single storey conservatory on the back of our property. Approximate size is 4 meters wide by 3 meters depth. Awaiting Decision
P0024.18	Double storey front extension, single storey rear extension, reconfiguration and conversion of existing extension to provide new dwelling with private amenity and off street car parking. Apprv with Agreement 30-04-2018
P1171.17	Erection of outbuilding / summer house. Apprv with cons 07-09-2017

P1173.17	Double storey front extension, single storey rear extension, reconfiguration and conversion of existing extension to provide new dwelling with private amenity and off street car parking.
	Refuse 07-09-2017
P1426.06	Two storey side & single storey rear extension
	Apprv with cons 21-09-2006

CONSULTATIONS/REPRESENTATIONS

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

RELEVANT POLICIES

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 (SPD)

- Section 5 Rear extensions

MAYORAL CIL IMPLICATIONS

Not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is noted that the Council's 'Residential Extensions and Alterations' SPD generally permits single storey rear extensions up to depths of 4m for semi-detached or detached houses. The depth of the conservatory would be 3m and the height less than 3m, meeting the SPD guidance. However, it is acknowledged that the cumulative depth of rear extensions would be around 6m, exceeding the above SPD. However, the proposed depth of the rear extensions is not considered to be harmful to the existing appearance of the rear garden environment which is characterised by varied rear building lines and many single rear extensions, visually reducing the depth of the proposed rear extension. There would be no impact on the street-scene. There would be ample garden space left over for the applicant to enjoy.

In light of the above, the proposal would integrate appropriately with the surrounding area.

IMPACT ON AMENITY

The extension would be within the guideline of 4m depth from the (extended) rear wall of the neighbour at no.32a and only 1.4m in depth beyond the nearest habitable room window to this

property. The extension would be 4.5m from the shared boundary with no.30. The extension would have minimal impact on both neighbours in terms of loss of light or overshadowing.

The plans show that there would be no glazing on the side elevation near the boundary with no.32a so there would be no overlooking issues. The glazing on the side elevation facing the boundary with no.30 would be 4.5m away so any overlooking would be mitigated by the separation distance and high fencing along the boundary.

In short, the proposal would not cause a material loss of amenity to surrounding neighbours.

HIGHWAY/PARKING

There would be no significant impact on parking or the use of the highway.

KEY ISSUES/CONCLUSIONS

The proposal would not harm the character of the area or adversely affect the living conditions of the neighbouring properties. In light of the above, it is recommended that planning permission is approved.

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.

5 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:-

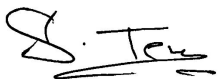
In the interests of the amenity of the occupiers of neighbouring dwelling.

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

6th June 2024