

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0031.25

WARD: Upminster **Date Received:** 10th January 2025

ADDRESS: 8 AYLETT ROAD
UPMINSTER

PROPOSAL: Single storey rear extension and new side window following demolition of existing conservatory

DRAWING NO(S): Site location plan
3693.02

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 bungalow, which is located on the western side of Aylett Road. There is an existing single storey rear conservatory on site.

The surrounding area is characterised by mixed of detached and semi residential properties.

The site is located within a Conservation Area or listed.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension and new side window following demolition of existing conservatory.

The replacement rear extension would project a further 2m deep (south) beyond the edge of the attached rear extension at no. 6 (south) and only 3m deep beyond the edge of the un-attached rear extension at no. 10 (north). The extension retains a setback of 1.1m from common shared boundary/un-attached no. 10.

The overall height would be 3m with two rooflights in the side flat roof.

The proposal also includes a ground floor side bedroom window (north) would be sited next to the existing side kitchen (to become a utility room) door to host building. The existing side kitchen window would be block up to match existing host building.

As result of the above proposed works, the internal layout would be amended, which does not require planning consent.

RELEVANT HISTORY

No relevant planning history.

CONSULTATIONS/REPRESENTATIONS

Neighbours were consulted about this proposal. No objections were received.

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.

As set out above, the replacement rear extension would only project a further 2m deep (south) beyond the edge of the attached rear extension at no. 6 (south) and only 3m deep beyond the edge of the un-attached rear extension at no. 10 (north). The extension retains a setback of 1.1m from common shared boundary/un-attached no. 10.

The extended rear extension would only occupy a ground area of 25.3m² and will remain single storey in height. As an addition to the rear elevation, the scale, height and bulk of the proposed extended rear/ extension would still be in relation to the existing host property, which is considered proportionate and would appear subservient to the original dwelling.

As such the proposed rear extension is considered acceptable and would integrate well with the host property. As there are other examples of rear/side extensions erected/approved at nos. 2, 6 and 10 Aylett Road, and also on even side of the road as well.

In all it is considered the scale of the extension to the rear does not unacceptably impact the existing host building, adjoining properties 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. 6 (south) and 10 (north) Aylett Road.

The attached neighbour to the south, no.6 is unlikely to be affected by the proposal as the rear extension would only project a further 2m deep beyond the edge of their rear extension. Plus, the extension remains single storey in height and no windows are proposed on the side flank wall.

The non-attached neighbour, No. 10 lies to the north of the application dwelling and is the property potentially most affected by the development.

The extension will be set away from the common boundary by about 1.1m and will have a maximum depth of 4.35m (measured from rear/side main wall). This is considerably deeper than the 4m suggested by adopted guidance.

However, each application must be considered on its merits and it may be argued that there are mitigating factors in this case which would justify an exception to adopted guidelines.

In this respect of no. 10, there are two windows on their side flank wall, where one is a small recession bedroom window and the other being a garage window. However, the proposed extension would only project a further 3m beyond their rear extension and retain a setback of 2.4m from the existing side flank wall of un-attached no. 10. It is not un-common to have side bedroom windows on the side flank walls of bungalows. However, to safeguard any amenity issues in terms of privacy or overlooking. If planning permission is granted, a condition could be imposed that this would be obscured glazed and fixed shut at 1.7m high from floor to ceiling height.

Also, the proposed rear extension would have overall height 3m on the shared boundary with no. 10, would be no taller than the existing rear or side extensions to this neighbours to the north or south. Whilst it is accepted that nos. 8 and 10 has different rear building lines it is not considered that the provision of an extension at the application site would unduly harm their amenity.

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 is 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 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 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 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 SC34C (obscure/non-opening & 1.7m above ground level).

The ground floor side bedroom window (north) shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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.

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:



Neil Goate

11th March 2025