

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0846.24

WARD: Upminster **Date Received:** 17th June 2024

ADDRESS: 12 FAIRFIELD AVENUE
UPMINSTER

PROPOSAL: Single storey front, side and rear extensions and reroofing existing roof

DRAWING NO(S): 12FA/ 03 REV F
12FA/ 04 REV E
12FA/ 05 REV G
Block Plan - 12 Fairfield Av

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 features a semi-detached bungalow located on Fairfield Avenue. The dwelling is finished in white painted render and face brick and features a hipped roof.

The property has an attached garage on the side elevation it also features a small drive to the front of the dwelling.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey front, side and rear extensions and reroofing existing roof

RELEVANT HISTORY

P1835.22	Single storey front/side/rear extension with roof lights and re-roofing of existing roof	
	Refuse	08-06-2023

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the

application - 1 representation was received there comments summarised below:

- 4m rear extension is excessive and detracts outlook
- Extending up to boundary may affect ability to build in future

RELEVANT POLICIES

* NPPF - National Planning Policy Framework

* LONDON PLAN (adopted 2021):

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

Policy D4 - Delivering good design

Policy T6 - Car parking

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 24 - Car Parking

Policy 26 - Urban design

* Residential Extensions & Alterations SPD 2011

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

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

An in-person site visit was not undertaken by an officer. Site photos were sent in by the agent to support the application. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission from a previously refused application (P1835.22).

Changes include reducing the bulk of the front extension by setting it back behind the bay in line with the main building line and changing the design of the roof from hipped to flat.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

At a depth of 4m the proposed depth of the rear extension is in line with the guidelines set within the Residential Extensions and Alterations SPD which states houses can be extended from the rear wall of the original dwelling by up to 4m for a semi-detached dwelling. The maximum height of the extension would be 4m with an eaves height of 3m.

The proposed side part of the extension would have a hipped roof and would be set well back from the main building line behind the the proposed front garage extension. The side extension will be in keeping with the existing design closely reflecting the original house in terms of finishing materials and hipped roof.

The proposed front part of the extension now relates well to the host dwelling and is considered not to cause visual harm to the surrounding street scene. It is now in line with the main building line and sites behind the bay window feature which is more in accordance with the requirements of the Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwellings in terms of loss of light, outlook, sense of enclosure and loss of privacy.

Although the attached neighbour (10 Fairfield Avenue) does not have a rear extension at a depth of 4m the extension meets councils guidance and is deemed to be acceptable in terms of its relationship with the attached neighbour.

The proposed side extension will not affect this neighbour due to separation distances as that part of the proposal will be on the opposite boundary.

The side extension does have the potential to impact the amenity of the detached neighbour (14 Fairfield Avenue). Although the proposal in part is a replacement for an existing side garage and lean to, it will be slightly taller than that which currently exists. The neighbour has 3 larger flank windows and a smaller one. The detailed layout of the neighbouring property is not known but it is considered likely that these windows (not the smaller one) may serve habitable rooms. Staff have therefore considered whether the increase in bulk and height would result in material harm to their amenity.

It is noted that the unattached neighbouring property is set in from the shared boundary. The extension has a height of around 2.75m then slopes away from the neighbour.

Given the separation distance and that there is an existing structure, the additional height is not considered to have such a significant impact on neighbouring amenity to justify refusal especially as the flat roof design will now be maintained.

Deeper into the site, the main hipped roof over the dwelling is extended towards the boundary. However, this extended section of roof will maintain a set in of about 1m from the shared boundary, which combined with the distance of the affected windows from the boundary and the hipped nature of the roof is, on balance, considered to mitigate against any significant harm. As a balanced judgement, the extensions are not considered to have such a harmful impact on neighbouring

residential amenity to justify refusal.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and an 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 8 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 and comply with Policy 26 of the Havering Local Plan 2021.

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 SC34C (obscure/non-opening & 1.7m above ground level).

The windows inserted in the ground floor flank wall of the side extension shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

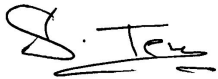
Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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

13th August 2024