

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0019.25

WARD: Upminster **Date Received:** 9th January 2025

ADDRESS: 60 Parkland Avenue
Upminster

PROPOSAL: Two storey side extension, part single storey part two storey rear extension with conversion of garage.

DRAWING NO(S): Site location plan
HD/GB/0256-001
HD/GB/0256-003 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 forms part of a two storey semi-detached properties, which is located on the northern side of Parkland Avenue. There is an existing single storey side garage and a front porch on site.

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

The site is not located within a Conservation Area or listed.

DESCRIPTION OF PROPOSAL

Since the previous refused scheme P1321.24, the following changes have been made to this current scheme:

- The two storey side extension has been setback by 1m from the existing front building line at first floor level. The overall height of the two storey side extension has been set down by 640mm.
- The part first floor rear extension has been setback by 1.4m from the shared boundary of no. 62.
- The roof of the first floor side extension has been amended to a hipped roof from a gabled roof.

It is noted that since the application was refused in December 2024, the application ref. Y0193.24 for a 6m deep rear extension has still not been substantially completed on site. Therefore, this extension would still form part of the assessment of this application. Given that objections by neighbours have been raised with respect to this element, it is not considered necessary to re-consult neighbours on this part of the development.

As such, planning permission is sought for erection two storey side extension, part single storey part two storey rear extension with conversion of garage.

The proposed two storey side extension (including the front porch) would still project a total depth of 15.6m (including the existing side garage (5.1m deep)) along the common boundary (un-attached no. 62) at ground and 10.5m deep at first floor (with 1m deep setback from the existing front building line) levels.

The overall height of the extension would be 6.66m high from existing ground floor level and would be set down by 640mm from the existing main roof of the property.

The part ground and part first floor rear extension would still measure approx. 6m deep and full width at ground, and 3m deep at first floor level. The extension would be 3.15m high at ground floor level and 5m high at first floor level (the flat roof sits below the existing eaves of the host building).

The existing side garage would still be converted into study/bedroom.

RELEVANT HISTORY

P1321.24 Two storey side extension, part single storey part two storey rear extension with conversion of garage.

Refuse 13-12-2024

Reason for refusal:

1.The cumulative impact of the development as whole would be out of scale, be disproportionately large, overly prominent and relate unacceptably to the existing dwelling with a top heavy appearance which would unbalance the appearance of this semi-detached pair and appear as an unacceptably dominant and visually intrusive feature in the street scene and rear gardens of the surrounding area, contrary to Policy 26 of the Havering Local Plan, D4 of the London Plan, the Residential Extensions and Alterations Supplementary Planning Document.

The above application is pending a decision at appeal.

Y0193.24 Single storey rear extension with an overall depth of 6m, a maximum height of 3.30m, and an eaves height of 2.90m. (PRIOR APPROVAL) - works not completed on site.

PR app given 18-09-24

CONSULTATIONS/REPRESENTATIONS

Two letter of objections were received during the consultation period and the following concerns were raised:

- The new plans still show side extension to protrude in front building line at ground floor level.
- The rear bedroom 4 has been moved to the centre and closer to boundary, which is still intrusive

and loss of light.

- The extensions to the rear are series of 3 large boxes stuck on a small house, which is eyesore.
- Block sunlight to the first floor bedroom window and into their rear gardens.
- Plans show that the existing property to have a loft extension and 6m deep rear extension, how can this be existing when works have only started recently.
- Out of character with its surroundings with regards to its scale, height and characteristics
- Overlooking/privacy issues.
- Noise levels.

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 more than 100sqm of residential Gross Internal floor Area (GIA) and is therefore 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 and local residents 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

Local Plan policy 26 states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area and respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

Officers raise no objections to the conversion of the existing garage into habitable space in design terms to this part of the proposal.

Side and Rear Extensions:

The SPD states that as a general rule, rear extensions on semi-detached dwellings can be extended up to a depth of 4 metres to ensure the extension is subordinate to the original dwelling.

The SPD outlines that "Two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres. In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4 metres may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties".

The SPD outlines that "Two storey side extensions should be set back at least one metre from the front wall of the dwelling at first floor level, to create a break in the roofline and facade, and avoid a terracing effect. The ground floor level should not project beyond the main building line on the front elevation and preferably should be set back by at least a brick course to provide a good junction between old and new materials".

The proposed part single part first floor rear extension would still extend 6m deep at ground floor level, which exceeds the SPD rule of 4m deep rear extensions for semi-detached properties. It is acknowledged that the rear/side extension at first floor level would still extend 3m deep with a setback of 2.1m from the attached property at no. 58. It is also acknowledged that proposed the extension with a flat roof at first floor level has been set in 1.4m from shared boundary with no.62.

