

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1470.24

WARD: Cranham **Date Received:** 4th November 2024

ADDRESS: 19 Helford Way
Upminster

PROPOSAL: Raising height of porch and utility flat roofs and minor alteration to the fenestration

DRAWING NO(S): 01/01 B
04/07 B
05/07 B
06/07 B
07/07 B

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 two storey semi-detached property located at the end of a road. A driveway provides off street parking. The surrounding area predominantly consists of semi-detached two storey dwellings. The property is finished in brickwork. The application site is not subject to any articles or conditions.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the raising of height of porch and utility flat roofs and minor alteration to the fenestration

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. No 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 existing porch has a height of approx. 2.5 metres. The proposed new height is to be 3 metres. The positioning of the door would also be changed to the front elevation from the side, not considered to have any detrimental impact to the street scene. The works to the porch are considered acceptable.

The height of rear located utility room would also be increased from 2.5 metres to 3 metres. There is no concern regarding this increased height as well as not being largely visible from the street scene. The positioning of the door would also be changed however not considered to have any impact to the street or garden scene.

There are no other design concerns related to the proposed works. The design of 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 height alterations to the porch and utility room would not be considered to have any undue impact to neighbouring amenity, as they are set away from the boundaries with nearest residential properties. The changes to fenestration would also not be considered to have any undue impact to neighbouring sites.

HIGHWAY/PARKING

No highway or parking issues would 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 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 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed on the submitted application form unless otherwise agreed in writing by the Local Planning Authority.

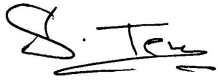
Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

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

6th December 2024