

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0928.24

WARD: Cranham **Date Received:** 1st July 2024

ADDRESS: 174 Hall Lane
Upminster

PROPOSAL: Part single, part two storey front/side/rear extension, new front porch and rear canopy following removal of existing garage

DRAWING NO(S): 2023/100/PL004
2023/100/PL005
2023/100/PL006
2023/100/PL001

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 two-storey detached dwelling located on a residential street. The property is finished in brickwork and a soft landscaped front garden. The property is not listed nor located within a conservation area. The surrounding streetscape is characterised by two-storey detached dwellings of varying architectural designs.

DESCRIPTION OF PROPOSAL

The application seeks permission for the development of a part single, part two storey front / side / rear extension. This would include a new front porch and rear canopy following the removal of the existing side garage.

RELEVANT HISTORY

P0370.97 - Single storey front extension - Approved with conditions - 115/05/1997

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. None 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 Extension and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear extensions
- Section 6 Side sections
- Section 7 Porches and Front Extensions

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. A design and access statement was provided by the agent in support of the application. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Havering Local Plan sets out to promote high-quality design that contributes to the creation of successful places by supporting development proposals that, respect and complement the distinctive qualities, respect reinforce and complement the local street scene and respect the visual integrity and established scale, massing and rhythm of the building stated as in Policy 26.

The proposed ground floor front extension extends 4m to the northern boundary with neighbouring no.176. It would receive a lean-to roof to match the existing front elevation roof form. The front elevation would receive a garage door which leads to a bicycle store. The design of the front extension aims to maintain the design of the host dwelling and is therefore deemed acceptable.

The front porch extension extends 0.8m forward and would have a width of 3m. The porch would receive a hipped roof with tiles that match the host dwelling. It is assessed that as there are existing examples of hipped roof porch on Hall Lane, the front additions would not be incongruous to the streetscene and therefore deemed acceptable.

The ground floor rear extension extends 4m rearwards and would receive a 5.5m rear wall and an open-faced covered rear seating entertainment area. These would receive a flat roof with a roof lantern above the seating area. The ground floor rear extension would replace the existing garage. This element of the proposal is viewed as secondary to the host dwelling and would be deemed acceptable.

The first-floor side and rear extension would extend to be flush with the proposed ground floor side wall on the northern elevation and extends 2.5m rearward, as such, the addition appears secondary to the main dwelling and is deemed acceptable. It would receive a hipped roof with a ridge set lower than the host dwelling. It is noted that Hall Lane has a variety of architectural styles and therefore the increase in scale would not be seen as out of keeping with the character of the area.

As such, the proposal adheres to policy 26 of the Havering Local Plan; Sections 5, 6, and 7 of the Residential Extensions and Alterations SPD; and is deemed acceptable.

IMPACT ON AMENITY

Residential design and amenity, Policy 7 of the Local Plan states residential development should provide an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not impacted. The council will support developments that do not result in unacceptable overlooking or loss of privacy or outlook, unacceptable loss of daylight and sunlight as well as unacceptable levels of noise, vibration and disturbance.

The virtue of the height and depth, the proposed ground floor rear extension would not leave to significant amenity issues to warrant a refusal. In relation to 172, 174 is set further back and the single storey rear would project more than 4m from the rear building line. However, on investigation, 172 previously had garage/outbuildings along the boundary and extensions have been approved under P1619.22. Therefore the impacts on 172 are mitigated.

Similar, the height of the ground floor front and side extension are within the guidelines outlined within the Residential Alterations and Extension SPD and would not result in undue harm on neighbouring amenity.

The first floor side and rear extension within close proximity to the existing side windows on neighbouring no.176. The applicant has indicated that the neighbouring window which faces the proposal is obscure glazed and serves a bathroom. The remaining front facing windows of no.176 serve as secondary windows to a first floor bedroom. Given the provided information, the proposal would not lead to undue harm to the neighbouring occupiers and would not warrant a refusal.

The proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours and as such complies with the principles of relevant policies.

HIGHWAY/PARKING

No highway implications.

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 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:-

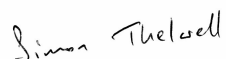
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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:



Simon Thelwell

27th September 2024