

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1259.24

WARD: Mawneys **Date Received:** 16th September 2024

ADDRESS: 24 Abbotts Close
Romford

PROPOSAL: Single storey side/front extension following demolition of existing shed

DRAWING NO(S): 673.05 A
673.07 B
673.09
673.10
673.06 C

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site is an end of terrace two storey dwelling located on a residential street. The surrounding area is residential with this immediate area consisting of predominantly terraced two storey dwellings. The property is finished in brickwork and pebble dashing. A driveway providing off street parking. The application site is not subject to any articles or conditions.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey side/front extension following demolition of existing shed.

RELEVANT HISTORY

D0016.18	Certificate of lawfulness for proposed single storey side extension to house.
PP not required	28-02-2018

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. No comments were received.

The Environment Agency were consulted and response below:

- No comments
- Flood risk advice would stand

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 application indicates that the current shed would be removed to allow for a side extension. Site photographs indicate it has already been removed.

The proposed side extension would span 3.6 metres in width toward the front of the building and reduce to 1.7 metres in width toward the rear of the property due to the shape of the application site, projecting 8 metres in depth. A 1.4 metre extension to the front of the property is proposed beyond the building line with a pitched roof proposed. The proposed extension would be built up the property boundary.

Whilst it is noted that there are a number of examples of side extensions in the streetscene, generally these are modest and generally set slightly back from the front elevation of the dwelling. In contrast, the proposed side extension sits significantly forward of the front building line, projecting some 1.45m beyond the existing front porch. The extension is built hard up to the boundary of the site and is finished partly with a flat roof but also with an incongruous dummy pitch roof, which is tall

and differently pitched to the existing front canopy roof. The dummy pitch appears to be hipped back as shown on the side elevation but the proposed front elevation indicates it to be partly hipped and partly gabled. The fenestration arrangement conflicts with the general pattern of the property.

The extension is also prominently sited as this end of the terrace sits further forward in the streetscene than the neighbouring residential dwelling. In all, the depth, height and roof design, particularly owing to its position hard to the boundary of the site and forward projection from the main dwelling, considered an incongruous and bulky addition to the dwelling and a jarring and visually discordant feature in the wider streetscene.

IMPACT ON AMENITY

There would not be considered to be any undue impact on the attached east neighbouring property No.22. This works proposed are on the opposite side of this neighbour therefore is unlikely to cause any undue impact to this attached neighbouring site.

In terms of the non-attached west neighbouring property No.26, there would be amenity concerns to this neighbour due to the close proximity of the sites and proposed side extension built up to the boundary. The proposed side extension is built right up to the front boundary and sites significantly forward of the front building line of the neighbouring dwelling. Whilst there are no privacy concerns, the proposed side extension would be considered to create a sense of enclosure and hbe overbearing in relation to this neighbouring property.

HIGHWAY/PARKING

No parking or highways concerns. Although the extension would encroach a little into the front garden, space for offstreet parking would still remain.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed works would have an adverse visual impact on the character and appearance of the existing dwelling and the wider streetscene, as well as having an overbearing impact on the west non-attached neighbour No.26. As such, refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

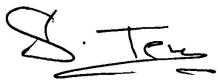
The proposed extension, by reason of its scale, bulk and design, in particular its positioning significantly forward of the front building line and proximity to the side boundary of the site, as well as incongruous roof design, would give rise to a visually jarring and intrusive form of development, which is out of scale and character with the subject property and wider streetscene and intrusive and overbearing in relation to the neighbouring property no.26 Abbotts Close, contrary to Policies 7 and 26 of the Local Plan and the provisions of the

INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the agent via email 18th Dec.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

18th December 2024