

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0807.24

WARD: Cranham **Date Received:** 6th June 2024

ADDRESS: 175 Moor Lane
Upminster

PROPOSAL: Single storey rear extension.

DRAWING NO(S): 1.1

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 as well as a shared driveway providing access to the rear. The surrounding area is residential with this immediate area consisting of predominantly semi-detached and detached single storey dwellings. The property is finished in render. The application site is not within a conservation area or subject to any articles. The property site has previously benefited from a rear extension.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear infill 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 or objections 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 rear infill is to be approximately 2 metres in depth from the original rear wall and 2.1 metres in width. The property has previously benefited from a rear extension of approximately 3 metres. It is not considered that the proposed rear infill would have any significant impact on the existing design of the house and would still be of an appropriate size and scale to the original building. The proposed extension would project no further than the current rear extension. The proposed flat roof design is the favoured roof form as outlined in relevant SPD and would match that of the existing rear extension roof with a height of approximately 3 meters considered acceptable. The design of the roof is not considered to be bulky not overwhelming.

There are a number of sites nearby which have benefited from rear extensions and therefore not considered the proposed extension would be out of place in the area. There is limited concern regarding the street scene as the proposed infill extension would not be visible from the street.

There are no other design concerns related to the proposed rear infill. 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

The proposed depth of the extension is well within the maximum guidance of 4 metres, being 3 metres, as well as projecting no further than the existing rear extension and would be acceptable in this case with no further impact to 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 rear infill extension is 3 metres acceptable within policy guidance, ensuring a limited effect to neighbouring amenity.

The proposed rear infill extension is not considered to have any undue impact to the amenity of the east non-attached neighbour No.177 being complaint with policy and no flank windows proposed. There is not considered to be any impact to the amenity of the west attached property No.173 due to the separation distance and infill not being visible from this site.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. The current parking provision would be maintained. Access to the rear using the shared driveway is not considered to be impacted as a result of this extension, access would be retained.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed 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:-

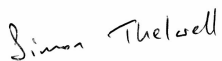
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:



Simon Thelwell

2nd August 2024