

Plan: A DC/04/00613/FUL River Ward (A)

Address: 25 Marsh Green Road, Dagenham.

Development: Erection of part single/part two storey rear extension and two storey side extension.

Applicant: Mrs Roudette

Introduction and Description of Development

The application property comprises a two storey semi-detached house located on the south eastern side of Marsh Green Road, Dagenham. This application relates to the erection of a part single/part two storey rear extension and two storey side extension. Internally the development seeks to create a dining room, kitchen, utility room and bathroom on the ground floor and two bedrooms on the first floor.

Background

Planning application DC/04/00396/FUL for the erection of a two storey side and rear extension withdrawn in July 2004. This application indicated that the first floor side extension would be set back from the front wall by 700mm and set in from the side boundary by 600mm. On assessment of this application it was felt that a further setback from the front wall of the house was required in order for the development to be acceptable.

Consultations

Adjoining Occupiers – No Objections Received.

U.D.P. Policy

Policy H22 Extensions and Alterations and Appendix 7

Policy issue – First floor insufficiently set in from boundary or set back from front wall of the house.

Analysis

Policy H22 and Appendix 7 states that rear extensions should not normally exceed a maximum depth of 3.65 metres measured from the main rear wall of the house. Two storey extensions will normally only be approved where the projection of the extension is no greater than the distance between the extension and the nearest corner of the adjoining buildings. In respect of this application the rear extension will measure 2550mm in depth to the south west and 3050mm

in depth to the north east and therefore complies with the Council's policy in this regard. The first floor element will measure 2550mm in depth and 3850mm in width. Although both adjoining occupiers do not have any extensions it is not considered that this development will have any detrimental impact on the adjoining properties as the first floor rear extension will be sited behind a 45° angle from both adjoining properties.

Policy H22 and Appendix 7 also states that in order to avoid a terracing effect the first floor of two storey side extensions of residential properties should normally be set in one metre from the boundary. Members agreed an amendment to this policy in August 2002 to allow first floor side extensions which are set back at least 2 metres from the front wall of the house. With regards to this application the two storey side extension will measure 2850mm in width and 5580mm in depth on the ground floor and 2850mm in width and 3.9 metres on the first floor. The first floor element will be set back from the front main wall of the house by 1500mm and set in from the side boundary by 450mm and therefore does not strictly accord with the Council's policy in this regard.

Although this may be the case, ultimately each application is judged on its own merits and it is considered that in this case that both the setback and set in together is sufficient to create an extension that will be subordinate to the main house and will also avoid a terracing effect. Therefore it is felt that in this instance this policy should be relaxed.

Overall it is considered that the proposed development is suitable in terms of design and scale in the context of the existing building and surrounding area.

Recommendation

That planning permission be granted subject to the following condition:

1. Q.3 Matching Facing Materials