

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0594.24

WARD: St Edwards **Date Received:** 29th April 2024

ADDRESS: 56 Repton Avenue
Gidea Park
Romford
Essex

PROPOSAL: Single storey side and rear extension, and new crown pitched roof to existing garage

DRAWING NO(S): 3672.01
3672.02

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

RELEVANT HISTORY

None found

CONSULTATIONS/REPRESENTATIONS

No objections were received in relation to this application. However, comments pertaining to receipt of the plans and details for the proposed works, the appointment of a party wall surveyor and written notice of the commencement of works were received by a neighbouring property.

Response: The issues above are civil matters and so will not be addressed below.

RELEVANT POLICIES

* NPPF

* London Plan 2021

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

* Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)

- Policy 26 (Urban Design)

* The Residential Extensions and Alterations Supplementary Planning Document (SPD)

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photos provided by the planning agent, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The proposed development would not be liable for CIL because the newly created floorspace would be less than 100sqm.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Local Plan, including Policies 7 and 26 of the Local Plan.

Whilst the proposed development does not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document, no significant harm to the character of the area or amenity to neighbours can be demonstrated because in terms of its impact on the surrounding area's character, the host dwelling benefits from a moderately deep rear garden meaning it is judged that the extension would not dominate the rear garden environment.

In terms of the proposal's amenity impacts, the neighbouring properties either side of the host dwelling both benefit from ground floor rear extensions. It is considered that the extensions to both of these properties would mitigate the impacts of the proposal on both of these neighbours.

For the reasons given above, it is judged the proposed development would be acceptable in planning terms and therefore that planning permission should be 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

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 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

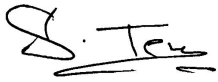
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

2 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

24th June 2024