

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1565.24

WARD: Marshalls & Rise Pk **Date Received:** 26th November 2024

ADDRESS: 32 Roslyn Gardens
Romford

PROPOSAL: Single storey side extension and conversion of garage to habitable space

DRAWING NO(S): Site location plan
GLA-01L REV:A
GLA-02L
GLA-04L Proposed rear, section and side plans
GLA-04L REV:A Proposed ground & roof plans
GLA-05L
GLA-06L REV: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 subject site comprises of a semi-detached property, which is located on the northern side of Roslyn Avenue. There is an existing single storey rear conservatory and side garage on site.

Parking available on the driveway to the front of the property. The surrounding area is characterised by semi-detached residential properties.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a side infill extension and conversion of existing side garage into habitable space. The existing rear conservatory would be removed.

The new side infill extension (northwest) would be sited behind the existing side garage. The side extension would measure approx. 1.5m wide to the rear and 4.3m deep (in line and does not project beyond the existing rear building. The extension would only project a further 700mm deep beyond the existing edge of the two storey side extension to un-attached neighbour 34.

The existing side garage would be converted into utility and study rooms within internal door to provide access into the existing host building.

As result of the above proposed works, the existing garage doors would be replaced with front bay

window and bricked-up to match the existing host building. The existing garage roof would be replaced in line/covering the new infill side extension. Overall height of 3.6m to the front and 2.7m high at eaves level to the rear with three rooflights in the tiled pitched roof. A ground floor kitchen door would be installed to the side elevation (west). The rear elevation would have a new kitchen window and double doors with window panel on either side leading to the existing rear garden.

RELEVANT HISTORY

No relevant planning history.

CONSULTATIONS/REPRESENTATIONS

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. 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.

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.

As set out above, the new side infill extension (northwest) only projects 4.3m deep along the common boundary with un-attached property no. 34 (west). Plus, the extension is in line and does not project beyond the edge of the existing rear building line of the host building. The extension would remain single storey in height with a sloping roof to the side/rear and pitched tiled roof to the front.

The proposed minor development is considered still to sit comfortably within the side and front elevations and relates well to the character of the existing pair of semi-detached properties.

No objections are raised to the conversion of the existing side garage to habitable space. Also, the external alterations to the front, side and rear facades including the replacement roof are considered acceptable in terms of design and appearance. External materials comprising of glazed windows and doors, matching brickwork and pitched tiled roof would match the existing host building.

As such, the proposed development is considered acceptable and would integrate well with the host property. Plus, the proposal would not unduly impact upon the street scene.

In all it is considered the scale of the side infill extension and external alterations to the front/side and rear does not unacceptably impact the existing host building, adjoining properties to the west and east (who both have extended to the front and side elevations) or the surrounding area and no objections are raised.

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. 30 attached (east) and 34 un-attached (west) Roslyn Gardens.

Due to the minor development, it is considered that the neighbour to the east, is unlikely to be affected by the proposal, as the proposed development are sited on opposite side (northwest) to attached neighbour to the east.

Due to the minor development, it is also considered that the neighbour to the west, is unlikely to be affected by the proposal, as the infill side extension would only project a further 700mm deep beyond the existing edge of the part two storey side extension to unattached neighbour to the west. Plus, the extension would remain single storey in height. It should also be noted that existing rear building line of the application site projects further by approx. 700mm to this neighbour (west), as these pair of semi-detached properties is sited more forward (north).

The new ground floor side kitchen door (west) open inwards would not create any amenity issues, to this neighbour to west, as they have no windows to their side flank wall.

To safeguard the privacy of the adjoining neighbour, one other condition has been imposed to ensure that no openings will be added to side wall of the proposed extension, unless specific permission is obtained in writing from the Local Planning Authority.

With a recommendation to grant planning permission, a condition could also be imposed that ensures the use of the habitable space remains incidental to the enjoyment of the existing dwellinghouse on site. This is to safeguard neighbouring amenity and potential harmful impact upon the character of the area should the plot be subdivided.

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

HIGHWAY/PARKING

It acknowledged that the existing garage space would be replaced with additional liveable space to the existing host building. However, there is sufficient space for two existing off-street parking spaces within the front forecourt. As such, no highways issues raised.

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 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 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the ground floor side utility and study rooms (west) hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house at no. 32 Roslyn Gardens only and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

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.

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:



Habib Neshat

24th February 2025