

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0752.24

WARD: Upminster **Date Received:** 28th May 2024

ADDRESS: 9 ST ALBANS AVENUE
UPMINSTER

PROPOSAL: Single storey rear extension

DRAWING NO(S): 3676.02

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 semi-detached single storey dwelling located on a residential street. A driveway provides off street parking. The surrounding area is residential with this immediate area consisting of predominantly and semi-detached two single storey dwellings. A detached garage is located to the rear. The property is finished in brickwork and render. The application site is not within a conservation area or subject to any articles.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear extension.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site and behind the site. No representations were received.

RELEVANT POLICIES

Havering Local Plan (2016)
-Policy 7 - Residential Design and Amenity
-Policy 26 - Urban Design

The London Plan (2021)

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

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This proposal is not CIL applicable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google StreetView, aerial view images and drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

As per SPD guidance, a ground rear extension should be no more than 4 metres from the rear wall of the original house for a semi-detached dwelling. The proposed depth of the rear extension is to project 3 metres from the rear wall of the original building, within guidance. The proposed roof design is a flat roof which is the preferred roof form for rear extension as stated in the residential SPD with an approximate height of 2.8 metres. The design of the roof lanterns are not considered to be bulky nor overwhelming and would respect Havering high quality design guidelines. The design of the proposed rear extension is considered to be acceptable.

There are a number nearby properties in the locality which have benefited from rear extensions of various scales therefore considered the proposal would not look out of place or intrusive, acceptable in the locality of the area. There is also no concern regarding the street scene as the proposed rear extension would not be visible from the street.

There are no other design concerns related to the proposed rear extension as well as a similar external finishes such as brickwork to be used to match the existing building all considered acceptable. The proposal respects the visual integrity of the area and its established scale, in line with policy 26 of the Havering Local Plan regarding high quality design.

IMPACT ON AMENITY

As per SPD guidance, rear extensions should have a maximum height of 3 metres to ensure no undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties. The proposed height of the flat roof is 2.8 metres, within guidelines in order to maintain a degree of amenity to neighbouring properties. The proposed roof lanterns are not considered to have a detrimental effect to neighbouring amenity.

The proposed depth of the rear extension is 3 metres, within guidance to ensure there is no undue loss of amenity to neighbouring properties, therefore not considered to be any detrimental affects to the amenity of the east or west neighbouring properties. There are no flank windows proposed on either elevation of the rear extension and therefore no concern regarding the loss of privacy to either neighbouring properties.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would be considered to arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed single storey rear extension would be acceptable in terms of its impact on the character and appearance of the area, the visual amenity in the street scene and an acceptable impact on residential amenity. It is therefore considered that the application would accord with policies and in line relevant SPD'S.

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:-

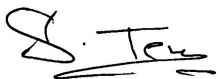
In the interests of the amenity of the occupiers of neighbouring dwelling.

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

29th July 2024