

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1276.24

WARD: Gooshays **Date Received:** 20th September 2024

ADDRESS: 54 Priory Road
Romford

PROPOSAL: First floor rear extension

DRAWING NO(S): 54PR/8/24-1A
54PR/8/24-2B

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 dwelling is a two storey semi-detached dwelling finished in face brick. Parking on the drive and in the garage to the front of the property. The surrounding area is characterised by predominately two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a first floor rear extension.

RELEVANT HISTORY

Y0254.19	Single storey rear extension with an overall depth of 6.0 metres, a maximum height of 3.10 metres, and an eaves height of 2.95 metres. (PRIOR APPROVAL)
	Pr App Not Req'd 23-09-2019
P0447.18	Single storey annexe to rear garden
	Apprv with cons 21-05-2018

CONSULTATIONS/REPRESENTATIONS

No representations were received from the neighbour consultation.

Historic England has commented that on the basis of the information provided, it is considered that it not necessary to contact them.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

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

Policy D4 Delivering good design

Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).

Policy 24 (Parking provision and design).

Policy 26 (Urban Design).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Application is not CIL liable.

STAFF COMMENTS

In accordance with the current protocol 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.

Negotiations were undertaken during the planning process to lessen the impact of the proposal on the neighbouring residents and the surrounding area. It was suggested to the agent to reduce the width and depth of the first floor rear extension. Revised plans were received showing a reduction in depth from 4m to 3m with no reduction in width. The proposal will be considered as revised.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed first floor rear extension would be mainly visible from the rear garden environment with oblique views from the street scene due to space created by side access between the application dwelling and No.52 Priory Road.

The SPD outlines that "rear extensions to semi-detached houses should be carefully designed in order to minimise their bulk" and that "the location and size of existing extensions will also be considered. For all two storey rear extensions, the roof should be pitched, set at right angles to the

main roof and generally finished with a hipped end".

Also that "two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres. In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4 metres may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties".

In considering this application, the depth of the proposed first floor rear extension has been reduced from 4m to 3m to comply with Council guidelines.

It is noted that width of the proposed first floor rear extension would be 5.256m and be finished with a hipped roof. The width of the existing dwelling is approximately 9.21m wide and the width first floor rear extension at 5.256m would be approximately 57 per cent of the width of the original dwelling. Although, the agent was also requested to reduce the width of the first floor extension, it is considered that the changes undertaken by reducing the depth by 1m would bring the proposal within the realms of acceptability.

The materials on the application form states that the walls would be finished with a weatherboarding finish. The officer sought clarity on this matter and the agent confirmed via e-mail that it's his client's intention to use Hardie Plank weatherboarding, colour 'Light Mist' to match the annexe at the end of the garden. A condition would be imposed in respect to this should the application be approved.

The first floor rear extension as revised, would relate acceptably to the existing property. It is noted that the depth of the proposed first floor rear extension would be finished with a hipped roof design to comply with guidance. No objections are raised.

It is considered the proposal would not unduly impact on the street scene or rear garden environment, as the proposal would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. 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.

No.52 Priory Road lies to south east of the site with their main entrance facing the turning head on the south east side of the dwelling. This neighbour has a patio and their garden to north and north east of the dwelling. These properties have a juxtaposition relation due to the estate design.

These properties are separated by the width of the garage within the application site and by the garage within No.52.

An equivalent degree of amenity should be secured for the neighbouring dwelling on the non-attached boundary both in terms of the existing house and rear garden and in terms of the ability to build an extension in line with this SPD.

It is considered that the position of the first floor rear extension would not unacceptably impact on

this neighbour, mindful of the separation distance created by the side access/garages and these properties and private amenity space.

Orientation is particularly important and may be acceptable where they are proposed to the north of the adjoining property which is the case in this instance as the application site lies to the north west.

It is considered that the proposed development would not unacceptably impact on the amenity of the adjacent neighbours at No.52 Priory Road.

It is noted that No.56 Prior Road has no extensions to the rear of their dwelling. The existing ground floor rear extension to application dwelling was constructed as part of a prior approval application Y0254.19.

The depth of the first floor rear extension at 3m would comply with Council guidelines. The proposed first floor rear extension would be set in approximately 4m from the common boundary with No.56. It is noted the proposed first floor rear extension would not infringe upon a notional line taken from common boundary with No.56 Priory Road at first floor level created by a 2m separation distance and the 3m depth of the extension, this is due to the separation distance between the boundary and the flank wall of the extension.

Given these circumstances and mindful of the general presumption in favour of development, it is considered that any impact upon the adjacent neighbours would be modest and within that envisaged as acceptable within guidelines.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extension and that the roof of the existing ground floor rear extension would not be used as balcony or terraced area unless specific permission is obtained in writing from the Local Planning Authority.

It is considered that the proposal will not unacceptably impact upon the amenities of either of the neighbouring property and therefore complies with the spirit of the adopted guidelines and as result is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 1b. Policy 24 of the Havering Local Plan outlines for a site within a PTAL 0-1 that has 3 plus bedrooms, the site needs to provide a minimum parking provision of 1.5 spaces per dwelling which is rounded up to two space. The site will be able to provide sufficient parking on the front drive to accommodate this. No highway or parking issues would arise as a result of the proposal.

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, drawing no. 54PR/8/24-2B and as per agent's e-mail of 8th October 2024 indicating that the applicant is proposing to use Hardie Plank weatherboarding, colour 'Light Mist 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 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 existing single storey rear extension 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 Mr Taylor (Agent) by e-mail and phone. The revisions involved reducing the depth of the first floor rear extension from 4m to 3m. The amendments were subsequently submitted on 28/11/24.

Authorising Officer:



Neil Goate

13th December 2024