

Delegated Report

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

Case Officer:	Harry Moorhouse	Valid Date:	27 August 2020
Officer Recommendation:	Approved	Expiry Date:	22 October 2020
Application Number:	20/01694/HSE	Recommended Date:	08 October 2020
Address:	41 Edgefield Avenue, Barking, Barking And Dagenham, IG11 9JL		
Proposal:	Conversion of the garage to provide habitable accommodation and construction of a side extension to line existing property		

Planning Constraints

None.

Consultations

None.

Neighbour Notification

Date Consultation Letter Sent:	27/08/2020
Number of Neighbours Consulted:	4
Address:	Summary of reponse:
39 Edgefield Avenue	<ul style="list-style-type: none"> - Please keep a distance between the property and build within the guidelines of the housing planning. - Concerns of the appearance with similar unpleasant conversions along the road which is congested with this type of conversion. - Loss of sunlight due to big window near the side extension if gap not kept.

Relevant Planning History

Application Number:	20/01444/PRIEXT	Status:	Prior Approval Not Required
Description:	<i>Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.</i>		
Enforcement Case:	20/00251/ENF	Status:	Not Investigated
Alleged breach:	Loft Conversion		

Officer Comment: Officers note that there is an enforcement case which has not been investigated, regarding a loft conversion at this application site. Despite this, this is not considered to be within the scope of this application or part of this current application.

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
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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
<i>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.</i>	
The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019)	Strategic Policy SP2 - Delivering a well-designed, high quality and resilient built environment Policy DMD1 - Securing High Quality Design Policy DMD6 - Householder Extensions and Alterations Policy DMNE3 - Nature Conservation and Biodiversity
Supplementary Planning Documents	Residential Extensions and Alterations (SPD) (February 2012)

ASSESSMENT

Principle of the Development	
<i>Is the proposed development acceptable 'in principle'?</i>	YES
<i>Officer Comment:</i>	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	
<i>Does the proposed development respect the character and appearance of the existing dwelling?</i>	YES
<i>Does the proposed development respect and accord to the established local character?</i>	YES
<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i>	YES
<i>Is the proposed development acceptable and policy compliant?</i>	YES
<i>Officer Comment:</i>	<p>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.</p> <p>London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, landuses, materials, detailing and landscaping.</p> <p>This is further supported by policy BP11 of the Borough Wide DPD and Policies SP2, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, June 2020) which requires development to recognise and celebrate local character and use local context to inform detail, materials and landscape. Further they support proposed development which makes a positive contribution to the surrounding area with high quality design which is sympathetic to the design of the original dwelling with regards to scale, form, materials and detailing.</p> <p>The application site is located on the northern side of Edgefield Avenue and comprises an end of terrace dwelling, characterised by covered arched porches with a ground floor bay window. Officers note that many properties along Edgefield Avenue have double or single storey side extensions, and where this is not the case, the ground floor comprises a garage, as is the case with the application site. The proposed side extension will be of the same height as the existing garage, approximately 2.713 metres high and</p>

2.45 metres wide, and will involve the demolition of part of the existing rear/side extension which was originally a utility room with a set of double doors to the side of the existing rear extension. The side extension will extend the full depth of the property, in line with the rear elevation of the dwelling. Officers note that the neighbouring dwelling has a large rear extension with a ground floor garage, reflecting that of the host dwelling.

The Residential Extensions and Alterations SPD (2012) outlines that side extensions should reflect the type of house and the type of plot as they have the potential to cause significant impact upon the character of the area. They should be sympathetic in terms of their form, roof treatment, detailing and materials. Side extensions on terrace houses should be designed so that the front elevation is parallel

with the front elevation of the existing house. This will help to maintain the built form of the terrace of which the house is a part. The proposed design of the development is considered to compliment the existing dwelling and will maintain the same window design and layout of the existing dwelling with two vertical panes with two smaller panes at the top. Further the extension will be at the same height as the existing garage to preserve the original built form of the side extension and will not appear unbalanced within the streetscene. The proposed roof type is to be a flat roof, in keeping with the original side extension and that of the neighbouring dwelling. Further officers note that the side extension will be finished with brick which will be painted in keeping with the existing dwelling on the front elevation and will be rendered to match the existing rear elevation which is considered acceptable. As such the proposed single storey side extension is considered acceptable with regards to its design.

Delivering Neighbourly Development

	No. 39 Edgefield Avenue	No. 43 Edgefield Avenue	No. 22 Oakley Avenue		No. 39 Edgefield Avenue	No. 43 Edgefield Avenue	No. 22 Oakley Avenue
Outlook:				Overshadowing:			
Loss from habitable rooms?	NO	NO	NO	Shadow cast into rooms?	NO	NO	NO
Is it unacceptable?				Is it unacceptable?			
Loss of Privacy:				Shadow into garden?			
Overlooking the garden?	NO	NO	NO	Is it unacceptable?			
Is it unacceptable?				Overbearing:			
Overlooking into rooms?	NO	NO	NO	Impact on habitable rooms?	NO	NO	NO
Is it unacceptable?				Is it unacceptable?			
Loss of Daylight:				Impact on gardens?	NO	NO	NO
Loss into habitable rooms?	NO	NO	NO	Is it unacceptable?			
Is it unacceptable?							

The application site is located on the northern side of Edgefield Avenue and comprises an end of terrace dwelling, characterised by covered arched porches with a ground floor bay window. Officers note that many properties along Edgefield Avenue have double or single storey side extensions, and where this is not the case, the ground floor comprises a garage, as is the case with the application site.

Policy BP8 and BP11 of the Local Development Framework Borough Wide Development Policies has specific regard to protecting residential amenity. Policy DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, June 2020), require developments to consider the impact on the amenity of neighbouring properties with regard to significant overlooking (loss of privacy and immediate outlook) and overshadowing (unacceptable loss of daylight/sunlight). 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.

Officer Comment:

Officers note that a concern was raised by a neighbouring dwelling concerning a loss of light. However due to the proposed extension being relatively small in height, approximately 2.713 metres this is not considered to be of concern. Further it is noted that the neighbouring dwelling also hosts a garage on the side of the dwelling with a large rear extension which is of greater height than the proposed development.

As such due to the location of the proposed extension on the side of the host property and that the development will only involve minor changes to the depth including the demolition of an existing side extension Officers do not consider there to be any unacceptable impacts on neighbouring amenity. The new side doors on the rear extension to the side will not pose any privacy concerns due to the presence of the neighbouring extension on No. 39 Edgefield road and therefore there are no concerns regarding neighbouring amenity and the development is considered acceptable. With regard to No. 43 Edgefield Avenue, the location of the development will not have any impact to this neighbour's amenity due to the location of the extension. Further, No. 22 Oakley Avenue is a considerable distance from the host property, to the rear and as such Officers do not consider this development to impact the amenity of this neighbouring dwelling.

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>	YES
<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

None.

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.