

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1082.24

WARD: Emerson Park **Date Received:** 2nd August 2024

ADDRESS: 19 Great Nelves Chase
Hornchurch

PROPOSAL: Addition of first floor with habitable roof space and roof lights to rear, single storey front and rear extensions, and alterations to front driveway, following demolition of existing garage and conservatory.

DRAWING NO(S): PL-6210_21
PL-6210_27A
PL-6210_27.1A
PL-6210_28A
PL-6210_29A
PL-6210_30
PL-6210_31A

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 located on the north-western side of Great Nelves Chase and contains a detached bungalow with a private rear garden and an area of hardstanding to the front.

The property is not listed, nor is it within a conservation area but is located within Sector 3 of the Emerson Park Policy Area and Flood Zone 2.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for the addition of first floor with habitable roof space and roof lights to rear, single storey front and rear extensions, conversion of garage to habitable space and alterations to front driveway.

RELEVANT HISTORY

ES/HOR/I/54 - House and Garage (Approved)

ES/HOR/1606/56 - House and Garage (Approved)

P0572.24 Addition of first floor with habitable roof space and roof lights to rear, single

storey front and rear extensions, conversion of garage to habitable space
and alterations to front driveway

Apprv with cons

27-06-2024

CONSULTATIONS/REPRESENTATIONS

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

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
- Section 7 Porches and Front Extensions
- Section 8 Roof extensions, Loft conversions and Dormer Window

Emerson Park Policy Area SPD

MAYORAL CIL IMPLICATIONS

The proposal incorporates approximately 110sqm of additional floor space for a new residential dwelling and is liable for Havering and Mayoral CIL.

The Mayoral CIL levy rate for Havering is £25/sqm and is chargeable for each additional square metre of residential gross internal floor space.

Havering's CIL charging rate for residential is (£125.76/sq.m (Zone A) for each additional square metre of residential gross internal floor space.

The proposal is subject to £2,750 of Mayoral CIL and £13,834 of Havering CIL subject to indexation.

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.

A previous scheme P0572.24 for this site was approved also for the addition of first floor with habitable roof space and roof lights to rear, single storey front and rear extensions, conversion of garage to habitable space and alterations to front driveway. The only changes to the previously approved scheme are:

- increase of the width/depth of the ground floor rear extension;
- changes to fenestrations at the ground floor rear elevation.

Given the above are the only differences between the schemes only these changes will be assessed in this report.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The subject site falls within Sector 3 of the Emerson Park Policy Area which consists in the main of medium sized family houses and there is little scope for any further infilling. Development must comprise detached single family, individually designed dwellings. More broadly the EP SPD requires that:

No development will be permitted which would involve the significant loss of landscape features contributing to the character of the area;

- All developments will be required to contain a generous level of landscaping in keeping with the character of Emerson Park;
- No new building or extension to an existing building will be permitted unless its massing and architectural character, and the resultant space between adjacent buildings, are compatible with the character of the local street scene; thereby maintaining the varied character of the Emerson Park area;

The proposed rear extension would still demonstrate suitable levels of subservience to the main dwelling with the extension built to a flat roof height of approximately 3m which is acceptable. The extension would not appear too dominate within the context of the rear garden environment retaining sufficient garden space for private amenity and adequate levels of soft landscaping to meet the requirements of the Emerson Park Special Policy Area. The extension is obscured from view of the street scene. The increased depth/width would have little impact on the character and would still relate acceptably to the main dwelling in terms of its design, scale and mass especially in the context of the adjacent neighbour at no. 17 and their sprawling rear extension.

There are no concerns with the changes to the rear facing fenestrations.

It is considered that the proposed alterations to the dwelling would not unacceptably impact on the character of the dwelling, street scene or the wider Emerson Park area and is consistent with the relevant SPD policies from a design perspective.

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.

By virtue of positioning the increased width of the rear extension would not impact upon the amenity of No. 21 Great Nelves Chase. The increased depth however may be harmful. Despite the additional depth the rear extension would remain outside a 45-degree angle taken at a depth of 4m beyond the furthest point of the rear facing bay window along the common boundary. As such, it is considered to still afford an acceptable degree of amenity to this neighbour.

The neighbour at No. 17 Great Nelves Chase benefits from a large rear extension of its own meaning the proposed rear extension would lie behind the rear building line of this neighbour preventing harm to their amenity despite the added width. The extension would remain outside the 45-degree angle taken from the bottom of the window sill of the closest flank window.

The conditions from the previous approval P0572.24 listed below will also be applied once more.

A condition will be added to ensure the bathroom to the front elevation is obscure glazed to prevent harm to the amenity of future occupants.

A condition would be added to prevent the rear extension from being used as a balcony so as to prevent harm to 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 would result in the loss of the existing garage. However, the plans and aerial imagery confirm that sufficient off-street parking would remain on site to prevent the intensification of parking stress in the immediate area thereby preventing materially harm to the safety and function of the public highway.

FLOOD RISK

The site is located in Flood Zone 2. Officer's having reviewed the plans confirm that the finished floor levels would remain at or above the existing floor levels to mitigate flood risk.

For any development where a flood risk is identified, the Council as the Lead Local Flood Authority want to see developers consider and implement flood resilience/resistance measures into the buildings themselves. This is not to stop development but to ensure the protection for future residents is maintained and enhanced. An informative will be added to outline methods the applicant can use to mitigate the potential risks.

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 window inserted on the bathroom to the front elevation at first floor level 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.

7 Hard Surface Porus/Run-off - dwelling

The hard surface hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding

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.

2 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £2,750 would be payable due to result in a new residential property with 110m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) **for each additional square metre of GIA. Based upon the information supplied with the application, £13,834 would be payable, subject to indexation.**

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

3 Flood Resilience INFORMATIVE

For any development where a flood risk is identified, the Council as the Lead Local Flood Authority want to see developers consider and implement flood resilience/resistance measures into the buildings themselves. This is not to stop development but to ensure the protection for future residents is maintained and enhanced.

The following measures are strongly recommended, although this list is not exhaustive:-

- Raising the level of the building by at least 300mm above local levels;
- Waterproof membrane in the ground floor;
- Waterproof plaster and waterproofing to ground floor;
- Electrics from the upstairs down and sockets high up off the ground floor;
- Non return valves on the sewerage pipes;
- Emergency escape plan for each individual property;
- Air brick covers; and
- Movable flood barriers for entrances

4 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:



Neil Goate

18th October 2024