



REGULATORY SERVICES COMMITTEE

REPORT

21 June 2012

Subject Heading:	P0199.12 – 23 Windermere Avenue, Elm Park Two storey side extension, part single, part two storey rear extension. Single storey front extension. Widening of vehicular crossing (Application received 8th May 2012)
Report Author and contact details:	Helen Oakerbee, 01708 432 800 Helen.oakerbee@havering.gov.uk
Policy context:	Local development Framework
Financial summary:	None

The subject matter of this report deals with the following Council Objectives

Ensuring a clean, safe and green borough	[X]
Championing education and learning for all	[]
Providing economic, social and cultural activity in thriving towns	[]
Value and enhance the life of our residents	[]
Delivering high customer satisfaction and a stable council tax	[]

SUMMARY

The application seeks permission for front, side and rear extensions to a semi-detached property in order to provide additional living accommodation.

The application is brought to the committee as the applicant is an elected Councillor. This report has been passed to the Monitoring Officer.

For the reasons set out in the report, Staff consider that planning permission should be approved, subject to conditions.

RECOMMENDATIONS

That planning permission be granted subject to the following conditions.

1. 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. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. 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, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no window or other opening (other than those shown on the submitted 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, and in order that the

development accords with Development Control Policies Development Plan Document Policy DC61.

5. 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, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6. The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of the development.

Reason: To ensure the interests of the travelling public and are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

INFORMATIVE

1. The proposed development is considered to be in accordance with the aims, objectives and provisions of the Residential Extensions and Alterations SPD and Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse) is needed.

2. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
3. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.

REPORT DETAIL

1. Site Description

- 1.1 The application site is a two storey semi-detached property set to the southern edge of Windermere Avenue. The locality is defined by semi-detached and terraced properties, some of which have been previously altered and extended resulting in a mixed streetscene. The streetscene has a staggered building line. The property itself is finished in render with a garage to the flank elevation. The rear of the property has a lean-to extension and open garden, enclosed by boundary fencing. Ground levels are generally flat. No trees are affected by the proposed development.

2. Description of proposal

- 2.1 Permission is sought for a two storey side extension, part single, part two storey rear extension, single storey front extension and widening of vehicular crossing.

- The two storey side extension would measure 2.75m wide, by 12.9m deep at ground floor level (including the 4m rear extension and 1m deep front extension), and 9.9m deep at first floor level (including the 3m deep rear extension), being set back from the front building line by 1m at first floor level.

- The single storey rear extension would measure 4m deep by 8.42m wide by 2.8m high to the top of the flat roof

- The first floor rear extension would measure 3m deep by 2.75m wide. The roof would be set at right angles to the main roof and finished with a hipped end.

- At ground floor the extensions would provide an entrance porch, garage, study, shower room, utility room and kitchen. At first floor the extensions would provide a bedroom (4 in total) and an en-suite bathroom.

- The front extension would measure 1m deep, by 4.9m wide (including the side extension) and would be finished with a tiled canopy.

3. Relevant History

- 3.1 P1173.11 – Two storey side extension, part single, part two storey rear extension, single storey front extension and widening of vehicular crossing – Approved but not yet implemented

4. Consultations/Representations

- 4.1 Neighbour notification letters were sent to 8 properties. No representations were received.

5. Staff Comments

- 5.1 This application is brought before committee because it is an application submitted by a Councillor. The application file has been seen by the Monitoring Officer and pursuant to the constitution the Monitoring Officer has confirmed that the application has been processed in accordance with standard procedures. The main issues to be considered by Members in this case are the principle of development in relation to design/street and amenity issues.

- 5.2 The LDF Core Strategy and Development Control Policies DPD Policies to be considered are CP17 (Design), DC33 (Parking) and DC61 (Urban Design). The Residential Extensions and Alterations SPD is also relevant.

5.4 Principle of development

- 5.4.1 The site lies outside the Metropolitan Green Belt and designated Conservation Areas and is not a listed building. There is in principle no objection to extensions or alterations to the property, subject to the design of the proposal.

