

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1574.24

WARD: St Andrew's **Date Received:** 27th November 2024

ADDRESS: 30 Allenby Drive
Hornchurch

PROPOSAL: Single storey side extension

DRAWING NO(S): 000_S1/01
000_S2/01
000_S2/06
000_S1/03 (Revision 1)
000_S2/03 (Revision 1)
000_S1/06

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 features a two storey detached residential dwellinghouse located on the junction of Allenby Drive and Westland Avenue. It benefits from a detached garage in its garden environment. It is not a listed building nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey side extension.

RELEVANT HISTORY

P0040.24	Proposed Second Floor Refuse	14-03-2024
P1828.23	Single Storey rear extension Apprv with cons	05-02-2024
P1896.17	Two storey front extension & first floor side/rear extension Apprv with cons	22-02-2018
P1228.17	Demolition of existing garage with replacement of a new enlarged garage. Apprv with cons	11-10-2017

P1230.17

New boundary walls and railings. Permeable paving and associated landscaping works in front garden area.

Apprv with cons

11-10-2017

CONSULTATIONS/REPRESENTATIONS

Neighbouring premises were consulted about this application and the representations received can be summarised as follows:

1. Concerned about impacts on views and light

Response: The material planning considerations raised above will be addressed below.

The following comments were also received from the stakeholders below:

- * LBH Public Protection - No objections on land or air quality grounds
- * Historic England (GLASS) - No comments

RELEVANT POLICIES

- * NPPF

- * London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

- * Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 26 (Urban Design)

- * Residential Extensions and Alterations Supplementary Planning Document (SPD)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the new floor space created would not exceed 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not considered to be necessary. Site photos provided by the agent, Google Street View,

aerial view images and submitted drawings were used to assess the site and the proposals.

It is noted that a similar proposal (projecting 3m beyond the kitchen/diner room) was granted planning consent in February 2024 (application reference: P1828.23). This application proposes an extension that projects 4m beyond the kitchen/diner room.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed extension is considered to relate acceptably to the host dwelling in terms of its bulk, scale and massing. The extension is considered to be a side extension and not a rear extension, and is considered to be proportionate being less than half the width of the dwelling. No objections are therefore raised from a visual standpoint.

A matching materials condition will be imposed to safeguard the appearance of the premises and the character of the immediate area.

IMPACT ON AMENITY

Consideration has been given to the impacts of the proposed development on neighbouring amenity, particularly in terms of loss of light, outlook and privacy.

In terms of the impacts of the proposal on no. 60 Westland Avenue, it is noted that they benefit from a small rear extension. The proposal would project about 1.6m beyond the extension of this neighbour, which would be less than the 4m usually deemed permissible by the SPD where a detached neighbour has not extended. Given the extension to this neighbour therefore, the impacts of the proposal on these neighbouring occupants are judged to be within acceptable realms and would not be harmful in terms of loss of light or outlook. No flank windows are proposed to the extension so no loss of privacy would occur.

Owing to the separation distances between the subject site and other neighbouring properties (including 28 Allenby Drive), it is deemed that the proposal would not cause a detrimental impact on any other neighbouring properties.

To safeguard the privacy of neighbours, two conditions will be imposed to ensure that no other openings will be added to side of the proposed extension or that the flat roof of the extension would not be used as a balcony, roof garden or similar amenity area unless specific permission is obtained in writing from the Local Planning Authority.

HIGHWAY/PARKING

No highways or parking issues are considered to arise as a result of this proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and APPROVAL is recommended subject to conditions.

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 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.

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 plans) 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 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:



Neil Goate

24th January 2025