

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1240.24

WARD: Marshalls & Rise Pk **Date Received:** 13th September 2024

ADDRESS: 61 Park End Road
Romford

PROPOSAL: Single storey side extension and decking following demolition of existing garage

DRAWING NO(S): AS2022.10.02.PB02 A
AS2022.10.02.PB03 C
AS2022.10.02.PB04 D
AS2022.10.02.PB05 C
700/0S

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 952/66 - Car Port (Approved)

566/78 - S/S Rear Extension (Approved)

P1393.23 Conversion and extension of garage to habitable space, single storey rear and side extension and extension of rear decking
Apprv with cons 01-12-2023

CONSULTATIONS/REPRESENTATIONS

No representations were received as part of this application.

Historic England (GLASS) were also consulted about this application but no response was received.

RELEVANT POLICIES

* NPPF

* London Plan (2021)

- Policy D1 - London's form, character and capacity for growth

- Policy D4 - Delivering good design
- * Havering Council Local Plan (2016-31)
- Policy 7 (Residential design and amenity)
- Policy 26 (Urban Design)
- * Residential Extensions and Alterations Supplementary Planning Document

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floorspace would not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was undertaken by the case officer. Site photographs were also provided to support the application by the agent. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

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

The proposed decking would be approximately 40cm high and therefore would result in some overlooking into the rear garden of no. 46 Park End Road. But given the host dwelling already benefits from a raised decking area which affords views into the rear garden environment of this neighbour, it is not considered the proposed decking would result in any significant overlooking or loss of privacy that would be over and above existing conditions.

To safeguard the privacy of surrounding neighbours, a condition will be imposed to ensure that no other openings will be added to side of the proposed extension unless specific permission is obtained in writing from the Local Planning Authority.

A car parking space inside the existing garage would be lost as a result of the proposal but given the host dwelling benefits from a hardstanding area to the front which provides space for parking, it is not considered that any highways or parking issues would arise from this proposal.

The proposal would therefore be considered to be acceptable with no undue impact on the character and appearance of the host property, the rear garden scene or the amenity of nearby occupiers.

It is therefore recommended that planning permission is GRANTED subject to conditions.

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.

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 'Neil Goate', written in a cursive style.

Neil Goate

6th December 2024