

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0861.24

WARD: Upminster **Date Received:** 18th June 2024

ADDRESS: 67 The Grove
Upminster

PROPOSAL: Single-storey rear/side extension, proposed front porch with demolition of garage and internal alterations addition of a pitched roof over the front porch, and parapet wall to match neighbouring existing (Part retrospective)

DRAWING NO(S): 378.01-01 REV E
378.01-02 REV E
378.01-03 REV E
378.01-04 REV F
378.01-05 REV F
378.01-06 REV G
378.01-07

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

RELEVANT HISTORY

P0172.24 Proposed single-storey rear/side extension, proposed front porch with demolition of garage and internal alterations.
Apprv with cons 09-04-2024

CONSULTATIONS/REPRESENTATIONS

RELEVANT POLICIES

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were sent in by the agent. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess

the site constraints.

Permission is sought for a single-storey rear/side extension, proposed front porch with demolition of garage and internal alterations addition of a pitched roof over the front porch, and parapet wall to match neighbouring existing (Part retrospective).

This application is a revision from a previously approved application P0172.24 for which building works have started. Changes include alterations from a flat roof over the front porch to a pitched roof and parapet wall around the rear/side extension.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan, including Policies 7 and 26 of the Local Plan. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

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 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.

3 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.

4 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:



Neil Goate

21st August 2024