



<b>Application Reference:</b>	<b>P0580.18</b>
<b>Location:</b>	<b>134 ARDLEIGH GREEN ROAD ROMFORD</b>
<b>Ward</b>	<b>Squirrels Heath</b>
<b>Description:</b>	<b>Proposed replacement garage</b>
<b>Case Officer:</b>	<b>Oscar Orellana</b>
<b>Reason for Report to Committee:</b>	<b>The Planning Manager considers Committee consideration to be necessary because the application has been submitted by a Planning Officer's close relative.</b>

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## **1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 1.1 It is considered that the application will cause no undue harm to the surrounding properties in terms of residential and visual amenity enjoyed currently.

## **2 RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission subject to conditions to secure the following matters:

### **Conditions**

1. Materials as per application form.  
The garage should be built in accordance with the materials stated under Section 10 of the application form. To ensure the garage will not appear out of character with the surrounding area.
2. Garage - restriction of use  
The garage shall be made permanently available for the parking of motor vehicles and no other purposes. This is in order to provide satisfactory parking on site.
3. Standard flank window condition  
No windows other than those proposed on the submitted plans are permitted. In order to ensure that no loss of privacy occurs as a result of the development.

## **Informatives**

1. INF28 Approval without Amendment

### **3 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

- The proposal seeks planning permission for the replacement of the existing garage.
- The proposed garage will be of similar dimensions to the existing
- The proposed garage would be an approximate 2.5m further to the rear of the property.

#### **Site and Surroundings**

3.1 The property is a double storey residential property located to the east of Ardleigh Green Road. The property has a multi hipped roof finished in brick and white render. The property is semi-detached and has sufficient parking for four vehicles.

#### **Planning History**

4.1 There is no relevant planning history that would apply to the site.

### **5 CONSULTATION RESPONSE**

5.1 None received

### **6 LOCAL REPRESENTATION**

6.1 A total of 14 neighbouring properties were notified about the application and invited to comment.

6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:           none

### **7 MATERIAL PLANNING CONSIDERATIONS**

7.1 The main planning issues raised by the application that the committee must consider are:

- The visual and amenity impacts arising from the proposals
- Highways and parking issues

#### **Visual Amenity**

7.2 Council guidelines state "Garages should not project forward of the main building line of the house and will rarely be acceptable if located in the front garden. A sufficient distance must be provided from the edge of the public

highway boundary to the front of the garage to enable the garage door to be opened with a car standing in front of it.”

- 7.3 The proposal would replace an existing pitched roof garage which is set back from the highway. The proposal would be re-located approximately 2.5m further back from the highway. As a result, the proposal would not project forward of the main building line of the house. The existing boundary fencing would screen the proposed garage in part and the impact on the garden scene would be no greater than what is present on site.
- 7.4 It is considered the proposed detached garage would not unacceptably impact on the street scene or rear garden environment. For these reasons Staff considers the proposed garage will not have an unacceptable visual impact upon the surrounding area and is acceptable.

### **Residential Amenity**

- 7.5 Consideration has been given to the impact of the proposal on the adjacent properties, primarily in respect of privacy and overshadowing.
- 7.6 It is considered the proposed detached garage would be well removed from the neighbouring attached property at number 132 Ardleigh Green Road. No objections are therefore raised.
- 7.7 The proposed garage would be set close to the boundary with the flats No.136-140. Although the proposal is close to the boundary it is considered that the placement of the garage would have no greater impact to the rear garden than what exists on site.
- 7.8 In all, the development is not considered unneighbourly and complies with the spirit of adopted guidance.
- 7.9 A condition would be attached to the garage should it be approved, to ensure that the garage shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

### **Highways and Parking**

- 7.10 There will be change to the amount of parking available on site and the property will comply with parking standards.

### **Conclusions**

- 7.11 It is considered that the application will cause no undue harm to the surrounding properties in terms of residential and visual amenity enjoyed currently. It is therefore recommended that the application should be granted planning permission. The details of the decision are set out in the RECOMMENDATION.