

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1017.24

WARD: St Andrew's **Date Received:** 17th July 2024

ADDRESS: 134 The Avenue
Hornchurch

PROPOSAL: Single storey rear extension, patio and steps

DRAWING NO(S): TQRQM24135105916487
AH-A1-SB-07
AH-A1-SB-08

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 bungalow located on of a residential street. A driveway provides off street parking. The surrounding area is of a mixed form with this immediate area consisting of semi-detached and detached one and two storey dwellings. The property is finished in painted brickwork. The application site is not within a conservation area or subject to any articles.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear extension, patio and steps.

RELEVANT HISTORY

D0192.24	Certificate of Lawfulness for loft conversion with rear dormer window.
	PP not required 17-07-2024

CONSULTATIONS/REPRESENTATIONS

A consultation was carried out with neighbouring sites in the area.

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 extension is to be 3 metres in depth. This adhered to SPD guidance. The proposed extension will replace an already existing 3 metre extension. There are no design concerns related to the proposed rear extension as well as limited concerns regarding the street scene as it would not be visible from the street. 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 3.4 metres. There are a number of sites nearby which have benefited from rear extensions, therefore not considered the proposed extension would be out of place in the area. The design of the proposed steps and patio is considered acceptable.

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

There is not considered to be any further impact to neighbouring amenity than what exists with the current rear extension of the same depth - 3 metres. 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 extension is approximately 3.45 metres, which is outside guidance, however the existing extension's

height was 3.45 metres, therefore this proposals roof height would be acceptable with no further impact to amenity than what currently exists.

The proposed rear extension is not considered to have any undue impact to the amenity of the west attached neighbour No.136 being complaint with policy and no flank windows proposed. There is also not considered to be any undue impact to the amenity of the east non-attached neighbouring No.132 property due to the separation distance.

The proposed patio/steps, whilst quite high are set in well from the boundaries. the patio is small and the consequent degree of overlooking considered acceptable in this case.

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.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed single storey rear extension, patio and steps 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.

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:-

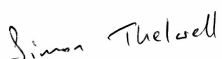
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - 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

23rd August 2024