

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1019.24

WARD: Cranham **Date Received:** 18th July 2024

ADDRESS: 72 Berkeley Drive
Hornchurch

PROPOSAL: Garage conversion to habitable use with front extension to include a porch and extension to existing vehicle crossover

DRAWING NO(S): 0195-02 A

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 two storey located on a residential street. A driveway provides off street parking as well an attached garage. The surrounding area is residential with this immediate area consisting of predominantly semi-detached two storey dwellings. The property is finished in render and 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 garage conversion to habitable use with front extension to include a porch and extension to existing vehicle crossover.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. No objections were received.

Highways were consulted and had no objections to the proposed development.

TFL were consulted and had no comments to make.

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 garage conversion would add a study to the ground floor. There is no extension to the original building with no changes to the dimensions, only external changes would be the external finish and fenestration. The design and positioning of the new front window replacing the garage door would match the existing windows, considered to be in line with Havering high quality design. The proposed conversion would be out of place in the area, with other sites in the locality also benefiting from a similar garage conversion. There is no concern regarding the street scene as the garage conversion is considered to integrate well to the original building. The proposed development would use matching materials to the existing building

As per SPD guidance, porches are permitted as long as they are in proportion to the size of the house, use finishing materials which match the finishing materials of the house as well ensuring the roof complements the style of the main roof of the house. The proposed porch is not likely to disrupt the visual rhythm of the street. The erection of a porch would not be considered to look out of place due to neighbouring properties benefitting from porches of a similar design. There is a similar example at no.56 and other properties with front porch/garage extensions.

The proposed extension to the existing vehicle crossover is considered acceptable. No highways objections raised and permeable paving proposed.

There are no other design concerns related to the proposed garage conversion, porch and extension to the vehicle crossover. 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

The proposed garage conversion is not considered to have any detrimental impact to neighbouring amenity. A new front facing window is proposed, however this is not considered to cause any further impact to neighbouring amenity than what current exists.

The proposed front porch is not considered to detrimentally affect neighbouring amenity or cause any further impact to amenity than what already exists the locality. . The separation distance would ensure no undue impact to the attached neighbour No.70 as well as limited impact to the amenity of the non-attached neighbour due to a side located garage.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. Whilst the garage will be lost, the driveway is to be extended and adequate parking provision is considered to be available.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed garage conversion to habitable use with front extension to include a porch and extension to existing vehicle crossover would be acceptable in terms of its impact on the character and appearance of the area, residential amenity and highway impacts. 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 Hard Surface Porus/Run-off - dwelling

The hard surface hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason:-

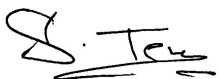
In order to ensure no water run-off from the hard surface which would contribute to risk of flooding

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

12th September 2024