It is noted that the cumulative width of the proposed first floor side and rear extension at approximately 5.5m wide when viewed from the rear garden, which now centre to the rear and set in from common boundary would now create a break between the first floor side and rear extension flank walls provides a more subservient appearance instead one continuation of the extended flank wall as proposed. Whilst the first floor rear extension is designed with a flat roof, which is not considered to be appropriate, given that the rear of the site is not highly visible it is not felt that there are strong grounds to refuse the proposals on this element.

In addition, the proposed two storey side extension is now set back by 1m from the front wall of the dwelling at first floor and the ground floor extension would still project a further 1m beyond the

existing front building line. The overall height of the side extension is set down by 640mm from the main ridge of the roof. In addition, the roof to the side extension is hipped thus maintaining a visual separation at roof level with the adjoining property at no.62. This would now create a break in the roofline and facade, and avoid a terracing effect, which complies with the SPD rules above. It is acknowledged that the extension at ground floor level provides no setback, however, there are other examples of these works (front extensions/porch) approved or erected at nos. 46, 48, 50, 52, and 54 Parkland Avenue.

Given the above, it is considered that the amended scheme, overall on balance would not be detrimental of the character and appearance of the host property and visual amenity of the locality.

Therefore, the previous reason for refusal 1 has been fully addressed and overcome.

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 impact of the proposal on the neighbouring properties to the east (no. 58) and west (no. 62), primarily in respect of overshadowing, loss of light and loss of privacy.

The two storey side and rear extension would be located on the north west side of the dwelling. It is not envisaged that this part of the proposal would have any impact on the amenity of the attached neighbour at No.58 as they are located to the north east and the separation distance would mitigate any potential impact as the proposal would be located on the opposite side of the dwelling.

As a general rule, houses can be extended from the rear wall of the original dwelling by up 4 metres in depth for a semi-detached or detached dwelling. This is to ensure the extension is subordinate to the original dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 3 metre or 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties.

The application dwelling is a semi-detached property and therefore the depth should be no more than 4m along the boundary. The depth and height of the proposed ground floor rear extension at 6m and approximately 3.15m including the roof light would be in excess of the 4m normally permissible.

It is noted that this neighbour has a single storey rear extension which is approximately 4m deep. An overall projection beyond No.58's single storey rear extension of approximately 2m is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended. The neighbouring rear extension at No.58 would mitigate the impacts of the additional depth of the

proposed ground floor rear extension.

The roof of the single storey rear extension would have an overall height of approximately 3.15m including the roof light. Only a small proportion of the roof would be above the 3m height permissible under normal guidelines and this portion of the roof would adjoin the neighbour's extension at No.58. It is considered that the height of the roof would not unacceptably impact on the amenity of the attached neighbour at No. 58.

The 3m deep first floor rear extension would comply with Council guidelines. It would be set off the common boundary with No.58 by approximately 2.1m. It is noted the proposed amended first floor rear extension now nearer to the shared boundary would still not infringe upon a notional line taken from common boundary with No.58 at first floor level created by more than 2m separation distance and the 3m depth of the extension, thus would not result in a significant loss of outlook to the nearest rear bedroom window.

Taking the above into consideration, it is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours at No.58.

Regarding the un-attached neighbour at No.62, which lies to north west of the application site, this neighbour has a two storey side extension and single storey rear extension to their property. However, the two side extension at no. 62 is setback by 1m from the existing front and 2.1m from the existing rear building lines at first floor level. Plus, the roof of the extension set down by 1.55m from the main ridge of their property.

This un-attached neighbour has a first floor rear return window (within the side extension) which serve a en-suite. Also, the nearer first floor rear window serves a bathroom. As such, less weight would be applied to the impact on these windows as it serves non-habitable areas.

As mentioned as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4m in depth for a semi-detached dwelling. The un-attached property has an existing 4.1m deep ground floor rear extension, the ground floor would then only extend approximately 1.9m beyond the existing rear extension and thus is not considered to result in a significant loss of outlook.

The first floor side and rear extension would project a further 3m beyond the rear building line with a set in of 1.4m to the shared boundary for the first floor element. Whilst the first floor rear extension is not set in 2m from the shared boundary, given the existing single storey side rear extension at this point and that the nearest windows are to bathrooms, it is considered to be acceptable with no significant adverse impact on the amenity of the occupiers outlook.

To safeguard the privacy of the adjoining neighbours, two conditions would be imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear 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.

Also, if planning consent is granted, officers could impose informatives to advised the applicant to contact building control and Thames water, plus party wall agreement if require with local residents that abut the site.

HIGHWAY/PARKING

No issue property has front driveway.

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 SC04A (Time limit) 5yrs

The development to which this permission relates must be commenced not later than five years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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 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.

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.

6 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential 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.

3 Thames Water informative

With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

4 Non Standard Informative 1

You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:



Neil Goate

6th March 2025