

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0994.24

WARD: Rush Grn & Crowlands **Date Received:** 12th July 2024

ADDRESS: 10 Hornford Way
Romford

PROPOSAL: Part single storey, part two storey hip to gable side/rear extension and loft conversion with rear dormer and roof lights to front

DRAWING NO(S): B205339-04-3100 B
B205339-04-3000 B

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 double storey terraced dwelling located on a residential street. There was previously an attached garage which has been converted into a habitable room. A paved driveway provides off street parking. The property is finished in painted brickwork and pebble dashing. The surrounding area is residential with this street consisting of terraced and semi-detached dwellings.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a part single storey, part two storey hip to gable side/rear extension and loft conversion with rear dormer and roof lights to front.

RELEVANT HISTORY

P0727.24	Proposed ground floor wraparound, floor plan redesign and all associated works Apprv with cons 04-07-2024
P0037.24	First floor side extension, loft conversion to include rear dormer with Juliette balcony, the conversion of roof from hip to partly gabled end, front roof lights and all associated works Apprv with cons 05-04-2024
Y0306.23	Single storey rear extension with an overall depth of 6.00m, a maximum height of 3.65m, and an eaves height of 2.99m. (PRIOR APPROVAL) Pr App Not Req'd 03-01-2024
P0532.20	Replace the existing driveway with new sand stone paving and extend

dropped kerb for vehicular access.

Apprv with cons 15-06-2020

P0897.00

Single storey front and rear extension

Apprv with cons 01-09-2000

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site, front of the side 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.

It is notable that there have been a number of planning applications for the above address. The most relevant being P0037.24. Planning permission was granted for a First floor side extension, loft conversion to include rear dormer with Juliette balcony, the conversion of roof from hip to partly gabled end, front roof lights and all associated works. It is also notable that a ground floor rear extension of 6 metres was approved - P0727.24 due to a fall-back position existing through a previous prior approval application - Y0306.23 . This proposal is similar to the previous application reference P0037.24, with the addition of a first floor rear extension as well as the 6 metre ground floor extension which was previously approved on the drawings related to this application. As the proposed dormer, loft conversion, roof works, side extension along with the ground floor rear

extension have all been previously approved, in this case the first floor rear extension would be the element of this proposal which is predominantly being assessed with fall back positions for all other work existing which are material considerations in this planning applications, reference P0037.24 and P0727.24.

An amendment was requested and received which involved setting in the first floor rear extension by 2 metres from the common boundary.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed first floor rear extension would project approx. 3.4 metres as well as being set in from the common boundary by over 2 metres. The depth is over the 3 metres stated in the SPD, however the guidance does also state a greater depth would be acceptable if similar extension already exist in the locality, and in this case the immediate west neighbour No.12 has benefited from a first floor rear extension of 3.6 metre. Therefore the proposed 3.4 metre first floor rear extension would be acceptable given the context and does adhere to guidance. The roof form of the first floor rear extension is a hipped roof as favoured by SPD guidance.

There are a number nearby properties in the locality which have benefited from a first floor extension similar to this proposed development, notably No.11 and the immediate neighbour No.12. It is therefore considered the proposal would not look out of place or intrusive, acceptable in the locality of the area. The first floor rear extension would not be visible from the street therefore limited concern regarding the street scene. The proposed loft conversion, roof works, ground floor rear extension and side extension were previously approved and considered acceptable.

There are no other design concerns related to the proposed works with 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

As per SPD guidance storey rear extensions to terraced houses are rarely acceptable as they inevitably affect one or both of the adjoining properties. As the property originally had a garage which adjoined to the neighbouring garage, there was a substantial gap which would mitigate amenity concerns to this neighbour. The property would now be built up the boundary with the approved first floor side extension, however the west neighbouring property does benefit from a rear first floor extension. As per SPD, two storey rear extensions built up to the property boundary of the non-attached dwelling will not normally be acceptable. In this case the first floor rear extension would be built up the boundary, as due to the shape of the site and side extension, a setting in on the non-attached boundary would appear as more of an unusual design as well as that the first floor side extension has already been previously approved, with that being built up the boundary. As this non-attached neighbouring property No.12 has benefited from a rear first floor extension, any potential impact to amenity would be mitigated and therefore limited amenity concern regarding the first rear floor extension. There are also no side windows proposed to ensure no impact to privacy.

In terms of the east neighbouring property No.8, the first floor rear extension would be set in 2

metres from the common boundary, but it exceeds 3 m in depth. No. 8 has no rear extensions and there is a concern the 2nd storey could be overbearing. However, given the proposed single storey extension has already been approved, it is unlikely that the 1st floor will add significantly to the impact. No side windows are proposed.

The proposed loft conversion, roof works, and side extension were previously approved and considered acceptable with limited impact to amenity considered to arise. The ground floor rear extension was considered to have a potential impact to amenity and harm amenity, as per application P0727.24, however due to a fall-back position existing - reference Y0306.23, this would justify approving the proposal. It is therefore considered that, despite this harm, there were no grounds to justifiably refuse the application, with the same applying with this application.

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 part single storey, part two storey hip to gable side/rear extension and loft conversion with rear dormer and roof lights would be acceptable in terms of its impact on the character and appearance of the area and the visual amenity in the street scene. The ground floor rear extension would be considered to harm to neighbouring amenity due to the depth, however due a fall-back position existing, it is considered that despite this harm there are no grounds to justifiably refuse this application.

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 following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via email 24th July The revisions involved setting in the first floor rear extension by 2 metres. The amendments were subsequently submitted on 7th August.

Authorising Officer:

Simon Thelwell

