

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1027.24

WARD: Squirrels Heath **Date Received:** 19th July 2024

ADDRESS: 17 Compton Avenue
Romford

PROPOSAL: Single storey rear extension following demolition of existing extensions

DRAWING NO(S): RK02
RK04
RK06B
Location Plan

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 located on the southern side of Compton Avenue and contains a double-storey semi-detached dwelling.

The dwellinghouse is not a listed building and is not located within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension following demolition of existing extensions.

RELEVANT HISTORY

P1026.24	Loft conversion with rear dormer, and front and rear rooflights Awaiting Decision
P1028.24	Single storey outbuilding to rear Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. One objection was received, summarised as:

- 1 - The proposed depth of the extension is inconsistent with the other properties on Compton Avenue;
- 2 - Loss of light and views due to the proposed extension;
- 3 - Concerns relating to a party wall agreement which is suggested would require the removal of the fence;
- 4 - The extension may cause damage to a neighbour's patio;

Points 1 and 2 will be assessed in this report.

Point 3 refers to Party Wall Agreements which are civil matters between two parties of which the Council does not involve itself. The details of which would need to be discussed between the applicant and the neighbour. An informative will be placed upon the decision notice to provide guidance to the applicant on this matter.

Point 4 is also civil matter, there is no indication from the plans that the applicant intends to development or impact the neighbour's property.

RELEVANT POLICIES

National Planning Policy Framework

London Plan

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

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear Extensions

Referred to throughout this report as REA SPD.

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google

street view, aerial view images and submitted drawings / photos were used to assess the site and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The REA SPD states that 'as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a semi-detached dwelling. This is to ensure the extension is subordinate to the original dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties'.

In this instance the rear extension would project to a maximum depth of 6m beyond the rear wall of the original dwelling. While this does exceed the maximum depth guidance the extension does still appear appropriately subservient to the original dwelling and well sited within the context of the rear elevation. Officers sought revisions to the plans to replace the sloping pitched roof with a 2.85m high flat roof which serves to reduce the overall bulk and mass of the extension. The extension would be obscured from view of the street scene so as to prevent harm to the character of the area.

There are limited examples in the immediate area where dwellings have rear extensions that project beyond 4m except for No. 18 Compton Avenue (Y0298.19). However, Prior Approval does not set a relevant precedent for a Householder Application. That said, there is a proliferation of rear extensions within the rear gardens of neighbours meaning the rear building line of almost all neighbours has been changed. It is difficult to argue that despite being larger than what is typically allowed for a semi-detached dwelling the rear extension would not be so out of character that it harmful to the character of the rear garden scene so as to warrant refusal on this basis.

Overall, 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 overlooking. All of these matters were raised as concerns by neighbours.

The attached neighbour at No. 19 Compton Avenue benefits from a 3.5m deep rear extension which has effectively re-established their rear building line. As such, the proposed extension would only project approximately 2.5m beyond the rear building line of the of this neighbour. This is considered to be within acceptable tolerances applied to rear extensions to semi-detached dwellings and demonstrates compliance with the Council's REA SPD. The typical threshold allowed by the Council being 4m should it be built to an acceptable height. In this instance, the 2.85m high flat roof is acceptable and would afford reasonable amenity to the neighbour. As such, the proposed extension is not deemed to unreasonably impact upon the amenity of neighbours.

The unattached neighbour at No. 15 Compton Avenue benefits from existing rear extensions of its own and a rear conservatory. As such, the proposed extension would project approximately 3.5m beyond the rear building line of this neighbour. Again, the typical threshold allowed by the Council

being 4m should it be built to an acceptable height. In this instance, the 2.85m high flat roof is acceptable and would afford reasonable amenity to the neighbour. As such, the proposed extension is not deemed to unreasonably impact upon the amenity of neighbours.

There would be one flank window facing towards No. 15, however, Officers sought revisions to the plans to ensure the window would be obscured unless the parts of the window that are openable are a minimum of 1.7m above the floor level. As such, this window would not result in materially harmful overlooking towards this neighbour. This will be secured by a condition.

A condition will be added to prevent the rear extension from being used as a balcony to protect neighbouring amenity.

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 will not impact on the parking within the site and therefore no highway or parking issues would arise.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and 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 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 SC34C (obscure/non-opening & 1.7m above ground level).

The flank window inserted on the rear extension shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

5 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.

6 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. The revisions involved replacing the sloping pitched roof of the rear extension with a flat roof and to obscure the flank window. The amendments were subsequently submitted on 16/08/2024 and 13/09/2024.

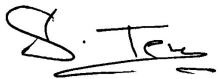
2 Party Wall

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:



Suzanne Terry

16th September 2024