

Plan: E DC/04/00438/FUL Whalebone Ward (R)

Address: 12 St Chads Gardens Chadwell Heath

Development: Erection of two storey 3 bedroom house on land at side of 12 St Chads Gardens

Applicant: Mr. P. Berry

### **Introduction and Description of Development**

The application property is a two storey detached house on the east side of St. Chads Gardens close to its junction with Kenneth Road. The house has its main entrance in the flank wall on the south side, where there is a footpath access and a dropped kerb and wide driveway leading to an existing garage at the back of the site in the south eastern corner. The house also has an integrated garage in a two storey side extension on the north side, with a car standing space of 5m. in front of the garage. The southern boundary of the site runs across the rear gardens of nos. 87 to 93 Kenneth Road, and no. 87 has a garage at the end of its garden, accessed from St. Chad's Gardens. The site backs on to the rear garden of 48 Woodlands Avenue, which at this point is 23m. long.

The house at no. 12 is a large 2 storey detached house, and nos. 10A and 10B to the north of no. 12 are a pair of 2 storey semi-detached houses with first floor oriel windows. The remaining houses on this side of the road are older, comprising two 2 storey terraces of 5 houses each, each house having a front bay window. Opposite the site are a terrace of 5 single storey bungalows.

The proposal is to erect a two storey three bedroom house on the land at the side of no. 12, between the house and the rear gardens of the Kenneth Road houses. The habitable floor area of the new house would be 49.15 sq. m. The rear garden would be 11.5m. long and provide an amenity area of 67.85 sq. m. A parking space is provided at the front.

The new house would be detached, with a 1m. access path between it and no. 12, and a minimum of 1m. on the other side between the house and the end of the rear gardens to the Kenneth Road houses. It would be 4.9m. wide with the main front wall set back 2m. from the building line, and a two storey front extension accommodating an entrance hall and a first floor bathroom coming up to the building line. The house would have a pitched tiled roof, and the front extension would have a pitched and hipped roof. There would be a first floor "oriel" window, reflecting similar windows at nos. 10A and 10B.

### **Background**

In 2000 permission was granted for a two storey "granny annexe" side extension on the south side (not implemented) and also for a two storey side extension to provide a garage with bedroom and bathroom over on the north side (implemented).

### **Consultations**

a) Adjoining occupiers

- 17 nearby occupiers consulted. 7 responses received with the following objections:
- overshadowing gardens in Kenneth Road
  - overdevelopment, causing pressure on local facilities
  - inadequate parking
  - new house too close to rear walls of Kenneth Road houses
  - inadequate sewerage system

- disturbance from building works
- concern about adequacy of boundary fencing

## **U.D.P. Policy**

H1 Housing supply  
H13 New residential development  
H14 Environmental requirements  
H15 Residential amenities  
H16 Internal design  
Interim Parking Standards adopted January 2002

Policy issue – character of the area and visual amenities

## **Analysis**

### *Habitable floor area*

The scheme complies with the Council's habitable floor area standards.

### *Garden size*

The garden is marginally short, by 0.5m., of the 12m. normally required. The total garden area exceeds the Council's minimum requirement for a 3 bedroom house.

### *Parking*

The parking space at the front of the house measures 4.7m. x 2.5m., slightly shorter than the standard parking space which should be 4.8m. long.

### *Overshadowing and outlook*

The new house would be to the north of the Kenneth Road houses and would not therefore affect sunlight to these houses and gardens. The distance from the rear of these houses to the south flank wall of the new house would be a minimum of 13m, however, the introduction of a flank wall at the end of the gardens of 85 and 87 Kenneth Road would degrade the environment for these occupiers. The main entrance of no. 12 St. Chad's Gardens and two ground floor habitable room windows are located in the south elevation facing the flank wall of the new house which would be within 1m. Although these windows are secondary windows, with the main windows facing to the front and rear, this would still be to the detriment of present and future occupiers of no. 12.

### *Boundary treatment*

An alley way used to run the length of the southern boundary (at the end of the Kenneth Road gardens). This has been blocked off by the construction of the garage in the rear garden of no. 87, but still runs along part of this boundary. It therefore seems likely that the fencing belongs to the application site and were permission to be granted a condition should be imposed requiring further details to be submitted.

### *Street scene*

The new house would be 4.9m. wide, which is slightly narrower than the narrowest houses on this side of the road (house width does vary). The scheme will therefore give the impression of a cramped development in the street scene.

### *Sewerage system*

Residents have suffered a number of problems with a blocked drain running along the back of the Kenneth Road houses and serving them and properties in St. Chad's Gardens. Assessment of the adequacy of this system falls within the building regulations, but it is

likely that the system is not overloaded but that the problem lies with Victorian interceptors getting blocked. The main responsibility for this is with Thames Water Utilities, but the addition of one house is unlikely to significantly affect the situation.

#### *Disruption from building works*

Inevitably building works cause nuisance and disruption to local residents. It is however the Council's normal practice on small building projects to leave these issues to be dealt with under Environmental Protection legislation.

#### *Conclusion*

The scheme has marginal shortfalls in regard to the length of the rear garden and size of the parking space, and would have a detrimental effect on the street scene and on the environment of adjacent properties. Taken together these matters indicate that the scheme represents overdevelopment of the site, and is therefore not acceptable.

#### **Recommendation**

That permission be refused for the following reason:

- 1) The proposed development would be an overdevelopment of the site resulting in a cramped form of development producing an unsatisfactory relationship to the adjoining properties, and would be detrimental to the character of the area and the visual amenities of the street scene, contrary to policy H13 of the Council's Unitary Development Plan.