

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0602.24

WARD: Harold Wood **Date Received:** 30th April 2024

ADDRESS: 10 The Drive, Harold Wood
Romford

PROPOSAL: Proposed ground floor rear extension and part first floor rear extension with flank window

DRAWING NO(S): 001
002 A
003 C
004 C
005

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in painted render and face brick to front, pebbledashed to rear. Parking to the front and side of the property on the drive as shown on the photos provided. The surrounding area is characterised by two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed ground floor rear extension and part first floor rear extension with flank window.

RELEVANT HISTORY

P0140.24	Ground floor rear extension and part first floor rear extension Refuse	25-03-2024
P1602.23	Proposed Ground floor Rear extension and part First floor rear Extension Withdrawn	12-12-2023

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth.

Policy D4 Delivering good design.

Policy T6 Car parking.

Havering Local Plan (2016-2031):

Policy 7 (Residential design and amenity).

Policy 24 (Parking provision and design).

Policy 26 (Urban Design).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken initially. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously withdrawn application P1062.21 and following the refusal of P0140.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns for P0140.24. The previous application was refused planning permission for the following reasons.

1. The proposed first floor rear extension by reason of its excessive depth, scale, bulk, mass and roof form would appear as an unacceptably dominant and visually intrusive feature in the rear garden environment harmful to the appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

2. The proposed first floor rear extension would, by reason of its excessive depth, height and position close to the boundaries of the site, be an intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers at No.12 The Drive, Harold Wood contrary to Policies 7 of the Havering Local Plan and the Residential Extensions and

Alterations Supplementary Planning Document.

This application differs from the previously refused schemes in the following key areas:

1. The depth of first floor rear extension has been reduced from 4m to 3m.
2. The width of first floor rear extension has been reduced from 5.4m to 5m.
3. The roof plan has been altered to reflect the hip roof correctly on this submission.
4. One less flank window adjacent to the detached neighbour at No.8.

The effect of these changes will be assessed in the context of the following:

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Residential Extensions and Alterations SPD which is the document against all applications of this type are assessed, seeks to maintain Havering's existing open and spacious residential character. The character of many streets in the borough is derived from the uniform spacing of dwellings and their symmetry.

The Drive in Harold Wood is a residential street with predominately two storey semi-detached dwellings.

The proposed development would be mainly visible from the rear garden as the two storey rear extension would be screened by neighbouring dwellings and their extensions.

Two storey rear extensions should be set in from the common boundary by not less than 2 metres, and should project no more than 3m. In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4m may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties.

On this re-submission, the depth of first floor rear extension has been reduced from 4m to 3m to be more sympathetic to the surrounding area. Rear extensions should be carefully designed in order to minimise their bulk and for all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end to comply with the SPD.

The roof plan has also been amended on this submission to reflect the hip roof correctly compared to showing a gabled roof on the previous scheme. In addition, the width of the first floor rear extension has been reduced from 5.4m to 5m.

No objection is raised in principle to the ground floor rear extension. The revised first floor rear extension has been reduced in width and depth to try to off set the concerns from the previous refusal.

The submitted plans indicate that the width of the dwelling of the application dwelling is 7.75m wide and the proposed first floor rear extension would have a width of 5m which would be 64% of the width of the original dwelling. It is considered that the width of the first floor rear extension, although wider than would be preferred, would unlikely be materially harmful due to other developments nearby and therefore be within the realms of acceptability.

It is noted No.8 The Drive has benefited from a two storey side and first floor rear extensions in 2009 under planning reference P1010.09. This development predate the current Havering Local Plan and SPD. Although, the proposal at No.8 has a similar width to the first floor rear extension, the 4m depth being proposed is greater than the 3m allowed No. 8 which adds to the scale and bulk.

As a result and mindful of the changes undertaken since the previous application and the neighbouring rear extension, it is considered that the proposal would be within the realms of the acceptability and no objections are raised.

It is considered that this revised proposal would address the first reason for refusal for P0140.24.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

No.8 The Drive, Harold Wood lies to north west of the application site and project further back into the plot. The proposed ground and first floor rear extension would be mitigated by the neighbouring two storey side and single storey rear extension and also by the space between this neighbour and the application dwelling which is 2.795m as denoted on the submitted plans.

A flank window is shown on the proposed side elevation of the first floor rear extension and should the application be approved, a condition would be imposed for this window to be obscured glazed and fixed shut apart for an open-able fanlight. This condition would be imposed to protect the privacy of the adjoining neighbours.

Taking the above into consideration and mindful of the mitigating factors of the separation distance and the neighbouring extensions at No.8 The Drive, it is considered that the proposed development would not unacceptably impact on the amenity of this neighbour.

No.12 The Drive, Harold Wood lies to the east of the application site and has benefited from a pitched roof single storey rear extension. The proposed ground floor rear extension would be mitigated in part by this neighbour's ground floor rear extension.

An overall projection beyond No.12's ground floor extension of approximately 0.4m is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended.

On this re-submission, both the depth and width of the first floor rear extension has been reduced to 3m and 5m respectively. Concerns were raised on the previous application P0140.24, regarding the potential impact on the adjoining neighbours at No.12 The Drive from the first floor rear extension.

An equivalent degree of amenity should be secured for the neighbouring dwellings both in terms of the existing house and rear garden and in terms of the ability to build an extension in line with this SPD.

The large window at first floor level nearest the application site serves a habitable room (bedroom).

It is noted the proposed first floor rear extension would not infringe upon a notional line taken from the boundary of No.12 The Drive at first floor level created by a 2m separation distance and the 3m depth of the extension, following the reduction in depth and width of the first floor rear extension.

The proposed roof light on top of the ground floor rear extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

The revised proposal would address the second reason for refusal for P0140.24.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 4. As per Policy T6.1 of the London Plan which outlines for a site within a PTAL 4 that has 3 plus bedrooms, the site only needs to provide a maximum parking provision of 0.5-0.75 space per dwelling.

However, the site would still retain on site parking for 1-2 vehicles with its current layout excluding due to site's location near to Harold Wood district centre and mindful that this is an existing parking arrangement, no objections are raised.

KEY ISSUES/CONCLUSIONS

The proposal has been sufficiently revised from the earlier refused scheme to bring the proposal within the realms of acceptability. The application is now considered to be in accordance with the above-mentioned policies and guidance and 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 SC34B (Obscure with fanlight openings only)

The proposed first floor flank window serving the en-suite as shown on drawing nos. 003 C & 004 C shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy.

5 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.

6 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 Land Ownership Informative Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership

2 Party Wall Party Wall Informative

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.

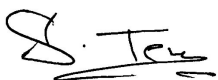
A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

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

3 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

2nd July 2024