

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0573.24

WARD: Havering-atte-Bower **Date Received:** 23rd April 2024

ADDRESS: 32 Bower Close
Romford

PROPOSAL: Single storey side extension to attached side storage rooms to facilitate the conversion to self-contained ancillary annexe and new porch

DRAWING NO(S): 001 B
025 C
026 C
027 C
028 C
029 C

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 dwelling is a semi-detached two storey dwelling finished in pebbledash render with a single storey side extension and outbuildings. The application dwelling is not a listed building or within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for a single storey side extension to create a granny annexe as well as a front porch. The existing side extension and outbuildings will be demolished. The proposed development is an annexe to accomodate an elderly relative of the host property.

This is a re-submission of a previous approved application for a side extension to create an annexe (planning reference: P0273.23). The plans are the same as approved but there is a front porch with a pitched roof.

RELEVANT HISTORY

P0273.23	Single storey side extension to attached side storage rooms to facilitate the conversion to self-contained ancillary annexe.
	Apprv with cons 14-04-2023

D0346.22	Certificate of Lawfulness for outbuilding	
	PP not required	17-08-2022
Y0170.16	single storey rear extension with an overall depth 4M maximum height 3.4M a eveas height 3M	
	Pr App Not Req'd	29-06-2016

CONSULTATIONS/REPRESENTATIONS

One objection has been received in response to this application with concern that a storage room would not received light and increase mould in the winter. An assessment on light has been made in this report but mould is not a material planning consideration.

Havering Highways - no objection.

Havering Public Protection - if there is a self-contained heating / hot water system then a NOx boiler condition should be applied.

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

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

STAFF COMMENTS

Site photos were received from the applicant. In determining this planning application, the google street view as well as the site photos were used to access the site and submitted drawings.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The side extension and annexe has already been approved (planning reference: P0273.23). With regards to annexes and dependent relative's accommodation. Havering's Residential Extensions and Alterations SPD 2011 states the following:

9.1 An extension of the house or conversion of an outbuilding may provide an opportunity to accommodate dependent relatives whilst allowing them some degree of independence. A

residential annex is defined as accommodation ancillary to the main dwelling within the residential curtilage and must only be used for this purpose. The annex must form part of the same planning unit, sharing facilities, including access, parking and garden areas. The Council will attach conditions to prevent the annex becoming a self-contained dwelling.

9.2 The layout, design and physical relationship between the house and the proposed annex are important considerations, and the proposed annex must demonstrate clear connections with the main dwelling. The size and scale of the accommodation to be provided should be proportionate to the main dwelling. As a guide, the scale should be such that the annex could be used as a part of the main dwelling once the dependency need has ceased.

The annexe would not have its own front door and meets the requirements above.

The granny annexe side extension would replace an existing side extension and outbuildings. It would be 2.6m wide on the front elevation and mainly 3m high. The front elevation would have a small pitched roof so that it has a higher level of design from the street scene. The footprint would be similar to what is as existing and the proposed scale, height and bulk of the annex is not considered to harm the existing garden environment or the street scene or to be excessively dominant or out of character. There are other similar side extensions at 1, 2 and 16 Bower Close and a very similar extension at 31 Bower Close. The front porch would not appear out of place in the street scene; the plans were amended during the course of this planning application to reduce the depth to 1m to meet guidance in the SPD.

IMPACT ON AMENITY

It is not considered that there would be any unacceptable impact to neighbouring occupiers in terms of loss of light or outlook as the side extension would have a similar footprint as the existing side extension and outbuildings and it would be within the existing front and rear building lines. The nearest neighbour at no.34 has side windows / door but they serve non-habitable rooms (kitchen, hallway) so no impact on light to habitable rooms. The side extension would be behind a side garage as no.34 and would be between 3m and 7.5m from the flank wall of this dwelling.

The proposed extension is intended to be used as a residential annexe. The annexe would provide a bedroom/living room, shower room and kitchen area. Officers have considered whether these arrangements are likely to cause conditions that are detrimental to neighbouring amenity. It is judged that, the unit would be occupied by a family member and would not be occupied independently of the main dwelling. The levels of activity would be within acceptable realms and not incompatible with that to be found within a residential rear garden setting. Subject to conditions, which would prevent the annexe from being sub-divided or occupied independently from the main plot, it is judged that the annexe would not result in material harm to neighbouring amenity.

In terms of potential increased noise and disturbance levels as a result of the annexe, it is small so could only have one person using the space and potential noise and disturbance would be ancillary to the main house so not reason enough for refusal. The scale of the building and its likely level of usage and activity is not considered to be materially greater or so significantly out of keeping in a rear garden setting as to justify refusal on amenity grounds.

There would be windows facing down the garden so the impact on the residents of the neighbouring

properties in terms of overlooking would be minimal. There would be no windows in the side elevation.

The porch would have minimal impact on amenity.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

There is parking on site and the LPA consider there is no harm to the highway as a result of the development.

KEY ISSUES/CONCLUSIONS

The proposed development would not harm the rear garden environment or the street scene nor the surrounding residents in terms of the visual and residential amenity that is currently enjoyed. It is therefore recommended that planning permission is granted.

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 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.

3 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.

4 Annex Condition 1

The garden area shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

5 Annex Condition 2 ENTER ADDRES

Any residential occupation of the building hereby approved shall be limited to immediate family members of the family occupying the main house at 32 Bower Close, Romford for residential purposes and shall not be occupied by any other persons.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

6 Annex Condition 3

The annexe building hereby permitted shall not be arranged or disposed of as a separate unit of residential accommodation from the use of the main dwelling.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

INFORMATIVES

1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with V&V Architects via email on 11.6.24. The revisions involved the reduction of the porch depth. The amendments were subsequently submitted on 14.6.24.

Authorising Officer:



Neil Goate

21st June 2024