

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0958.24

**WARD:** Havering-atte-Bower **Date Received:** 8th July 2024

**ADDRESS:** 185 Carter Drive  
Romford

**PROPOSAL:** Side extension to the existing First Floor extension and change of bathroom window to a bay window (retrospective)

**DRAWING NO(S):** 201  
202

**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 houses a semi-detached residential 2-storey dwelling house with a single storey rear extension and a first floor rear extension. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly semi- detached houses. There are various extensions in close proximity.

### DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a first floor rear extension with changes to the approved extension (planning reference: P0769.20); an increased width from 2.84m to 3m and a bay window to the rear elevation. There is a Planning Enforcement file open (reference: ENF/191/24).

### RELEVANT HISTORY

|          |                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y0068.23 | Single Storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.86m. (PRIOR APPROVAL)<br>Pr App Refused 12-04-2023 |
| P0769.20 | First floor rear extension to the existing property<br>Apprv with cons 03-08-2020                                                                             |
| Y0303.19 | Single storey rear extension with an overall depth of 6 metres, a maximum height of 3.5 metres, and an eaves height of 2.7 metres. (PRIOR APPROVAL)           |

## **CONSULTATIONS/REPRESENTATIONS**

Letters were sent to the immediate neighbouring properties. No objections were received.

## **RELEVANT POLICIES**

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 (SPD)

- Section 5 Rear extensions

## **MAYORAL CIL IMPLICATIONS**

Contributions would not be required under CIL regulations as the proposal would result in a net increase of less than 100m<sup>2</sup>.

## **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 were used to assess the site constraints.

It is noted that the site is located in a flood zone and normally a flood risk assessment would be required but, as the extension is first floor, it is not considered a requirement in this case.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

The first floor rear extension has already been approved in planning application P0769.20 with a depth of 3m and a width of 2.84m. It has been built with a width of 3m and has a bay window to the rear so it is not in accordance with the plans.

The rear extension, even with the increased width to 3m, still has a depth of 3m and is set in more than 2m from the side boundary with the attached neighbour at no.187, meeting the guidance in Section 5 of the SPD. The roof of the first floor extension matches the approved plans in application P0769.20 and is much lower than and hipped back into the main roof. It would be difficult to refuse this application due to the bay window, particularly as it cannot be seen from the main street scene.

Overall, the extension does not pose harm to the visual appearance of the host site or surrounding area and is generally in accordance with planning policy and guidelines.

## 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.

As already mentioned, the first floor element would have a depth of 3m and would be set in more than 2m from the side boundary with the attached neighbour at no.187, meeting the guidance in Section 5 of the SPD and there would be minimal impact on this neighbour in terms of loss of light and overshadowing. There would be minimal impact on the unattached neighbour at no.183 as there would be a spacing of more than 2m to this dwelling and the impact of the scheme on this property hasn't changed compared to the previously approved scheme.

The plans show no windows in the flank walls of the extension, so there are no sideways overlooking issues. The change from a standard window to the rear to a bay window has no additional impact on amenity compared to the approved plans.

Overall, the development is not un-neighbourly.

## HIGHWAY/PARKING

There are no highway issues.

## KEY ISSUES/CONCLUSIONS

Approval is recommended.

## RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

### 1 SC10 (Matching materials)

Within three months of the date of this decision notice, the external finishes of the extension shall be completed with 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.

### 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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

**3 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:-

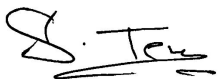
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

**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

26th September 2024