

**APPLICATION EXAMINATION SHEET**

Application No. P0904.97

Assistant PLT

Date of Site Visit 20 AUG 1997

**Information from Site Visit**

**Existing Use:**

End terrace house with two storey flat roofed side extension

**Existing Access/Parking**

Garages to rear of site which is completely hard surfaced.

**Trees**

N/A

**Finishing Materials**

Brick & render

**Boundaries**

Fences to rear garden boundary

**Ground levels**

Flat

**Surroundings**

Residential

**Accuracy of Plans**

✓

**Relevant Policies**

ENV1, HSG 1

**Relevant History**

None relevant

**Sketch Plan**

NB The proposal has now been revised to incorporate amenity space for the new dwelling in the region of 65 sqm. The existing dwelling still retains space of some in the region of 90 sqm. This still exceeds the garden sizes of the adjoining dwellings which are 75 sqm. Garden sizes should reflect the character of the surrounding area and thus do this adequately.

## ASSESSMENT OF MATERIAL CONSIDERATIONS

### Description of Proposal

The proposal involves the conversion of an existing side extension into an additional unit of accommodation by include a small side extension 3m wide by 3.7m deep. Demolition of one of the three garages in the rear garden. New roof to ~~the~~ roof of extension & flat roofed area. Breaking up of hard surfacing to create garden area for both properties.

### Highway/Parking Issues

There is sufficient parking by way of a garage plus one space for each unit.

### Environmental Impact

The extended building will still be set some 1.5m from the flank boundary with Yew Tree Gardens. The design of the extension is acceptable in the street scene. Overall there is no objection to the scale of the development.

### Representations Received

None

### Impact on Neighbouring Properties (including sketch of flank windows etc if necessary)

No impact on any neighbouring properties.

### Key Issues/Conclusions

Pettley Gardens consist of terraced houses all with small gardens of some 25 sq. mts. No 2 has a large amenity space surrounding which is all hard surfaced. There are three garages to rear all belonging to the site. The proposal will result in a three bed unit with two spaces plus over 100 sq. mts of amenity space and a two bed unit with two spaces and 50 sq. mts of amenity space. Whilst this is lower than usual at close junction with no private amenity space and is equivalent to that of a 2 bed flat. Given the circumstances of the surrounding area and the improvements that will be gained on the site the proposal is not unreasonable.

Recommend Approval

Recommend Refusal

↓  
by soft landscaping  
the front.

Date passed to D C Manager

RY/dc3520a



RECOMMENDED DECISION FOR APPLICATION NO: P0904.97

Date Received: 23-JUL-97

No Decision Before:

Proposal: 2 storey side extension, pitched roof to existing side extension & conversion of multiple occupancy house into two self contained dwellings.

Location: 2 Pettley Gardens Romford

RECOMMEND: \* APPROVAL subject to the following conditions:

~~\* REFUSAL for the following reasons:~~

\* Delete as appropriate

① SC 04 Time limit

② SC 10 Matching materials

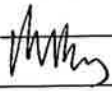
③ SC 11 Landscaping

④ SC 13 Fencing

⑤ SC 32 In accordance

⑥ SC 37 'A' windows

⑦ Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no window <sup>or</sup> other opening (other than those shown on the submitted plans, a copy of which is attached), shall be formed in the walls of the new dwelling & extension hereby permitted, unless specific permission under the provisions of the Town & Country Planning Act 1990 has first been sought and obtained in writing from the Local P.A.

Authorised By: 

Date: 17.9.97 (OC245)

Reason: In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of the donor property.