

Plan: E                      DC/05/00070/FUL                      Eastbrook Ward (A)

Address:                      Land adjacent to 17 Horace Avenue, Rush Green, Romford, RM7 0XA

Development:                      Erection of three bedroom house

Applicant:                      Mr Idris Zahoor

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

The application site consists of a piece of land situated adjacent to 17 Horace Avenue. The site is situated on the southern side of Horace Avenue at the junction with Strood Avenue. The land is currently vacant, previously used as additional amenity space for the property at 17 Horace Avenue. The land has since been sold and now represents a separate planning unit.

This application relates to the erection of a two storey, three bedroom house to be built attached to the existing dwelling and as a result would become an end of terrace property. It would be built adjacent to an existing terrace of 5 properties that faces onto terrace comprising of 8 properties.

The proposed dwelling would comprise a living room, dining room, kitchen and W.C on the ground floor of the property and three bedrooms and a bathroom on the first floor.

### **Background**

Various applications have been submitted and approved for proposals including a double garage and single storey rear extension in relation to the property at 17 Horace Avenue.

Previous applications have been submitted in regards to the construction of an additional dwelling adjacent to no. 17 Horace Avenue. Planning permission was granted in 1989 for the erection of a two storey, three bedroom end of terrace dwelling (89/00393/TP) that was not implemented within the permitted timescale. Further applications were then submitted and subsequently withdrawn relating to the erection of a three bedroom end of terrace house (DC/02/00678/FUL), a two storey three bedroom detached house (DC/0300347/FUL) and a two storey two bed detached house (DC/04/00040/FUL). The latter application was recommended for refusal before being withdrawn on the grounds of design, inappropriateness to the neighbouring dwellings and car parking.

### **Consultations**

- a) Neighbouring occupiers: 50 neighbouring properties were consulted and 7 letters of objection were received. Reasons for objection to the proposal included:
  - The proposed development would lead to increased on street parking difficulties on an already overcrowded street. The proposed property is close to the junction with Strood Avenue and this is felt to be a traffic hazard.

- An additional property on Horace Avenue may lead to further pressure on the sewer and drainage system which the residents have already experienced difficulties with.
- The proposed development would be out of character with the existing properties on Horace Avenue and Strood Avenue and is not in keeping with the design of the area.
- An additional property would result in overcrowding within the existing street scene and it would increase the density of the housing to an unacceptable level.
- One neighbour expressed concerns that the proposed development would result in a loss of light to their own property.
- Concerns were also expressed as to the occupiers of the proposed property and whether it would be rented accommodation rather than owner occupied.

A petition was also received containing the names of 62 neighbouring occupiers who objected to the proposal on the grounds that they believe that the proposed dwelling would not be in keeping with the other properties in the area. It is stated that it would lead to an increase in traffic generation and that it will hinder the maintenance of other properties. Concerns were also raised as to whether the present drainage system could cope with another property as the area already experiences problems with the main drains and sewerage system.

b) Site Notice: No comments received as a direct result of a site notice being displayed.

c) Traffic and Road Safety Section.

- The proposed new house would remove the off street parking and garage to no.17 Horace Avenue which is not shown on the drawings.
- Any new development should retain existing off street parking for no.17 and provide off street parking for the proposed building.
- The proposed development of this size would place an additional burden on the limited on street parking and possibly be detrimental to the existing area.

### **UDP Policy**

H1 Housing Supply  
H13 New Residential Development  
H14 Environmental Requirements  
H15 Residential Amenity  
H16 Internal Design  
Interim Car Parking Standards (January 2002)  
T27 New Vehicle Accesses

No policy issue.

## **Analysis**

The design of the proposed dwelling will be attached to the existing property at 17 Horace Avenue and in effect will create a continuation of the existing terrace extending it to 6 properties as opposed to 5. This design has been amended from the fully detached dwelling that was proposed in the previous application and was one of the reasons for its refusal. The proposed dwelling will measure 5 metres wide to the front of the dwelling and 5.9 metres wide towards the rear of the dwelling. This staggered width has been designed so that the entire dwelling remains set in by 1 metre from the side boundary of the property, along the length of the dwelling. The house will have a depth of 11 metres and will match that of the existing dwelling at 17 Horace Avenue which has an existing single storey rear extension. The house will have a maximum height of 8 metres and will have a gable end pitched roof to match that of the neighbouring property in its height and design. The front elevation of the dwelling has been amended so that it matches the design of the existing properties within the terrace, incorporating a front bay window to both the ground and first floor of the property with a small flat roof design above.

The proposed internal amenity space complies with policy H16 of the UDP. It is proposed that there will be approximately 50.9 sq. metres of internal habitable space provided on the ground and first floor of the property combined.

Policy H15 states that 60 square metres of residential amenity space should be provided per 3 bedroom dwelling. It is proposed that approximately 66.5 square metres of private amenity space be provided to the proposed dwelling which complies with policy. It is proposed that 1 off street car parking space be provided within the rear garden in place of the existing rear garage, accessed via a dropped kerb along Strood Avenue. The application originally proposed a rear garage which would provide one off street car parking space but this have been removed in order to provide additional rear amenity space.

The majority of the objections received in regards to this application mention car parking and the possibility that this dwelling will add to the existing parking problems along Horace Avenue. The Interim Car Parking Standards state that a maximum of 1.5 spaces be provided per 3 bedroom dwelling. This application proposed one off street car parking space which is considered to be sufficient. In regards to the comments received from the traffic section, this application site now represents a separate planning unit from no.17 Horace Avenue and it is not the responsibility of the owners of the application site to provide parking for the neighbouring property. Should the existing owners decide upon creating an off street car parking space to the front of their dwelling then that is their choice to do so but should not be an issue whilst considering this application. In addition to this, it is not felt that a refusal could be warranted based upon speculative parking issues. The 1 space that has been provided is considered to be sufficient with additional on street parking available to the west of the dwelling along Strood Avenue where there is no immediate residential property.

In regard to the objections received, those relating to the drainage and sewer system and also to the potential occupiers of the property cannot be considered as material planning considerations. However, the objections received in regards to the design, size and siting of

the dwelling have been taken in consideration. It is proposed that the dwelling will be of an end of terrace design and that it will form a continuation of the existing dwelling in both its appearance and materials. The dwelling has been set in at least 1 metre from the boundary with Strood Avenue, along the entire length of the dwelling. The dwelling has been designed to match that of the existing property at 17 Horace Avenue and has included features such a projecting front element and tiled canopy over the front porch, which is similar to the existing properties within the terrace on the southern side of Horace Avenue.

Overall this application complies with policies relating to internal habitable floor space, rear private amenity space, car parking and design. It is not felt that the objections raised should warrant a refusal as the proposed development is considered to be acceptable and all relevant amendments have been made so that it fully complies with policy.

### **Recommendation**

That permission be granted subject to the following conditions:

1. F01B Details of Soft Landscaping
2. F02 Implementation of Proposed Soft Landscaping
3. Q03 Matching Facing Materials (development)
4. H01 No Further Domestic Extension (Class A and E)
5. Details of the proposed car parking space including the surface treatment and the means of securing the boundary of the site shall be submitted to and approved by the Local Planning Authority. The house hereby approved shall not be occupied until the approved scheme has been implemented and the car parking space shall thereafter be permanently retained.