

Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

Case Officer:	Cari Jones	Valid Date:	03 September 2020
Officer Recommendation:	Approve	Expiry Date:	29 October 2020
Application Number:	20/01739/HSE	Recommended Date:	07 October 2020
Address:	2 Brendon Road, Dagenham, Barking And Dagenham, RM8 1LT		
Proposal:	Construction of a two storey rear and side extensions with demolition of existing garage.		

Planning Constraints

N/A

Neighbour Notification

Date Consultation Letter Sent: 03/09/2020

Number of Neighbours Consulted: 9

No response received.

Relevant Planning History

Application Number:	02/00812/FUL	Status:	Approved
Description:	Erection of single storey side/rear extension		

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)	Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture
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The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Draft London Plan (Intend to Publish version December 2019)	Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm
Local Development Framework (LDF) Core Strategy (July 2010)	Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP3 - High Quality Built Environment
Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)	Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019)	Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM16 - Householder Extensions and Alterations Policy DM20 - Nature Conservation and Biodiversity
Supplementary Planning Documents	Residential Extensions and Alterations (SPD) (February 2012)

ASSESSMENT

Principle of the Development*Is the proposed development acceptable 'in principle'?***YES***Officer Comment:*

The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below.

Achieving High Quality of Urban Design*Does the proposed development respect the character and appearance of the existing dwelling?***YES***Does the proposed development respect and accord to the established local character?***YES***Is the proposed development acceptable within the street scene or when viewed from public vantage points***YES***Is the proposed development acceptable and policy compliant?***YES***Officer Comment:*

Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The application site is a two-storey end-of-terrace dwellinghouse situated on the southern side of Brendon Road, Dagenham. The property is located on a rectangular shaped plot and is adjoined to No. 4 Brendon Road to the east of the site. The applicant seeks permission for the construction of a two storey rear and side extensions with the demolition of the existing garage. The premises already hosts an existing single storey side/ rear extension (02/00812/FUL) which received planning permission on 09-12-2002.

Double storey rear extension

The SPD (2012) stresses that double storey extensions have the potential to significantly impact upon your neighbour"s property due to their scale. Therefore, 'The depth of any proposed first floor extension as measured from the main rear wall should not exceed the distance from the proposed extension to the corner of the adjacent property. As such, no part of the proposed extension should extend beyond a 45 degree angle as taken from the corner of the adjoining property (or the adjoining extension)'.

If the house is terraced or semi-detached, the depth of the extension should not normally exceed 3.65 metres as measured from the original rear wall of the house. Further, the SPD states that if the extension will have a flat roof then its height should not exceed 3 metres. The ground floor rear extension will have a depth of 3.65m, width of 8.9m and will compromise a flat roof with a total height of 3m.

In regards to the part first floor rear extension, the proposed development would have a width of 4.5m and a depth of 3m. The first floor rear extension will be at a 45 degree angle to neighbouring property No. 4 Brendon Road. The proposed development would have a pitched roof with an eaves height of 2.3m and an overall height of 4m. By virtue of the orientation and scale of the first floor rear extension, it will have no adverse affects on neighbouring property 4 Brendon Road. All materials and finishes of the proposed development will match that of the existing property. Therefore, by virtue of size and design the proposed rear extension would be inkeeping with the development policies.

Double storey side extension

The applicant is proposing the demolition of the existing attached garage to make way for the proposed side extension. In regards to side extensions, these should reflect the type of house and type of plot so as to minimise impact upon the character of an area. As such all extensions should be designed sympathetically in terms of their form, roof treatment, detailing and materials.

Brendon Road is characterised by terraced properties punctured by gaps between the terraces, which contribute to the character and appearance of the area and provide a degree of breathing space within the street scene. As such, it would be expected that the gaps between properties are retained, so as to maintain the balance and symmetry of the street. In addition, the terrace of which this property is a part of and the wider area is characterised by having hipped roofs, as such it would be expected that the proposed development reinstates this roof design to maintain the balance and symmetry of the roof scape and remain in keeping with the character of the local area.

