

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0652.25

WARD: Cranham **Date Received:** 12th May 2025

ADDRESS: 32 Cranham Gardens
Upminster

PROPOSAL: Single storey front, side/rear infill extension and garage conversion

DRAWING NO(S): DKB/2502/CG/100 Rev A
DKB/2502/CG/101 Rev A
DKB/2502/CG/102 Rev B
DKB/2502/CG/103 Rev B
DKB/2502/CG/104 Rev B

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in face brick with a painted render ground floor bay detail to front elevation. Parking on the drive and in the garage to the front of the property. The surrounding area is characterised by single and two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey front, side/rear infill extension and garage conversion.

RELEVANT HISTORY

ES/HOR 352/50 - 1 of 4 pairs of semi-detached houses - Approved.
1940/76 - Kitchen/diner extension - Approved.
1955/76 - Rear kitchen/diner extension - Building Regulations Only.
997/78 - Porch & w.c extension - Approved.

CONSULTATIONS/REPRESENTATIONS

No representation were received in response to the neighbour notification.

Public Protection has commented that they have no objections on noise, land contamination or air

quality grounds.

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 T4 Assessing and mitigating transport impacts

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).

MAYORAL CIL IMPLICATIONS

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

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Photos were provided by the agent in support of the application and the photos were used in assessing the application. In determining this planning application, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

Changes were made during the course of the application. The revisions involved reducing the depth of front extension and showing on site parking on a revised block plan. Also, clarification on drawings in respect to openings. A revised description was agreed and neighbours were re-consulted for a further 21 days.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is Council policy that single storey front extensions should not normally project more than 1m in depth from the main front wall of the original dwelling.

The application dwelling is a semi-detached property and has an existing front porch extension. The proposed pitched roof front extension was initially going to align with the front elevation of the porch which was too deep and more than 1m from the recessed wall. The front extension was revised so it was no more than 1m from the rear wall to comply with guidance.

Inspection of the site and surroundings reveals that there are numerous front extensions and porches nearby of various styles and designs.

In this context, it is considered that the proposed front extension would not have an unacceptable impact on the character with the immediate vicinity as revised. This part of the proposal would be set back from the elevation of the front porch.

The change of use of the garage to a habitable room (playroom) would involve the removal of the garage door and the front extension being added to the front of the existing garage.

Given that the materials used would match the existing dwelling it is not considered that there would be any adverse effect on the street scene.

The proposed single storey side/rear infill extension would be visible from the rear garden environment as it would be screened from the street by existing garage to be converted and the proposed front extension.

The proposed single storey side/rear extension would square off the existing rear extensions and be 2.97m in depth and have a height of 3.194m as shown on drawing DKB/2502/CG/104 Rev B.

No objections are raised from a visual point of view to the proposed single storey side/rear extension as it would only be visible from the rear garden.

It is considered the proposal as revised would relate acceptably to the existing property. The proposal would not unduly impact on the street scene or the rear garden environment as it would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. No objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light and loss of privacy.

The single storey front and side/rear extension would be built up to the boundary with No.30 Cranham Gardens. The proposed front extension would be well removed from the habitable room windows of this neighbour not to have an impact.

The proposed single storey side/rear extension would square off the existing rear extensions and be 2.97m in depth and have a height of 3.194m as shown on drawing DKB/2502/CG/104 Rev B.

The cumulative depth would be approximately 4.3m beyond the rear wall of the dwelling house with a height of 3.194m. Both of these would exceed the 4m depth and 3m height outlined within the SPD.

However, from the photos provided, it is noted that there is variation in ground level from the rear of the dwelling towards the rear boundary. No.30 has a single storey rear and side extension with the latter having a further canopy project along the boundary with a small shed on the boundary beyond this as indicated on the photos.

It is considered that the proposed garage conversion and the single storey side/rear extension would be mitigated by the neighbouring extensions in part and the difference above the depth and height prescribed within the SPD would not unacceptably impact on these neighbours.

Furthermore, it is noted that the application site lies to north west of No.30 Cranham Gardens. Orientation is particularly important and extensions of this kind may be acceptable where they are proposed to the north of the adjoining property which is the case in this instance

Taking the above into consideration, it is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours at No. 30 Cranham Gardens.

No.34 Cranham Gardens lies to the north west of the application site. It is not envisaged that the proposal which includes a single storey front, side/rear infill extension and garage conversion would have any impact on the amenity of the attached neighbour at No.34 as they are located to the north west and the proposal would be located on the opposite side of the dwelling and be screened by the existing dwelling, porch and single storey rear extension.

Taking the above into consideration, it is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours at No.34 Cranham Gardens.

No flank windows are proposed and therefore no loss of privacy would arise. It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the application dwelling and the neighbouring properties already overlook the rear garden areas of surrounding residential properties.

Given 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 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.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 0. Policy 24 of the Havering Local Plan requires for a site within a PTAL 0-1 that has 3 plus bedrooms. The site needs to provide a minimum parking provision of 1.5 space per dwelling which is rounded up to two parking spaces.

The agent has provided a revised block plan showing that two parking spaces can be retained each measuring 4.8m long by 2.4m wide. Also, photographic evidence clearly shows that parking can be accomplished within the site for two parking spaces and therefore no objections are raised.

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.

4 SC45 (Standard Porch Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no porches shall be erected to the front or side of the extension hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

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.

6 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 Land Ownership Informative

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The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 Decking or other raised platforms Informative

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The applicant should note that putting up decking, or other raised platforms, in your garden is permitted development, not needing an application for planning permission, providing:

- The decking is no more than 30cm above the ground
- Together with other extensions, outbuildings etc, the decking or platforms cover no more than 50 per cent of the garden area.
- None of the decking or platform is on land forward of a wall forming the principal elevation.

Should the decking or other raised platforms fail to meet the above then a planning application will be required.

3 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr. Brown (Agent) by phone and e-mail. The revisions involved reducing the depth of front extension and showing on site parking on block plan. Also, clarification on drawings in respect to openings. The amendments were subsequently submitted on 23/05/25, 03/07/25 & 04/07/25.

Authorising Officer:

Habib Neshat

Habib Neshat

7th July 2025