

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1676.24

WARD: Rainham & Wennington **Date Received:** 20th December 2024

ADDRESS: 13 Glenwood Avenue
Rainham

PROPOSAL: Single storey rear extension with raised patio and installation of 1No. side window.

DRAWING NO(S): PP/01
PP/02
PP/03 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, No.13 is a residential flat located on the bottom floor of the building. The dwelling is made up of a ground floor flat and first floor flat, No.13 & 13A. Visually it presents as a semi-detached property, forming part of a matching pair, located at the end of a close. The surrounding area predominantly consists of terraced two storey dwellings. The property is finished in brickwork and render. A driveway provides off street parking. The application site is not located within a conservation area nor subject to any conditions, however is located inside flood zone 2

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a single storey rear extension with raised patio and installation of 1No. side window.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. 2 comments were received and summarised below.

- Doesn't blend in visually
- In a flood plain
- Possible impact on foundations

- Impact to view
- No parking for construction vehicles or suitable access to construct
- Would affect light and outlook
- May be prohibited by lease
- Increase traffic
- Reduce neighbouring property value.

Officer comment - impact of the construction in terms of structural impacts, noise and traffic is not a material planning consideration. A construction method statement is not a reasonable requirement given the small scale of the proposed development. Devaulation of property and the terms of individual leases are also not material planning considerations.

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.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed rear extension would project 3.3 metres in depth and feature a flat roof with a max height of approx. 3.6 metres, with the design considered acceptable and within guidance set in the SPD. It would not be visible from the street. There are a number of sites nearby which have benefited from rear extensions therefore not considered the proposed extension would be out of place in the area. It is not considered an extension would be materially harmful to the character and appearance of the property. The design of the raised patio would be considered acceptable

There are no other design concerns related to the proposed rear extension. 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

The proposed rear extension would project 3.3 metres, which is less than the 4m usually considered acceptable under SPD guidance.

The property sits at an angle to no.12 Glenwood Avenue and there is a significant separation distance so this property is not unduly affected.

The first floor flat, 13A, would look out over the roof of the extension but given the reasonable depth of the extension and depth of gardens, this is not considered to unreasonably harm the amenity and outlook of the upper floor flat. It is noted this property has its own garden area to the southern side of the extension and given both the orientation and angled relationship, the extension and patio is not considered to unreasonably harm the garden area. The raised patio would also not be considered to have any undue impact to this neighbour due to the angled relationship and height of boundary treatment. A new ground floor flank window is proposed to the subject property. There is already one habitable room window on this side and an additional window is not considered to materially increase any overlooking, particularly given its location near to the staircase access from the upper floor to the garden, well away from the more private areas of the garden.

No.14 shares a direct boundary with the application site. Given the reasonable depth of the extension, it is not considered unduly intrusive. Whilst the overall height of the extension is some 3.6m approx above garden level, it is closer to 3.2m from floor level and noted that no.14 has a similar raised floor level, such that the impact is acceptable. Given this neighbour has a raised patio, no unduly impact to amenity would be considered to arise. The application also includes the provision of a raised patio beyond the proposed extension. The patio extends approximately a further 2m in depth and has a height of approximately 0.5m above garden level. It is notable the boundary fence between this neighbour is low and in order to protect the privacy and amenity of the neighbouring garden a condition would be attached to this application for a 1.8m high fence on the patio along this boundary.

No.14A is not considered materially harmed, particularly noting that its garden area lies well away from the location of the proposed extension.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. The current parking provision would be maintained and the proposal is not increasing the number of bedrooms/occupancy.

The representation concerns regarding no parking for construction vehicles, would not be considered to be as significant a reason as to warrant a refusal. The proposal is a small scale development of a single storey rear extension and a construction method statement would be an unreasonable requirement for such a modest development. The majority of sites in close proximity

having off street parking provisions, with sufficient room for construction vehicles.

FLOOD RISK

The site is located within flood zone 2. A flood risk assessment was provided.

It was concluded that the risk of flooding from development proposals will not affect the development site of the local catchment in the vicinity of the site. Soakaway designs were attached within the assessment in order to mitigate flood risk. As a result of the raised patio, the finished floor levels would be considered to also mitigate any floor risk concerns being approx. 900mm above local levels.

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 SC13 (Screen fencing) ENTER DETAILS

The extension and patio shall not be brought into use until a 1.8m high fence the length of the patio along the boundary with no.14 Glenwood Avenue as shown on drawing no. PP/03A hereby approved has been constructed. The fencing shall be permanently retained and maintained thereafter.

Reason:-

In the interests of maintaining the privacy and amenity of the adjoining occupier at no. 14 Glenwood Avenue.

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 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.

2 Flood Resilience INFORMATIVE

For any development where a flood risk is identified, the Council as the Lead Local Flood Authority want to see developers consider and implement flood resilience/resistance measures

into the buildings themselves. This is not to stop development but to ensure the protection for future residents is maintained and enhanced.

The following measures are strongly recommended, although this list is not exhaustive:-

- Raising the level of the building by at least 300mm above local levels;
- Waterproof membrane in the ground floor;
- Waterproof plaster and waterproofing to ground floor;
- Electrics from the upstairs down and sockets high up off the ground floor;
- Non return valves on the sewerage pipes;
- Emergency escape plan for each individual property;
- Air brick covers; and
- Movable flood barriers for entrances

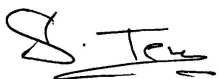
3 Party Wall

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>

Authorising Officer:



Suzanne Terry

13th February 2025