The proposed side extension will have a double storey and will have a width of 3.4m and a depth of

10.3m. The side extension would have a hipped roof with an eaves height of 5.3m and an overall height of 7.8m. The proposed materials will match the exterior of the existing dwelling. As such, officers believe that the proposed side extension would not have an adverse affect on the streetscene and would be sympathetic to the area and host property.

However, by virtue of the bulk of proposed development at first floor level, officers have attached a condition which removes Class B Permitted Development Rights from the premises and prevents any further development to the roof of the dwelling. This would ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Overall, it is for the reasons outlined above that officers would consider the proposed development would be sympathetic and characteristic of the host property and wider area, and is therefore in accordance with the aforementioned policies of the development plan.

Delivering Neighbourly Development

	Number 4 Brendon Road	Number 32 Grosvenor Road	N/A		Number 4 Brendon Road	Number 32 Grosvenor Road	N/A
Outlook:				Overshadowing:			
Loss from habitable rooms?	NO	NO		Shadow cast into rooms?	NO	NO	
Is it unacceptable?				Is it unacceptable?			
Loss of Privacy:				Overbearing:			
Overlooking the garden?	NO	NO		Impact on habitable rooms?	NO	NO	
Is it unacceptable?				Is it unacceptable?			
Overlooking into rooms?	NO	NO		Impact on gardens?	YES	NO	
Is it unacceptable?				Is it unacceptable?	NO		
Loss of Daylight:							
Loss into habitable rooms?	NO	NO					
Is it unacceptable?							

Officer Comment:

Policy BP8 and BP11 of the Local Development Framework Borough Wide Development Policies has specific regard to protecting residential amenity. Policy DM16 of the Draft Local Plan specifically seeks to ensure that all new development minimise impacts in respect of overlooking and overshadowing. Furthermore, the SPD advises of the importance for extensions to properties to be neighbourly, attractive, of high quality and work well for residents and neighbours. Specifically, the SPD states that rear extensions have a much reduced impact upon the street scene. However, a rear extension can have a significant impact on your neighbour's amenity.

Officers note that this large an extension on the rear elevations of a property would normally raise concerns with overlooking and overshadowing to neighbouring properties, however it must be acknowledged that there has been several large rear extensions in the surrounding area.

Number 4 Brendon Road is situated to the east of the application premises and the two properties are directly adjoined as part of a terrace. The proposed ground floor rear extension will abut the mutual boundary with this property at a depth of 3.65m and a height of 3m which is likely to generate an increased sense of overbearing into the rear curtilage of No. 4. However, officers note that this property also hosts rear development at ground floor level which measures approximately 2m in depth and abuts the boundary with the application premises. As such, the proposed rear extension will only project an additional 1.5m which is likely to generate minimal impacts to amenity. With regards to the part first-floor rear element, the development will be situated a sufficient distance within a 45 degree angle of the neighbouring property, therefore this would not impact residential amenity. It can also be noted that the rear gardens along the host terrace are southerly facing, therefore there will be no affect to daylight.

Number 32 Grosvenor Road is located to the west and is orientated away from the site with an easterly facing rear curtilage. By virtue of its orientation and distance from the development, this property is unlikely to be affected with regards to neighbouring amenity.

On balance, is for the reasons outlined above, Officers consider the proposed development to be in

accordance with the objectives of the Local Development Framework Borough Wide Development Plan Policies BP8 and BP11, Policy DM16 in the Draft Local Plan and the criteria set out by the Supplementary Planning Documents on Neighbouring Amenity.

Delivering Sustainability

<i>Does the proposed development promote or enhance biodiversity?</i>	NO
<i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i>	NO
<i>Officer Comment:</i>	Although the application has not incorporated any biodiversity enhancement measures, the proposed development would not impinge on the garden space of the property and would therefore have no overall impact on the biodiversity value of the site.

Meeting the Needs of Homeowners

<i>Are all proposed rooms well-lit by daylight and naturally vented through opening windows?</i>	YES
<i>Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for?</i>	YES
<i>Officer Comment:</i>	The proposed extension is intended to rationalise and expand the layout of the existing dwelling through the provision of appropriately sized and lit home extensions.

Other Material Considerations

N/A

CONCLUSION

The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.