



Havering
L O N D O N B O R O U G H

Planning Committee
16th December 2021

Application Reference:	P1952.21
Location:	46 Penrith Road, Romford
Ward	Gooshays GS
Description:	Two-storey side extension
Case Officer:	Ms Angelle Dimech
Reason for Report to Committee:	<ul style="list-style-type: none">The applicant is an officer of the Local Planning Authority.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application proposes a two-storey side extension. The proposed scale, mass, bulk and design of the development is not considered to result in adverse harm to the appearance and character of the host property, the garden scene and the street scene or neighbouring residential amenities. The proposal is considered to be in accordance with the relevant planning policies and guidelines.

2 RECOMMENDATION

That the Committee resolves to GRANT planning permission subject planning conditions:

- 1)The development to which this permission relates must be commenced not later than three years from the date of this permission.
- 2) 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).

3) The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form unless otherwise agreed in writing by the Local Planning Authority.

4) 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.

3 PROPOSAL

The application is seeking planning permission for a two-storey side extension with a hipped end roof.

Site and Surroundings

The application site is an irregular-shaped corner site located at the end of Penrith Road. The application site is occupied by a two-storey end-of-terrace dwelling house with a hipped end roof. It also accommodates a detached garage built on the shared boundary with non-attached neighbour No 5 Retford Path.

The street scene in the surrounding area is characterised by two-storey dwelling houses of similar style and design.

Planning History

None relevant to this application.

4 CONSULTATION RESPONSE

No internal or external consultees were deemed necessary given the nature of the proposed development.

5 LOCAL REPRESENTATION

A total of 4 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of direct notifications.

One representation received from neighbours in response to the notification was as follows:

“Objection to the proposal “.

Officers Comment: The neighbour's objection does not specify their actual objection to the proposals, without which the objection is not considered to be a material planning consideration.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Built Form, Design and Street Scene Implications
- Impact on Neighbouring Amenity
- Car Parking and Highways

6.1 Built Form, Design and Street Scene Implications

The proposal seeks to construct a two-storey side extension with a hipped end roof which would be in keeping with the character of the roof design of the host property. The proposed fenestration would be of a similar design and position to the existing fenestration on the host property. The two-storey side extension would reflect the front and rear building lines of the host property as well as the eaves and ridge height and roof form in accordance with the guidance in the Residential Extension and Alterations SPD.

The proposal responds to the local built form and patterns of development and respects the visual integrity and established scale, massing, the rhythm of the terrace within which the property is located. The proposal would not have an adverse impact on the appearance and character of the property, the street scene or the garden environment in accordance with the aims of Policy 26 of the Local Plan.

6.2 Impact on Neighbouring Amenity

The proposed two-storey side extension would be on the western side of the application site. The proposal would be on the opposite side of the application site from the attached neighbour at No 48, therefore the proposal is not considered to have an adverse impact on this neighbour's amenity.

The unattached neighbour No 5 Retford Path is orientated at 90 degrees to the south-west of the application site, with a boundary fence which runs at an angle between the two properties from the north-west to south-east. It is noted No 5 Retford Path has benefitted from a single storey side extension with a dual pitched roof and a glass conservatory at the rear. The plot shape of this neighbour is the mirror image of the host site. Given the proposals orientation and sitting in relation to No 5 Retford Path, it is considered the proposal would not result in an unacceptable level of overshadowing. Any impact would be within that acceptable by the guidelines.

The nearest corner of the proposed extension would be approximately 2.4m from the shared boundary with neighbour No 5, and 5.2m from the conservatory and 7.7m from the rear wall of original house No5. Whilst it is accepted that the proposed extension would be relatively close in distance to the rearmost conservatory at no.5, it is considered that the orientation overcomes this proximity where the direct views from the rear of no.5 do not look towards the extension, due to it being at an acute angle away from the rear of no.5. Given this orientation the proposal is considered not to result in an overbearing effect or contribute to an increased sense of enclosure or loss of outlook detrimental to the amenity of the occupiers of no.5. In addition, the proposal would not result in overlooking as there are no windows in the flank elevation of the extension and the first floor rear facing window will be of obscure glazing serving an (ensuite) bathroom.

Any impact upon the adjacent neighbours, would be modest and within that envisaged as acceptable within guidelines, and in accordance with Policy 7 of the Local Plan.

6.3 Car Parking and Highways

No highway or parking issues would arise as the existing parking arrangement would remain unchanged.

7 **CONCLUSION**

The proposed development is deemed to be acceptable with respect to impacts on the street scene, neighbouring amenity, the amenity of future occupiers and highway and parking considerations, and in line with relevant planning policy, as outlined throughout the report.

It is recommended that planning permission be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION section of this report (section 2).