

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1210.24

WARD: St Andrew's **Date Received:** 5th September 2024

ADDRESS: 8 Mariam Gardens
Hornchurch

PROPOSAL: Proposed single-storey rear extension and Conversion of roof space to habitable use to include a front dormer and roof light

DRAWING NO(S): 401.01-03
401.01-04
401.01-05

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 single storey dwelling located in a close street. The surrounding area is residential with this immediate area consisting of semi-detached dwellings. The property is finished in brickwork and render. The application site is not subject to any articles or conditions.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single-storey rear extension and Conversion of roof space to habitable use to include a front dormer and roof light.

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 ground floor rear extension would have a max depth of 4 metres. The proposed flat roof with a height of 3 metres is considered acceptable.

As per guidance, dormers should usually face the rear garden, however council will consider a front dormer acceptable given it does not cause harm to the original house or street scene. There are a number of neighbouring properties benefit from front dormers, notably 3, 5 & 6 Mariam Gardens. It would be considered that the proposed front dormer would not look out of place in the area nor harm the street scene. The proposed front dormer would be 2.7 metres which is outside of SPD guidance, however given the scale of other dormers in the locality of a similar size, the width of the dormer would be considered acceptable and would not be considered to cause any harm to the street or character of the area, being no larger than neighbouring front dormers. The dormer would be 0.5 metres from the party wall as well as being 1 metre up from the eaves and approx. 0.8 metres down from the ridge, well within the body of the roof.

There are no other design concerns related to the proposed works. Matching materials would be used. 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 ground floor rear extension would not be considered to have any undue impact to neighbouring

amenity, complying with the 4 metre max depth and 3 metre height as per SPD guidance to secure a level of amenity to neighbouring properties.

The front dormer would not be considered to cause no further undue impact to neighbouring properties than what already exists in the locality with several neighbouring properties benefiting from front dormers.

There are no further concerns regarding amenity.

HIGHWAY/PARKING

No further highway or parking issues would be considered to arise as a result of the proposal.

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 with 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.

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:



Habib Neshat

31st October 2024