

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0806.24

WARD: Marshalls & Rise Pk **Date Received:** 6th June 2024

ADDRESS: 26 Roslyn Gardens
Romford

PROPOSAL: Two storey side extension and conversion of garage to habitable use

DRAWING NO(S): B221077-3100 C
B221077-3000 A

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 dwelling located on a residential street. The surrounding area is residential with this immediate area consisting of predominantly semi-detached dwellings. There is an attached garage and driveway providing off street parking. The property is finished in brickwork and render. The application site not located within a conservation area and not subject to any articles.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a two storey side extension and conversion of garage to habitable use.

RELEVANT HISTORY

P0069.04	Single storey rear extension	
	Apprv with cons	11-03-2004

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site, opposite side of the road, and behind the site

1 comment was received and summarised below:

- No issued with proposal, happy for the proposal to go ahead

RELEVANT POLICIES

Havering Local Plan (2016)

- Policy 7 - Residential Design and Amenity
- Policy 26 - Urban Design

The London Plan (2021)

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

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This proposal is not CIL applicable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google StreetView, aerial view images and drawings were used to assess the site constraints.

Amendments were sought and received which included a set in of the first floor from the front building line and changes to the roof design of the side extension.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed side extension would be of a similar design and scale to the attached neighbouring property which has also benefited from a double storey side extension and garage conversion. Therefore this proposed development would be considered to better balance this pair of semi-detached dwellings. As per SPD guidance, the symmetry and spacing between pairs are important considerations, the symmetry would be increased as a result of this development, with the characteristic gap between pairs of semidetached dwellings being reduced, however a gap still would be retained. The proposed two storey side extension would project no further than the current front and rear building lines. The width would be 2.2 metres towards the front of the dwelling and increase to 2.7 metres towards the rear of the dwelling due to the positioning of the application site.

SPD guidance also states for semi-detached dwellings, a first floor side extension should be set back at least one metre from the front wall of the dwelling to create a break in the roofline and facade. The development as designed would have a 0.5 metre setback from the building line, although it does sit further back from the front bay feature. Consideration has been given as to whether this gives rise to a terracing effect sufficient to justify refusal.

It is noted that set backs of varying degrees have been accepted in Roslyn Gardens, although each decision has been made on individual merits taking into account the individual circumstances of each site. It is notable that the proposal would effectively match that of the other half of this pair, bringing a symmetry to the design. Furthermore, in relation to the unattached neighbour, a terracing effect is unlikely to occur as there is a side entrance separating the properties, enabling a degree of spacing to be retained if the neighbour (which is of a differing design in any event) were to extend to the side in the future. In all, it is not considered that the proposal would give rise to sufficient harm to the character and appearance of the streetscene to justify refusal.

The new proposed roof would reflect the design of the original house being hipped and matching tiles used and considered acceptable as well as roof design matching the adjoining neighbouring property.

The proposed garage conversion would add a further living area space to the ground floor. There is an extension to the original building, being a new front projecting feature. This would project approximate 0.45 metres from the front elevation of the current garage. This is considered to be acceptable as it would project no further than the existing adjacent projecting feature, as well as the attached neighbouring property No. 28 benefiting from this same development in the past. The design and positioning of the new front window replacing the garage door would match the existing projecting window, considered to be in line with Havering high quality design principles. The roof design would remain the same. Garages are not a prominent feature in the area and not considered the proposed conversion would be out of place in the area. There is no concern regarding the street scene as the garage conversion is considered to integrate well to the original building.

There is limited concern regarding the street scene as the proposed side extension and garage conversion would use similar materials to match that of the existing building such as render. The design of the proposed works are considered to be acceptable. There are no other design concerns related to the proposed development. The proposal respects the visual integrity of the area and its established scale, in line with policy 26 of the Havering Local Plan regarding high quality design.

IMPACT ON AMENITY

There is limited concern regarding amenity. The proposed development does not proposed any windows to the side walls. There is not considered to be any impact to the amenity of the west attached neighbouring property No.28 due to the distance away from the proposed works. The proposed development is also not considered to have an undue adverse impact to the non-attached neighbouring property No.24 with no privacy concerns. There is first floor side window on this east neighbouring property, however this is not a habitable room, being a landing window, therefore limited concern regarding any loss light.

The proposed front facing window is not considered to have any further impact to amenity than what currently exists and considered acceptable.

The proposed garage conversion is not considered to have any detrimental impact to neighbouring amenity. A new front facing window is proposed, however this is not considered to cause any further impact to neighbouring amenity than what current exists.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed two storey side extension and garage conversion would be acceptable in terms of its impact on the character and appearance of the area, the visual amenity in the street scene and an acceptable impact on residential amenity. It is therefore considered that the application would accord with policies and in line relevant SPD'S.

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:-

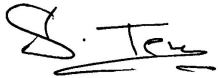
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

INFORMATIVES

1 Approval 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 7th August. The revisions involved a setting in of the first floor side extension. The amendments were subsequently submitted on 2nd September.

Authorising Officer:



Suzanne Terry

8th October 2024