

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0787.24

WARD: Rainham & Wennington **Date Received:** 4th June 2024

ADDRESS: 100 Wennington Road
Rainham

PROPOSAL: Rear first floor extension

DRAWING NO(S): 6794-02
6794-04

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 two storey dwelling located on a B Road. A driveway provides off street parking. The surrounding area is a mix of semi-detached and terraced dwellings as well as commercial properties. The property is finished in pebble dashing. The application site is located within the 2021 strategic development area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a first floor rear extension.

RELEVANT HISTORY

Y0281.21 Single storey rear extension with an overall depth of 6m, a maximum height of 3.6m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Not Req'd 23-06-2021

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

The proposed first floor rear extension would project 3 metres, within guidelines. It will also be set in from the common boundary with the attached neighbour by 2 metres, which is also within SPD guidelines. The proposed first floor rear extension roof design also complies with SPD guidance, with it being a hip end roof, as well as this matching the current roof form of the house and in keeping with high quality design guidelines. The proposed design is not considered to be bulky and considered an appropriate scale relative to the main existing building.

The attached neighbouring property No.98 has benefited from a first floor rear extension of a similar design and scale therefore considered the proposal would not look out of place or intrusive, acceptable in the locality of the area with it increasing the uniformity of this pair of semi-detached dwellings. There is also no concern regarding the street scene as the proposed first floor 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 render 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

In order to secure an equivalent degree of amenity for the neighbouring dwelling on the non-

attached boundary, two storey extensions built up to the property boundary of the non-attached dwelling will not normally be acceptable. The proposed first floor rear extension proposed is not built up to the property boundary with the non-attached dwelling, with the existing gap of 0.6 metres between the building and boundary line still being maintained and securing a level of amenity to this neighbouring property. Whilst the extension is not policy compliant in terms of relationship with the unattached neighbour, it is considered that material harm to this neighbour will not occur. This is because there is a separation of around 1.7m between the flank of the extension and the neighbouring house, at ground floor the neighbour has an extension and at first floor the nearest window appears to serve a non-habitable room. Taking all of these factors into account and also that there are no proposed side windows which ensures no loss of privacy, the proposal is not considered to give rise to any undue impact to the amenity of the non-attached neighbouring property No.102 as a result of this development

There is also limited concern regarding any impact to the amenity of the attached neighbouring property No.98, with the proposed rear first floor extension adhering to all guidance, being set in 2 metres from the common boundary as well as projecting 3 metres to ensure no detrimental impact to the amenity of this neighbouring property.

The proposed new rear facing windows are not considered to cause any further impact to amenity than what currently exists and considered acceptable.

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 first floor 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:-

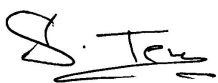
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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