

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0986.24

WARD: Rainham & Wennington **Date Received:** 11th July 2024

ADDRESS: 46 Lakefields Close
Rainham

PROPOSAL: Proposed new Garage

DRAWING NO(S): 220 (Rev 2)

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 semi-detached two bungalow located at the end of a close. A driveway provides off street parking. The surrounding area is residential with this immediate area consisting of predominantly semi-detached bungalows. The property is finished in brickwork and pebble dashing. The application site is not within a conservation area or subject to any articles. The property has previously suffered fire damage and required major external and internal refurbishment.

DESCRIPTION OF PROPOSAL

The applicant seeks planning permission for a proposed new garage.

RELEVANT HISTORY

P0592.24	Demolition of existing Garage, side extension, rear extension and reconfiguration of internal layout.
	Apprv with cons 07-06-2024

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the neighbouring properties. No comments were received.

RELEVANT POLICIES

LONDON PLAN (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

Residential Extensions and Alterations SPD

- Chapter 9 (Annexes, Outbuildings and Garages)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would be less than 100 square metres.

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The REA SPD provides the following guidance on garages, notably:

Garages should not project forward of the main building line of the house and will rarely be acceptable if located in the front garden. A sufficient distance must be provided from the edge of the public highway boundary to the front of the garage to enable the garage door to be opened with a car standing in front of it. This will vary from a minimum of 6 metres for a traditional door or an up and over garage to a minimum 4.8 metres for a roller door.

The dwelling originally had a garage adjacent to the flank wall of the dwelling, however, this is to be removed to allow for the extensions approved under P0592.24. Instead, this application proposes a new garage to be built in the south-western corner of the site along the common boundary with No. 25 Lakefields Close.

The garage would technically fail to meet the above guidance and would lie in front of the front building line. However, this site is relatively unique in that it is at the end of a cul-de-sac and this reduces the prominence of the building compared to a more typical front garden arrangement. The guidance generally refers to a more orderly arrangement of dwellings within typical street alignments. As such, Officers will assess this on its own merit and determine whether the

positioning of the garage within clear view of the street scene is so harmful to warrant refusal.

The garage would be highly visible from the street scene and so has been designed accordingly. It is a relatively modest structure with a 2.1m eave height which reaches a total height of 3.1m and would be suitably subservient to the main dwelling. It is acknowledged that there are not any other similar garages present within the street scene.

It has been suitably designed with a pitched roof so as to minimise harm within the street scene. It is considered to be a proportionate addition that is set back from the highway and so would not appear too dominate from view of the street scene. It is not dissimilar in size of the original garage that was removed, the fundamental difference being the positioning. To the rear of the garage is an access road and additional outbuildings for No's 118, 120 and 122 Lake Avenue and the development is largely seen in the context of the structures, which form a backdrop to the garage building. It is therefore judged that it does not stand out as an unduly prominent or visually intrusive feature in this specific setting.

In this context, and having given weight to the above Officers find that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

The proposal is not considered materially harmful to the amenity in terms of overshadowing/loss of light of either of any adjacent neighbours due to the degree of separation with the outbuilding located to the rear of the rear garden.

As mentioned previously No's 118 and 122 Lake Avenue benefit from outbuildings of their own along their rear boundaries while the rear access road provides a further buffer and mitigates any harm to their amenity.

The main concern would be to No. 25 Lakefields Close primarily with respect to outlook. Officers sought revisions to the plans to lessen the potential impact on the amenity of this neighbour by reducing the maximum height and inseting the garage further from the common boundary with No. 25. The maximum height of the garage was reduced to 3.1m while the garage itself would be inset approximately 1m from the common boundary. This would result in the garage being set some 10.7m from the front facing habitable window and while it would hip away from the boundary. Officers consider it is unlikely to materially impact the outlook from this window. The neighbour would still have clear views to the north-east into the street scene meaning acceptable degrees of outlook would be retained. The structure is not so visually imposing that it would be a materially intrusive or contribute to an overbearing sense of enclosure from the perspective of this neighbour.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal would add a garage to provide a sheltered off-street car park. This would not impact the existing arrangement as there is ample room for off-street parking rather it just provides an enclosed space. There is no anticipated impact to the public highway. The required 6m setback from the highway meets the minimum requirement.

KEY ISSUES/CONCLUSIONS

The proposed development would not cause a detrimental impact upon the residential amenities of the neighbouring properties, or harm the visual amenities of the surrounding area.

It is therefore recommended that planning permission is granted.

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 SC08 (Garage - restriction of use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 the garage hereby permitted shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

Reason:-

To provide satisfactory off-street parking at the site.

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. The revisions involved displaying the existing vehicle crossover on the plans. The amendments were subsequently submitted on 31/07/2024.

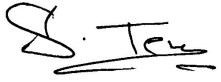
2 Party Wall

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>

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

16th September 2024