

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0488.24

WARD: St Andrew's **Date Received:** 27th March 2024

ADDRESS: 1 DANMAR CLOSE
HORNCHURCH

PROPOSAL: Proposed single storey side/rear extension to bungalow

DRAWING NO(S): DC1:JAWS:4
DC1:JAWS:5
DC1:JAWS:6
DC1:JAWS:7

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 houses a semi-detached residential single-storey bungalow with a single storey rear extension. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single-storey rear / side extension.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

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

UK Power Networks - works should be more than 7m from the electric sub-station. This criteria is met.

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
- Section 6 Side extensions

MAYORAL CIL IMPLICATIONS

Contributions would not be required under CIL regulations as the proposal would result in a net increase of less than 100m².

STAFF COMMENTS

An in-person site visit was not necessary. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The extension would be an infill extension next to an existing rear extension and it would integrate well in terms of depth, height and design. The proposed extension would sit comfortably within the site and there would be an adequate private garden space left over. It is considered that the proposed extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

The extension would have no impact on the amenity of the neighbouring dwelling at no.2 as it would be sat next to an existing extension. The extension would have minimal impact on the amenity of the dwellings at no.2 & no.3 Maywin Drive due to the positioning at the end of their rear gardens and there is high fencing along this shared boundary. A new flank window is shown to the bedroom but it is high level and can be conditioned to be obscure glazed to ensure no loss of privacy due to overlooking.

No windows would be placed on the flank wall of the extension.

Overall, the development would not be unneighbourly.

HIGHWAY/PARKING

No highway issues.

KEY ISSUES/CONCLUSIONS

Approval is recommended.

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 walls of the dormer 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 SC34C (obscure/non-opening & 1.7m above ground level).

The window inserted on the flank wall of the main dwelling shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

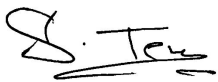
Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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