

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1541.24

WARD: Marshalls & Rise Pk **Date Received:** 20th November 2024

ADDRESS: 1A The Elkins
Romford

PROPOSAL: Part single, part two storey rear extension and conversion of garage to habitable use

DRAWING NO(S): 24176_100C
24176_102C
24176_103C

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 detached two storey dwelling located on a residential street. A driveway provides off street parking. The surrounding area predominantly consists detached two storey detached dwellings. The property is finished in brickwork and render. The application site is not subject to any articles or conditions.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a Part single, part two storey rear extension and conversion of garage to habitable use

RELEVANT HISTORY

p1200.24	Conversion of garage to habitable space and single storey rear extension
	Apprv with cons 01-11-2024

CONSULTATIONS/REPRESENTATIONS

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

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.

It is notable that the site currently has approval for a similar proposal, P1200.24. Permission was granted for the garage conversion and ground floor rear extension. This application differs from the previous, proposing the addition of a first floor rear extension.

As per the previous approval the proposed ground floor extension although the depth has been increased by 0.5m with a pitched roof with an eaves height of 2.5 metres and max height of 3.5 metres is considered acceptable. A number of nearby sites have benefited from rear extensions and not considered a rear extension would be out of place or incongruous in the locality. Matching material would also be used in order to integrate the extension well into the main building. There is limited concern regarding the street scene as the proposed rear extension would not be visible from the street.

The proposed garage conversion would add a further living space to the ground floor. There is no extension to the original building with no changes to the dimensions, only external changes would be the external finish and fenestration. The design and positioning of the new front window replacing the garage door would match the existing windows, considered to be in line with Havering high quality design. Garages are not a prominent feature in the area and not considered the proposed conversion would be out of place in the area. There is no concern regarding the street scene as the proposed conversion would match the existing form of the original building and appear very natural and as if it were an original part of the house. The garage conversion is considered to integrate well to the original building. The proposed development would use matching materials to the existing building such as brickwork.

The new proposed first floor rear extension would project 3 metres in depth, feature a pitched roof and considered to be of an appropriate scale relative to the main building, considered acceptable.

The proposed ground floor extension would not unduly impact to neighbouring amenity given scale. There is not considered to be any unduly impact the east neighbouring property No.1, due to the 4.6m proposed depth of the rear extension and the separation distance between the buildings. There would also not be considered to be any impact to the amenity of the west neighbouring properties. No flank windows are proposed.

The proposed garage conversion is not considered to have any detrimental impact to neighbouring amenity. A new front facing window is proposed, however this is not considered to cause any further impact to neighbouring amenity than what current exists.

The new proposed first floor rear extension would not raise any concerns regarding amenity, being located a substantial distance away from any boundaries as well as not considered to cause any further overlooking than what already exists in the locality.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. The driveway provides adequate parking.

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 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:



Neil Goate

14th January 2025