

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0916.24

WARD: Cranham **Date Received:** 28th June 2024

ADDRESS: 2 Forth Road
Upminster

PROPOSAL: Two storey side and single storey rear extensions and open porch canopy roof over new entrance door

DRAWING NO(S): Elevations - CC/ 18/ 23/ C
Site & Roof Plans - CC/ 18/ 23/ REV C

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 property is a semi-detached house located on the western side of Forth Road. Although features as a semi-detached dwelling, but due to its unique architectural characteristics does not relate to the attached dwelling. The surrounding area is predominantly residential in character.

DESCRIPTION OF PROPOSAL

Permission is sought for a two-storey side and single storey rear extensions and open porch canopy roof over new entrance door

RELEVANT HISTORY

NONE

CONSULTATIONS/REPRESENTATIONS

Neighbours have been consulted as a result of this planning application and no representation have been received.

RELEVANT POLICIES

* NPPF - National Planning Policy Framework

* LONDON PLAN (adopted 2021):

Policy D1 - London's form, character and capacity for growth

Policy D4 - Delivering good design

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 26 - Urban design

* Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

NOT LIABLE

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were sent in with the application. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

Amended plans were requested to set back the two-side storey side extension to 1m from the front elevation.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The single storey rear extension will consist of a pitched roof design with dimensions of 2.5m in depth with a maximum height of m dropping to m at the eaves.

The depth of the proposal is compliant with Council guidance set out in the Residential Extensions and Alterations SPD. As per this guidance, single storey rear extensions for semi-detached dwelling are to be no greater in depth than 4m, with any greater depth to be taken at a 45 degree angle from the 4m point upon each common side boundary.

The proposed porch relates well to the host dwelling and so is deemed not to cause visual harm to the surrounding street scene.

The proposal would use finishing materials which match the finishing materials of the existing dwelling house and the pitched roof also complements the style of the main hipped roof of the

house which is in accordance with the requirements of the Residential Extensions and Alterations SPD.

In regard to the two storey side extension, the Residential Extensions and Alterations SPD states that "Side extensions should be subordinate to the existing dwelling to ensure they do not unbalance a pair of semi-detached properties, and to maintain the characteristic gap between neighbouring pairs of semi-detached houses."

It then goes on to state that "two storey side extensions should be set back at least 1m from the front wall of the dwelling at first floor level, to create a break in the roof line and facade, and avoid a terracing effect."

It can be argued that due to its unique architectural characteristics, which is seen along Forth Road, the subject dwelling is not one half of a symmetrical pair and it can be considered that it does not relate to the attached dwelling and as such would not cause a terracing effect.

The proposed two-storey side extension designed with the staggered double hipped roof would be visible from the street. The front and side elevations will be visible because of the exposed location of the application property.

The extension is now set back 1m from the main front wall of the building creating a break in the roof line and appearing subordinate to the main dwelling.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The two-storey side extension would not affect the attached neighbour (No.4 Forth Road), due to separation distances as it is built on the opposite boundary.

For the unattached neighbours (No.34 & 36 Humber Drive), the two-storey side extension will not materially affect these neighbours due to separation distances as this part of the proposal will be built on these neighbours rear boundary facing their back gardens.

The proposed extension has also not been designed with any flank windows, therefore impacts are considered acceptable.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and an 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy 7 and 26 of the Havering Local Plan 2021.

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 SC05A (Number of parking spaces) ENTER NO.

Before the building(s) hereby permitted is first occupied, provision shall be made within the site for (2) car parking spaces and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To ensure that adequate car parking provision is made off street in the interests of highway safety.

INFORMATIVES

1 Non Standard Informative 1

The Cedar Tree is not within the application site and any agreement for its removal shall be in consultation with owner of the adjoining site and subject to Wildlife and Countryside Act 1981.

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>

3 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 setting back the two-storey side extension to a total of 1m.

The amendments were subsequently submitted on 18/09/2024.

Authorising Officer:



Habib Neshat

3rd October 2024