

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1091.24

WARD: St Albans **Date Received:** 5th August 2024

ADDRESS: 7 DYMOKE ROAD
HORNCHURCH

PROPOSAL: Single storey rear extension following demolition of existing rear conservatory.

DRAWING NO(S): DR/NAK/01

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 semi-detached two storey dwelling located toward on a residential street. A driveway provides off street parking. The surrounding area predominantly consists of semi-detached two storey dwellings. The property is finished in brickwork and pebble dashing. The application site is not within a conservation area or subject to any articles.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear extension following demolition of existing rear conservatory.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area.

No representations or objections were received.

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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed rear extension is to be 2.7 metres in depth from the furthest original rear wall of the building and replace an existing conservatory. A 2.75 metre height is proposed with a flat roof. The extension would also be a part side return extension. There are no design concerns related to the proposed rear extension as well as no concerns regarding the street scene as it would not be visible from the street. There are a number of sites nearby which have benefited from rear extensions of similar design and scale, therefore not considered the proposed extension would be out of place in the area.

There are no other design concerns related to the proposed rear extension. 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

The proposed depth of 2.7 metres and height of 2.75 metres are within SPD guidance.

In terms of the impact on the unattached neighbour, this would be considered therefore to have acceptable impacts, which are also further mitigated by this neighbour's own rear conservatory extension.

In terms of the attached neighbour, this property has already infilled the side return between the outrigger and boundary, so the side return extension and pitched roof proposed has no material impact. The depth of the rear-most part of the projection at 2.7m is not considered to be materially

harmful to this neighbour as it is within SPD guidelines and there would also be further partial mitigation, due this neighbour having erected a lean to to the rear. In all, the impacts on this property are considered to be within reasonable tolerances.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. The current parking provision would be maintained.

OTHER ISSUES

The site lies within a landfill buffer zone and therefore a condition is proposed to provide protection against potentially harmful gases present in the immediate area. The agent has agreed to the condition.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed works 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.

5 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.

6 SC68 (Environment Agency gas migration) (Pre Commencement)

a) Prior to the commencement of any groundworks or development of the site, details shall be submitted to and agreed in writing by the Local Planning Authority setting out suitable gas protection measures to be employed on site including, but not necessarily limited to, the installation of a suitable gas resistant membrane, in compliance with BS 8485:2015. The gas protection measures shall be carried out in strict accordance with the agreed details.

b) Upon completion of installation, a 'Verification Report' must be submitted demonstrating that the works have been carried out.

Reason:-

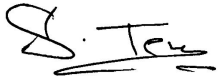
Insufficient information has been supplied with the application to judge the risk arising from landfill gases (methane and carbon dioxide). Submission of an assessment prior to commencement will protect people on or close to the site from the risks associated with migrating landfill gas.

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 black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

25th October 2024