

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1447.24

WARD: Havering-atte-Bower **Date Received:** 28th October 2024

ADDRESS: 223 Highfield Road
Romford

PROPOSAL: Single storey side and part rear extension to form additional living areas, resubmission of approval P1408.23 to allow for minor alterations. (Partly built).

DRAWING NO(S): Site location plan
P01c recieved 17.1.25
P03 receievd 17.1.25

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The host property is a two-storey end of terrace dwelling with a gable end roof and has a rear conservatory. It is a corner plot at junction with Ashvale Gardens and Highfield Road.

The host property is neither in a conservation area nor a listed building.

DESCRIPTION OF PROPOSAL

Planning permission sought for single storey side and part rear extension to form additional living areas, resubmission of approval P1408.23 to allow for minor alterations. It should be noted that the approved scheme has been partly built on site, as such the applicant has provided existing, pre-built (approved scheme) and proposed plans along with photographs in this current application to show what works have been carried out to date on site.

Since the approved scheme ref. P1408.23, the following changes have been made to this current application:

- The width of the rear extension has increased from 6.3m to 8.55m wide (increased by 2.25m wide).
- The overall height has decreased from 4m to 2.7m to the rear and side with lantern rooflight in the rear flat roof. To the front the side extension would have part pitched tiled roof with overall height of 3m and 2.2m high at eaves level.
- The rear facade would have double doors and a window sited on either side. A en-suite window

and bedroom door would be installed in the side elevation at ground floor level.

The depth of the rear extension remains at 3.35m deep and the side extension remains at 11.1m deep that runs along the common boundary.

RELEVANT HISTORY

P1408.23	Single storey side and part rear extension to form additional living areas
	Apprv with cons 29-11-2023
Y0243.21	Single storey rear extension with an overall depth of 4.00m, a maximum height of 3.50 and an eaves height of 2.45m (PRIOR APPROVAL)
	Pr App Not Req'd 07-06-2021

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

No representations were received in response to the neighbour notification.

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).

Policy 34 (Managing pollution).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular, the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The single storey side extension is still set 1m away from the boundary with the footpath of Ashvale Gardens in accordance with the guidance set in the SPD for a property on a corner plot. The width of the proposed rear extension has increased by 2.25m wide and remains single storey in height when compared with the approved scheme in 2023. Also, the overall height of the extensions has been reduced from 4m to maximum of 3m in height, as set out above and complies with the SPD. The roof design is still sympathetic with the original roof of the existing dwelling house.

As such, as the proposal is a single storey, on balance the proposal width is not considered to be unduly unacceptable, meaning the extension to the dwelling would not appear as a dominate addition to the existing house.

The rear element of the proposal, as set above remains at 3.35m deep and a gap is still retained to adjoining attached neighbour at no. 225 (east), it is also the same depth and gap retained, as the conservatory it will replace. As such, although the width has increased by 2.25m wide, the separation distances from both boundaries still mitigates the marginal depth beyond the permissible 3m and any impact, if any, on the adjoining neighbour to the east. Therefore, this does not warrant a reason for refusal on design or appearance grounds.

The amended proposal is still therefore considered to have an acceptable impact on the character and appearance of the existing dwelling, the streetscenes and neighbouring amenity and is thus judged as acceptable in this instance.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34

also which states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

Consideration has been given to the amenity impact of the proposal on the adjoining properties, primarily in respect of privacy, overshadowing and loss of daylight/sunlight to Nos. 221 (west) and 223 (east) Highfield Road.

The un-attached neighbour to the west, no. 221 is unlikely to be affected by the amended proposal as the development is to be sited on the opposite side of the road and remains single storey in height. It is also considered that the proposed side window and door (west) in the side part of the extension, which is setback by approx. 15m from the side flank wall of no. 221 would not create any new amenity issues to this neighbour.

The side element of the proposal would still not create any new amenity issues to the attached property no. 225, as this part of the extension is sited on the opposite of the property (northwest).

It is acknowledged that the proposed replacement extension would have a solid wall when compared to a previous glazed flank wall to the attached property to the east. However, as set out above, the rear element of the proposal remains at 3.35m deep (only extends a further 350mm beyond the 3m rule of the SPD) and a gap is still retained to adjoining attached neighbour at no. 225 (east), it is also the same depth and gap retained, as the conservatory it replaces. As such, although the width would increased by 2.25m wide, the separation distances from both boundaries still mitigates the marginal depth beyond the permissible 3m and any impact, if any, on the adjoining neighbour to the east. Plus, the extension remains single in height with overall height of 2.9m. It is therefore considered that the proposed development will cause no undue impact on this neighbouring property to warrant a reason for refusal.

Given the above, officers consider that the overall height and massing of the amended scheme is still to be modest and any level of overshadowing and loss of light would not be material.

Furthermore, taking into account of these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest to warrant a reason for refusal on amenity grounds to the neighbour to the east 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 walls of the proposed extension or that the flat roof of the rear/side 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.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions.

HIGHWAY/PARKING

No new highway issues.

KEY ISSUES/CONCLUSIONS

Given the above, the application is considered to be in accordance with the abovementioned policies and guidance and approval subject to conditions is recommended.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 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.

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 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.

4 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.

5 SC31 (Use as part of main dwelling) ENTER DETAILS

The extension hereby permitted shall be used only for living accommodation as an integral part of the existing dwelling known as 223 Highfield Road, Romford and shall not be used as a separate unit of residential accommodation at any time.

Reason:-

The site is within an area where the Local Planning Authority consider that the sub-division of existing properties should not be permitted in the interests of amenity.

INFORMATIVES

1 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

2 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:



Raphael Adenegan

3rd February 2025