

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1441.24

WARD: Gooshays **Date Received:** 25th October 2024

ADDRESS: 35 Woodstock Avenue
Romford

PROPOSAL: Part single-storey, part two-storey side and rear extension, part garage conversion and removal of front porch

DRAWING NO(S): PL04
PL01 A
PL02 A
PL03 A

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 semi-detached two storey dwelling located on a residential street. A driveway provides off street parking. The surrounding area consists of predominantly semi-detached. The property is finished in pebble dashing. The application site is not located within a conservation area nor subject to any articles.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a part single-storey, part two-storey side and rear extension, part garage conversion and removal of front porch.

RELEVANT HISTORY

D0347.24	Certificate of Lawfulness for hip to gable loft conversion with rear dormer.
PP not required	24-10-2024

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. 1 comment was received and summarised below.

-Overshadowing

- Overlooking and loss of privacy
 - Visually intrusive
- Loss of light
- Gap between properties reduced creating terracing
 - Structural concerns

Based on the drawings provided, no encroachment is considered to arise. Structural impacts from built form are not a material planning consideration as subject to other legislation.

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.

Amendments were sought and received which included reducing the depth of the ground and first floor rear extension, increasing the setback of the first floor side extension from the main building line. An initially proposed gable end roof was replaced with a hipped end over the first floor rear extension.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed ground floor extension has a staggered depth. It has a flat roof height of 3 metres. In all, the size and scale of the ground floor rear extension is compatible with the character of surrounding development and to the size of the plot.

The proposed first floor rear extension would project 3 metres, finished with a hipped roof and set in from both site boundaries. There are numerous examples of double storey rear extensions, including at no. 33, 41, 43 & 45. The proposed design is not considered to be bulky and considered an appropriate scale relative to the main existing building. The first floor rear extension would not be visible from the street therefore limited concern regarding the street scene.

As per SPD, two storey side extensions should maintain the characteristic gap between neighbouring pairs of semi-detached houses by virtue of having a first floor set back and dropped hipped roof.. A gap would be partly maintained, however there have been a number of developments in nearby proximity which have reduced gaps and not considered the proposal would have any further impact to the street scene than what already exists. Notably No's 40 & 42. It should be noted that the adjacent non-attached property, no.37, appears to have benefited from a two storey side extension built right up to the shared boundary and without any set back. As such, any degree of terracing effect is created by the manner in which no.37 has been extended . The proposed extension is compliant with guidance in terms of design and simialar to many other examples in the street. As such, no material harm to the character of the streetscene is considered to result. The proposed roof form would match the original house and considered acceptable, ensuring to integrate well into the existing building.

The proposed garage conversion would add a utility room space to the ground floor. There is no extension to the original building with no changes to the dimensions as well as garage door being maintained. Garages are not a prominent feature in the area and not considered the proposed conversion would be out of place in the area

The removal of the porch would not be considered to have any impact to the street scene. There are no other design concerns related to the proposed works well as a similar external finishes such as painted render to be used to all considered acceptable. 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

In terms of the impact on the attached neighbour at no.33, this property benefits from its own single and two storey rear extension. The depth of the ground floor rear extension is 4m on this boundary and then angles away to a greater depth of 5m. The height is 3m. The depth, including the angled inset from the boundary at the 4m depth, follows guidance and impacts are mitigated by the neighbours own extension. The double storey rear extension has a depth of 3m and is over 3m from the shared boundary, within guidance, and considered not to materially harm neighbouring amenity.

In terms of the non-attached neighbour, this property has benefitted from a double storey height extension built right up to the shared boundary. The two storey side extension does not project beyond the front or rear building lines of the neighbouring house, so does not materially impact their amenity. They have no flank windows affected. The ground floor rear extension has an overall depth of 5.5m but it is inset from the shared boundary by at least 1m, which is considered sufficient to mitigate the impact. The first floor rear extension is 3m in depth. It lies around 1.5m from the boundary of the site and some 2m plus away from the neighbouring first fload habitable room windows. Given these dimensions and the degree of separation involved, it is not considered that

the extension would give rise to materially harmful amenity impacts in order to justify refusal.

Side extensions will not be permitted where they break a 45 degree line taken from the sill of the window of a primary original window serving a habitable room on the side wall of an adjoining house. There are no windows within the side wall of the neighbouring property, therefore not considered to be any loss of amenity as a result of the side extension. There is a flank window proposed at first floor level to serve a bathroom. Conditions will be applied to ensure these are obscured to ensure no loss of privacy to neighbouring sites. Whilst concerns have been raised with regard to loss of privacy, the first floor rear window in the proposed extension is not considered to give rise to any materially different impacts in terms of overlooking than can occur from first floor windows and which can be seen commonly in the locality. There is a Juliette balcony and no access to the first floor extension will be permitted.

HIGHWAY/PARKING

The proposal will result in the loss of the garage. However, the property would retain the existing off street parking space. The plans also indicate a second car could be parked in the front garden although this does not form part of the application and would affect an on street parking bay. However, given space to park a vehicle in curtilage remains the proposal is considered acceptable on highway grounds.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed development 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 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.

5 SC34B (Obscure with fanlight openings only) ENTER DETAILS

The proposed windows serving the bathroom and en-suite shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy.

6 SC48 (Balcony condition)

The roof area of the 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:-

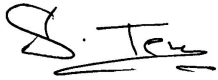
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - 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

23rd December 2024