

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1526.24

WARD: Cranham **Date Received:** 15th November 2024

ADDRESS: 47 Somerset Gardens
Hornchurch

PROPOSAL: Single-storey rear extension and proposed garage to rear of the property

DRAWING NO(S): 01
02 REV: A
03 REV: A
04
05
06 REV: A
07 REV: B
08 REV: B
Location Plan

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

SITE DESCRIPTION

Residential, two storey mid terraced dwelling finished in pebble-dash. On street bay parking is utilised to the front of the property. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension and proposed garage to rear of the property

RELEVANT HISTORY

No relevant planning history.

CONSULTATIONS/REPRESENTATIONS

No representations were received for this application from neighbouring residents.

Public Protection has commented that there is no objections on noise, land quality or air quality grounds.

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 Council Local Plan (2016-31).

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

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

STAFF COMMENTS

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

Concerns were raised regarding the depth of the single storey rear extension. The officer advised that it seems that one of the attached neighbours has no extensions to the rear of their dwelling. As the property is terraced, the maximum depth adjacent this neighbour should be not more than 3m and any greater depth should be within a 45 degree line from the 3m point on the boundary.

The agent revised the proposed ground floor rear extension so the depth of the ground floor rear extension was no more than 3m and revised plans were received on 18th December 2024 to be formally assessed.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed single storey rear extension would only be visible from the rear garden environment as it would be screened from the street by the neighbouring dwellings.

The depth of the single storey rear extension has been reduced from 4m to 3m in depth. The proposed single storey rear extension would relate acceptably to the existing property. It is considered the proposal which incorporates a flat roof would not unduly impact on the street scene or the rear garden environment.

The proposed single storey rear extension would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. No objections are raised.

The proposed building within the rear garden would back onto a rear access to the properties and would provide a garage for the dwelling house as shown on the submitted plan.

It is evident that the proposed garage would be highly visible when viewed from the rear garden environment and therefore particular care needs to be exercised. In this respect guidance set out in paragraph 9.5 of the Residential Extensions and Alterations SPD states that:-

"The outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment. As with all extensions, outbuildings should not detract from the character of the area and should be unobtrusively located to the side and rear of the existing dwelling".

Paragraph 9.6 goes on to say

"The design of outbuildings should reflect their intended use. Outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties".

No flank windows are proposed to the garage with openings only being provided to the front and rear elevations. The garage would be set 20cm from the flank boundaries to ensure no encroachment. The plans show that the proposal would be finished with a flat roof to a height of 2.75m.

It is considered that the proposed garage would not unacceptably impact on the rear garden, mindful of the various styles and designs of outbuildings nearby.

The proposal would be within the realms of acceptability and no objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light

and loss of privacy.

Following the revisions made to reduce the depth of the proposed single storey rear extension from 4m to 3m and due to the fact the height of the single storey rear extension would be less than 3m in height, at 2.649m, it is considered that the proposed single storey rear extension would not unacceptably impact on the amenity of the adjacent neighbours as the proposal falls within the guidelines set out within the SPD for single storey rear extensions.

The proposed garage would be located at the bottom of the garden, away from the properties on Somerset Gardens and from the properties to the rear on Benets Road so not to impact on their amenity. The rear access to the properties would separate the proposal with the rear boundary of the properties on Benets Road.

The roof of the outbuilding would have a low eaves and overall height of approximately 2.75m as it would have a flat roof. The proposed outbuilding would have a depth of 6.6m and a width of 4.6m and get set of the side boundaries by 20cm.

The proposed garage would be a minimum of 10m from the proposed single storey rear extension. Drawing no. 08 REV. B indicates that the proposal would project marginally closer to the properties within Somerset Gardens than the outbuilding at No.49.

It is considered that the proposed garage would not unacceptably impact on the amenity of the adjacent neighbours as the neighbouring as it would be sufficiently removed from the neighbouring properties and be screened in part by the neighbouring outbuilding at No.49 Somerset Gardens.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension and garage 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. A condition is also included to restrict the use of the garage building to ensure it stays incidental to the main dwelling for amenity purposes.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 1a and therefore the Policy 24 of the Havering Local Plan applies. The proposal includes a garage to the rear of the site which could potentially be used for parking. The proposal does not reduce existing off street parking at the site and, in fact, potentially increases it with the proposed garage, as such there are no highway concerns.

KEY ISSUES/CONCLUSIONS

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

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 SC08 (Garage - restriction of use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 the garage hereby permitted shall be used solely as a garage and not for any other purpose including living accommodation or any trade or business.

Reason:-

To enable the Local Planning Authority to retain control over any future use of the garage building in the interests of neighbouring residential amenity.

3 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

4 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.

5 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.

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 Land ownership

Land ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 Party Wall

Party Wall Informative

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.

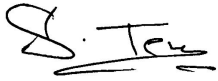
<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

3 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr Ashfaq (Agent) by phone and e-mail. The revisions involved reducing the depth of the ground floor rear extension from 4m to 3m. The amendments were

subsequently submitted on 18/12/24.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a stylized flourish at the end.

Suzanne Terry

11th February 2025