

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1044.24

WARD: Cranham **Date Received:** 24th July 2024

ADDRESS: 5 Avon Road
Upminster

PROPOSAL: Conversion of undercover parking area to bedroom involving infill extension to the front and side

DRAWING NO(S): 101 REVISION 0
102 REVISION 0
BP1 REV: 0

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

RELEVANT HISTORY

* L/HAV 549/68 - Extension (Approved)

* 762/81 - Conservatory (Approved)

P1414.07 Two storey side and single storey rear/front extension.
Apprv with cons 25-09-2007

P0797.07 Single and double storey rear extension, double storey side and single storey front extension
Refuse 21-06-2007

CONSULTATIONS/REPRESENTATIONS

No representations were received following neighbour consultation.

RELEVANT POLICIES

* NPPF

* London Plan 2021:

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

* Havering Council Local Plan (2016-31)

- Policy 7 - Residential design and amenity
- Policy 24 - Parking provision and design
- Policy 26 - Urban Design

* Residential Extensions and Alterations Supplementary Planning Document

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken because one was not deemed to be necessary. In determining this planning application, therefore, site photographs provided by the planning agent, Google street view, aerial view images and submitted drawings were used to assess the proposal and the site's constraints.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Local Plan, including Policies 7 and 26. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

It is acknowledged that a parking space within the garage would be lost but the hardstanding area to the front of the site is capable of providing two car parking spaces. As such, it is not considered that any highways or parking issues would arise from the proposal.

The submitted drawings show that the proposed development would contain a bedroom. A condition will be imposed stipulating that the proposed development shall be used only for living accommodation as an integral part of the existing dwelling known as 5 Avon Road, Upminster and not as a separate unit of residential accommodation at any time.

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 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.

3 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.

4 SC31 (Use as part of main dwelling) ENTER DETAILS

The proposed development shall be used only for purposes ancillary to the existing dwelling at no. 5 Avon Road, Upminster, RM14 1QS, and shall not be used as a separate unit of residential accommodation at any time.

Reason:-

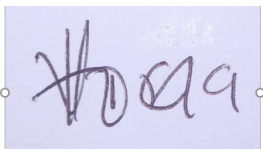
The site is within an area where the Local Planning Authority consider that the sub-division of existing properties should not be permitted in the interests of amenity.

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:

A handwritten signature in blue ink, appearing to read 'Victoria Collins', is enclosed in a light blue rectangular box. The signature is stylized and cursive.

Victoria Collins

23rd October 2024