

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0835.24

WARD: Upminster **Date Received:** 14th June 2024

ADDRESS: 1 Bridge Avenue
Upminster

PROPOSAL: Proposed front, side and rear extension and loft conversion with front and rear dormers.

DRAWING NO(S): 24/ 122/ 02 REV C

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 detached bungalow finished in white painted render, it also features a gabled roof and an attached garages on the side of the property.

The site is located within a residential area with other detached properties on the street scene.

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 proposed front, side and rear extension and loft conversion with front and rear dormers.

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application - 1 representation was received there comments summariesd below:

- Party wall concerns

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 as "SPD".

MAYORAL CIL IMPLICATIONS

Not Liable

STAFF COMMENTS

Site photos were sent in by the agent to help 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.

Amended plans were sent in to slightly reduce the size of the dormer.

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.

The front dormers would appear as a gable feature within the existing roof, with a width of 1.6m and a height of 2.1m.

The Council's Residential Extensions and Alterations SPD states dormers facing the highway should not cause harm to the original house or street scene and the width of the dormer should not exceed the height.

The proposed front dormer would not strictly follow the design guide however in this case, given their relative size the dormers would not have an unacceptable impact upon the appearance of the

building.

Further, there are a variety of the gable front dormers features within the streetscene, and hence the proposed dormers would not be out of keeping with the character of the area and it is considered that the dormers would not unacceptably diminish the character of the street and appearance of the host dwelling.

The proposed single storey rear part of the extension would be built with a depth of 4m from the rear wall of the existing dwelling towards the attached neighbour. It will be designed with a flat roof with a max height of 3m which is policy compliant.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan outlines that consideration should be given to the potential impact of developments on neighbouring occupiers, particularly with reference to loss of light, outlook and impact to privacy.

The dormers are to the front of the property facing towards the street. Their positioning is such that no material harm to neighbouring residential amenity is considered to occur and overlooking would be to the front over public highway.

At depth of 4m past the original rear elevation, the rear part of the extension does not exceed council's guidance. The extension as shown on the submitted ground floor plan is deemed to be acceptable in terms of its relationship with the unattached neighbour at (No.3 Bridge Avenue) as although it is built up to the shared boundary, the depth of the proposal is policy compliant.

HIGHWAY/PARKING

There would be space to park one vehicle as the hardstanding to the front is proposed to be extended.

It is considered that the proposal would not create any parking or highway issues.

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 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 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory->

booklet

2 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. The revisions involved slightly reducing the size of the rear dormer. The amendments were subsequently submitted on 28/08/24.

Authorising Officer:

Habib Neshat

Habib Neshat

29th August 2024