

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0299.25

WARD: Upminster **Date Received:** 6th March 2025

ADDRESS: 11 Maple Avenue
Upminster

PROPOSAL: Garage conversion with single storey front infill extension

DRAWING NO(S): AS2024.12.12/PB01

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 is located on the northern side of Maple avenue. The site is compromised by a two storey semi-detached property. The site offers off-street car parking at the front of the property and a spacious garden at the rear of the site. The surrounding area is characterised by two-storey semi-detached residential properties.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a garage conversion with single storey front infill extension.

RELEVANT HISTORY

P0532.11	Rear dormer window	
	Apprv with cons	25-05-2011

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 10 neighbouring properties. No comments have been received from representatives.

Environmental Health: No objections on land contamination or air quality grounds.

RELEVANT POLICIES

Havering Local Plan (2016)
Policy 7 - Residential Design and Amenity

Policy 24 - Parking provision and design

Policy 26 - Urban Design

The London Plan (2021)

Policy D1 - London's form, character and capacity for growth

Policy D4 - Delivering good design

Policy T6 - Car parking

OTHER

National Planning Policy Framework (Dec 2024)

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed garage conversion with single storey front infill extension would alter the visual appearance of the existing dwelling. Although, the material finishing would assimilate with the existing and as such would be in keeping with the character and appearance of the property. The proposal is not considered to detrimentally harm the character and appearance of the site and surrounding area by virtue of its design, size and material finishing.

IMPACT ON AMENITY

The proposal due to its siting, height and design would not have material impact on the amenity of neighbouring properties.

HIGHWAY/PARKING

The existing vehicle parking arrangements on site provides parking for two-three vehicles. Therefore, the loss of the garage space is not considered to have adverse impact on parking and highway safety.

OTHER ISSUES

The Council's Environmental Health Officer was consulted and they raised no objections on land contamination or air quality grounds.

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 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.

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.

Authorising Officer:



Habib Neshat

1st May 2025