

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1219.24

WARD: Emerson Park **Date Received:** 6th September 2024

ADDRESS: 34 Nelves Way
Hornchurch

PROPOSAL: Front elevation facade renovation and rear extension modification including new fenestration/doors, rendering and roof re-tiling of dwelling, conversion of garage/pantry to habitable space, juliette balconies and roof lights with internal and external alterations.

DRAWING NO(S): P001 Rev P02
P002 Rev P02
P003 Rev P02
P004 Rev P02
P005 Rev P02
P006 Rev P02
P007 Rev P02
P008 Rev P02
P009 Rev P02
P010 Rev P02
P011 Rev P02
P012 Rev P02
P013 Rev P02
P014 Rev P02
P015 Rev P01

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

SITE DESCRIPTION

Residential, two storey detached dwelling finished in a mixture of face brick and painted render. Ample off street parking provided in the garage and on the driveway to the front of the property. The application site falls within Sector 2 of the Emerson Park Policy Area. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for renovations to the front elevation facade and rear extension modification including new fenestration/doors, rendering and roof re-tiling of dwelling, conversion of garage/pantry to habitable space, juliette balconies and roof lights with internal and external alterations.

RELEVANT HISTORY

ES/HOR 406/58 - Conversion of garage & new garage - Approved.

L/HAV 325/82 - Rear extension - Approved.

L/HAV 860/82 - Rear extension - Approved.

P0107.88 - Alterations & extensions - Approved.

P1200.89 - Carport - Approved.

P0565.17	Single storey timber building for use as a garden room Apprv with cons	26-05-2017
P0172.16	Loft conversion with rear dormers and x7no roof lights Apprv with cons	15-04-2016
D0373.15	Certificate of lawfulness for proposed loft conversion with rear dormers Withdrawn	04-02-2016
P1824.15	Extension of front porch roof and support pillars. New pitched roof from eaves to 1st floor to side elevation to match the opposite side. Apprv with cons	03-02-2016
P1245.07	New roof to single storey rear conservatory Apprv with cons	14-08-2007
P1986.06	Single storey rear extension including pool hall Apprv with cons	11-12-2006

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour consultation.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" and the Emerson Park Policy Area (EPPA) SPD.

LONDON PLAN:

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).

LDF

SPD04 - Residential Extensions & Alterations SPD

LDF

SPD05 - Emerson Park Policy Area SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

During the planning process the officer queried, the number of offices within the modified/alterd dwelling. The agent provided revised plans with reflecting a study/store and a playroom, in response to the client's requirements for additional space to accommodate their large family, particularly the children. Neighbours were not re-consulted as this was sought for clarity.

Further revisions were received during the planning process, where the layout of the family room was changed internally, the window to the office was increased on the opposite side, the roof lights on top of the ground floor rear extension would be rotated and the existing space in the loft would be reorganised into a bedroom with no other opening/windows being added to this loft room.

Neighbours were not re-consulted as the changes were internal and the increase in size of windows at ground floor to the front and the rotation of the roof lights would not impact on the amenity of the adjacent neighbours. These changes were considered to be minor and would not significantly alter the spirit of the adopted submission.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The EPPA SPD outlines that Sector 2 comprises mainly of medium sized family houses and there is little scope for any further infilling. Development must comprise detached single family, individually designed dwellings.

No objections are raised towards the removal of the front canopy and the renovations proposed to

the front elevation of the application dwelling. Windows have been altered for a more symmetrical appearance.

In addition, there are no objections to the modifications to the existing dwelling including new fenestration/doors on either side of the application dwelling to the front of the dwelling and the changes in the fenestration to the first floor front projection and the removal of a window at first floor level. It is noted that the existing garage is to be converted into a family and play rooms and the utility room to a downstairs office on the other side.

The fenestration is going to be altered from a brown to black double glazed windows as indicated on the proposed plans. The proposal includes altering the existing face brick appearance with a painted render appearance instead.

No objections are raised to the proposed changes to the front of dwelling.

The internal swimming pool to the rear would be replaced with a kitchen. Other changes are including the removal of fenestration to the side of the dwelling. Removal of the pitched roofs over the existing ground floor rear extension and replacing them with a flat roof and roof lights. Juliette balconies are proposed on either side at the rear of the dwelling.

The existing space in the loft would be created into a bedroom with no other opening/windows being added to this loft room.

It is considered that proposed improvements to the existing house would be complementary to the existing dwelling and would give the property a further lease of life. No objections are raised to the changes, alterations and modifications being proposed to the application dwelling from a design point of view.

It is considered that these changes would not unacceptably impact on the street scene or rear garden environment and no objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

It is considered that the proposed renovations to the front and rear of the dwelling including the rear extension modification including new fenestration/doors, rendering and roof re-tiling of dwelling, conversion of garage/pantry to habitable space, juliette balconies and roof lights with internal and external alterations would not unacceptably impact on the amenity of the adjacent neighbours.

It is considered that the proposed alterations and modifications would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the application dwelling and the neighbouring properties already overlook the street scene and rear garden areas of surrounding residential properties.

The window and doors to the front of the property would face the street, which is a public area, as such it is not envisaged that there would be any loss of privacy from this proposal.

The proposed roof lights on top of the existing ground floor rear extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

Any condition imposed part of any of previous consents still apply as the proposal is only to upgrade the windows and their colour.

Drawing P013 Rev P02 that the balconies being added are Juliette and do not project onto the flat roof of the ground floor extension and this is corroborated by drawings P009 Rev P02 and P012 Rev P02.

A safeguarding condition would be imposed that the proposed flat roof to the existing rear extension would not be used as a balcony, roof garden or similar amenity area following the modification as part of this application, unless specific permission is obtained in writing from the Local Planning Authority.

In all, the proposal is considered to fall within the spirit of adopted guidelines for householder extensions/alterations and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal, as the existing parking arrangement would not be altered. The conversion of the garage would not impact on the existing parking arrangement as the garage is not deep enough to accommodate a motor vehicle.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under material section of the application form and the approved plans on this

decision notice unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding 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 SC48 (Balcony condition)

The proposed flat roof area to the existing ground floor rear 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 following revision

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 Ergotechnics Ltd (Agent) by e-mail. The revisions involved clarity in respect to the layout and the reference to the number of offices. The converted garage is to be used for a family and games room with further changes to the fenestration. The amendments were subsequently submitted on 12/11/24, 15/11/24 & 28/11/24.

Authorising Officer:



Neil Goate

3rd December 2024