

 Havering LONDON BOROUGH	Planning Committee 16 December 2021
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Application Reference: P1745.21

Location: 33 Wakerfield Close, Hornchurch

Ward: Emerson Park

Description: First floor side extension and conversion of existing garage to habitable use.

Case Officer: Seyi Enirayetan

Reason for Report to Committee:

- A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The application proposes the erection of a first floor side extension and the conversion of the existing integral side garage to a habitable room to serve a lounge. The proposal is not opposed in principle by any policies of the Local Plan and the design is not considered to result in severe harm to the street scene, neighbouring residential amenity or other matters that could not be reasonably overcome by way of conditions and would warrant refusal of the application. It is not considered that the Council could reasonably defend an appeal against a refusal of the scheme due to the limited harm that the proposal would have on local character or residential amenity, and therefore the proposed development is acceptable subject to the suggested conditions.

2 RECOMMENDATION

That the Committee resolve to GRANT planning permission

2.1. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:

Conditions

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

2) 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.

3) 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).

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 extension (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.

Informative

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework July 2021.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1. The application is seeking planning permission for:

The erection of a first floor side extension over existing ground floor garage and conversion of the garage into a habitable room to be utilised as a lounge.

Site and Surroundings

The application site is a large two storey detached property with a pitched roof and finished in red brick. It benefits from off-street parking on hardstanding area to the front of the property and an integral garage to the side. It has benefited from a loft conversion which is in situ. Prior approval has recently been determined as not being required for a 5.5m deep rear extension. Wakerfield Close is a residential street of mainly 2 storey dwellings characterised by similar detached properties of varying design.

Planning History

D0176.19 – Certificate of lawfulness for a proposed loft conversion to include rear dormer and 4no. rooflights to the front – Planning Permission not required.

Y0357.21 – Single storey rear extension with an overall depth of 5.5m, a maximum height of 3m and an eaves height of 2.8m – Prior approval not required.

4 CONSULTATION RESPONSE

4.1. The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

4.2. No consultation was necessary for this type of consultation.

5 LOCAL REPRESENTATION

5.1. A total of 6 properties were notified of the application and invited to comment.

5.2. 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:	After consultation, no representations were received.
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Petitions received:	No petition received.
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5.3. There were no local groups/societies made representations.

5.4. The following Councillor made representations:

- The proposal was called in by Councillor Bob Perry to be determined at a planning committee meeting on the following grounds:
 - The property has already been extended in the roof making it a 7 bedroom house. The garage conversion will make it into 8 bedrooms which does not sit with the current streetscene which would result in limited parking facilities and would be detrimental to immediate neighbours.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Issue 1 – Design – Whether the proposal is of an acceptable scale/bulk mass or represents to be out of character with the surrounding properties.
- Issue 2 – Amenity – Impact on light, outlook and privacy.
- Issue 3 - Parking

Issue 1 - Design

- 6.2 Local Plan Policies 7 and 26 seeks to ensure that new development is of a high design quality that is inclusive and provides an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted.

The Residential Extensions and Alterations SPD states that side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows. For detached houses, the approach taken will depend on the architectural style of the house, its relationship to neighbouring dwellings and the character of the street. Guidance goes on to suggest that side extensions to detached houses may be constructed to the full height of the existing building, provided they appear as an integral part of the original house rather than an un-related addition.

The proposed first floor extension will sit above the existing garage with a pitched roof. It is contained within the existing building envelope and not projecting beyond the building line. The proposed side extension would also have a setback from the front building line and the roof height would be lower than the main ridge. When viewed from the streetscene, the proposal does not appear disproportionate or out of place and relates adequately to the original dwelling with matching fenestration.

The change of use of the garage to a habitable space would involve the removal of the garage door and the installation of a new window and brickwork to the front. Given that the materials used would match the existing dwelling it is not considered that there would be any adverse effect on the host property and surrounding environment.

The proposal is therefore considered to be policy compliant.

Issue 2 - Amenity

The detached neighbour to the east; no. 32 Wakefield Close. The proposed first floor side extension is sited a good distance from this neighbouring dwelling. It is noted that the proposal sits above the existing garage within the same footprint and remains approximately 2.5metres away from the common boundary. Given the separation distance and the favourable orientation of the property, it is considered that this neighbour will be afforded a reasonable level of amenity.

In terms of the detached neighbour to the west; no. 34 Wakefield Close, is unlikely to be affected by the proposal as the first floor element is sited to the other side of the dwelling.

Issue 3 – Parking

There would be a loss of parking space as a result of the garage conversion into a lounge. The site has been identified to have a Public Transport Accessibility Level (PTAL) level of 0, which is very poor and requires up to 2 parking spaces per dwelling in accordance with the Local Plan Policy 24 and the London Plan policy. There is ample parking space within the front garden that can accommodate 3 vehicles, there is on-street parking availability and it is therefore not envisaged that the proposal would create any highway or parking issues.

Financial and Other Mitigation

- 6.3 The proposal would not attract the Community Infrastructure Levy contributions as the new floorspace created would be less than 100 square metres.

Conclusions

- 6.4 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.