- 5.4.3 Policy DC61 states that planning permission will only be granted where development responds to distinctive local building forms, and respects the scale, massing and height of surrounding development.

5.5 Design/Impact on Street scene

- 5.5.1 The existing streetscene is characterised by two storey semi-detached and terraced dwellings, set in varying positions back from the highway, creating a staggered building line. Nearby dwellings have been previously extended with various extensions, creating a varied streetscene.

- 5.5.2 The proposals here would alter the front elevation of the dwelling by way of a two storey side extension. The side extension would be highly visible within the streetscene and the ground floor element would project forward from the existing location of the garage to meet the front elevation of the porch. This is considered acceptable and creates a flat fronted elevation, as found on other properties in the locality. The first floor element of the extension is set 1m back from the line of the original dwelling to reduce the bulk of the property as recommended by the Residential Extensions and Alterations SPD. The roof is arranged with an identical pitch to the main roof but appears subservient to the main dwelling due to its set back location. This is acceptable in streetscene terms and follows a pattern of development in Windermere Avenue, where other dwellings have been similarly extended.

5.5.3 The existing entrance porch has a pitched roof, this would be replaced with a tiled canopy which extends across the porch and side extension, there is no objection to this as a clear entrance would remain on the principle elevation.

5.5.4 The property is also to be extended to the rear with a single and double storey extension. These would be visible from the garden and their impact in the garden scene needs to be considered accordingly. The ground floor element of the extension would run the full width of the dwelling and have a flat roof. It complies with the policies contained in the adopted Residential Extensions and Alterations SPD and is considered to relate acceptably to the existing property.

5.5.5 The first floor element of the rear extension is finished with a fully hipped roof which neatly integrates into the main roof of the dwelling; this is acceptable in design terms.

5.6 Impact on Amenity

5.6.1 The adopted Residential Extensions and Alterations SPD states that rear extensions to semi-detached properties can project up to a maximum of 4m at ground floor (measured externally). The ground floor rear extension measures 4m and therefore conforms to this aspect of the policy. At first floor the SPD states that rear extensions on attached properties should project no more than 3m rearward and be inset from the boundary with the attached property by 2m. The plans here show a 3m deep first floor rear extension which is inset from the party wall by over 5m. This is in accordance with the policy and is not considered to result in a loss of amenity to the attached occupier at No. 21 Windermere Avenue.

5.6.2 The non-attached neighbouring property, No. 25 Windermere Avenue is set further back than the application site and has been extended to the rear garden at single storey level. Given the spacing between these two properties the rear extensions here are not considered to result in a loss of visual amenity or light/ privacy to this occupier. No flank windows are proposed at ground or first floor which could result in overlooking.

5.6.3 The proposals include an area of flat roof which projects beyond two first floor bedrooms. A condition is recommended to be attached, restricting the use of this flat roof as any type of balcony or terrace, which could result in overlooking of the adjacent property.

5.7 Highway/Parking/Access

5.7.1 It is proposed to extend the existing crossover, to enable additional parking on the forecourt of the property. There would be two off street parking spaces which is considered acceptable and mitigates the loss of the garage. The Highways Authority have no objections to the proposals.

6. Conclusion:

- 6.1 Staff consider that the proposed extensions are acceptable. They would form part of the Windermere Avenue streetscene but are of a subservient nature and are not considered to appear incongruous or overly dominant. The projection and arrangement of the extensions conform to the relevant sections of the Residential Extensions and Alterations SPD and are not considered to result in a loss of residential amenity. Staff therefore recommend that planning permission is granted.

IMPLICATIONS AND RISKS

Financial implications and risks: None

Legal implications and risks:

This application is considered on its own merits and independently from the applicant's status as an elected Councillor.

Human Resources implications and risks: None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity. The extensions are not considered to appear harmful in the streetscene, nor it is considered that there would be a loss of residential amenity.

BACKGROUND PAPERS

Application forms and plans received 1st August 2011

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.

6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.