

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0475.25

WARD: Cranham

Date Received: 31st March 2025

ADDRESS: 22 Holden Way
Upminster

PROPOSAL: Demolition of part first floor extension, first floor rear extensions, construction of single storey rear extension, new roof with larger front dormer and two rear dormers, side rooflights, internal reconfiguration, enclosure of front canopy and material change to elevations.

DRAWING NO(S): PL-6307_01
PL-6307_06
PL-6307_07
PL-6307_08
PL-6307_09

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 houses a detached residential 2-storey dwelling house which is not listed or in a conservation area. The surrounding area is residential in nature, containing mainly detached properties. There are various housing styles and extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for the demolition of the part first floor extension, first floor rear extensions, the construction of a single storey rear extension, new roof with larger front dormer and two rear dormers, side rooflights, internal reconfiguration, enclosure of front canopy and material change to elevations.

RELEVANT HISTORY

P0476.25	Demolition of existing boundary wall and construction of new boundary wall with gates. Awaiting Decision
P0781.98	Ground and two storey extension and dormer windows Apprv with cons 27-11-1998

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections have been received.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011

- Section 5 Rear extensions
- Section 8 Roof extensions, loft conversions and dormer windows

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not necessary. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

SINGLE STOREY REAR EXTENSION:

The height of the proposed flat roofed extension would be 3.25m which is considered to be an acceptable scale on this large detached house. The depth of the extension would meet the recommended 4 metres in the guidance outlined within the 'Residential Extensions and Alterations' SPD. In this instance, it is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

FIRST FLOOR REAR EXTENSIONS:

The depth of the proposed first floor rear extensions would be 3m across the the back of the original house meeting the guidance outlined within Section 5 of the 'Residential Extensions and Alterations' SPD which states a 3m recommended depth. The extensions would be an infill next to an existing projection and a replacement of a demolished rear projection. The design of the roof would not

appear out of place. Overall, the 1st floor rear extension would be well designed to integrate with the main house and would not appear unduly bulky in the garden scene.

FRONT AND REAR DORMERS AND ROOF CHANGES:

The proposed larger front dormer would not look out of place in the street scene as there is a variety of housing styles and design in the vicinity, including front dormers nearby. It would be 2.2m in width and of a suitable placement on the roof in design terms and is of a suitable size and scale. The small rear dormers are also of an acceptable scale, design and placement on the roof. The dormers would be well designed, would integrate well with the existing dwelling and would not unduly impact upon the street scene.

The overall height of the roof would not increase, the crown roof would not appear out of place with other examples nearby, the roof on the existing garage would be of an acceptable scale and design and the side roof lights would have minimal impact on the street scene.

FRONT CANOPY ENCLOSURE:

Although the front canopy enclosure would have a depth of more than 1m, failing to meet SPD guidance, it would integrate well with the main house in terms of design and scale so it would not look out of place in the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

SINGLE STOREY REAR EXTENSION:

As mentioned earlier in this report, the rear extension would meet the recommended 4 metres in the guidance outlined within the 'Residential Extensions and Alterations' SPD but the depth from the rear building line of the neighbour at no.20 would be around 4.5m so amenity impact has been carefully considered. It would be difficult to refuse this application on the basis of the extension depth as the spacing of 0.5m to the shared boundary and 1.5m to the dwelling at no.20 would mitigate any impact. No windows would be placed in the flank walls so there would be no overlooking. A condition should ensure no windows are placed in the flank walls and that the roof of the extension is not used as a balcony area to protect privacy.

FIRST FLOOR REAR EXTENSIONS:

The extension would not result in loss of amenity to the neighbours as they would be very close to the rear building lines of both neighbouring houses with adequate spacing to both houses (more than 2m). There are no habitable rooms in the flank walls of both neighbours.

There would be no windows in the flank walls of the extensions so there are no overlooking issues.

DORMERS AND ROOF CHANGES:

After careful consideration, it is considered that the dormers, roof lights and roof changes would cause minimal issues in terms of impact on amenity of both neighbours. There are no loss of light issues. The front enlarged dormer would face the street and would cause no further overlooking than there is at present. The rear dormers and would face the applicant's rear garden. There are already windows to the rear of the house so it would be difficult to refuse this planning application due to overlooking.

FRONT ENCLOSED CANOPY:

The front canopy would have no amenity impact.

Overall, the development is considered to meet the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

There are no highway issues.

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 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.

3 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.

4 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.

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 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

23rd May 2025