

Committee: Development Committee	Date: 19 th November 2014	Classification: Unrestricted	Agenda Item Number:
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Report of: Corporate Director of Development and Renewal	Title: Planning Application
Case Officer: Angelina Eke	Ref No: PA/14/01807
	Ward: Canary Wharf

1. APPLICATION DETAILS

Location:	11 Havannah Street, London E14 8NA
Existing Use:	Residential
Proposal:	Conservatory extension at ground floor level and first floor extension.
Drawing and documents:	01; 02; 03 rev P1; 11 rev P2; 12 rev P3; Design and Access Statement, prepared by Ankur Architects dated July 2014
Applicant:	Ms Anne Choudhury
Ownership:	Ms Anne Choudhury
Historic Building:	N/A
Conservation Area:	N/A

2. BACKGROUND

- 2.1. The application proposal was reported to the Development Committee on 15th October 2014 with officer's recommendation for **REFUSAL**.
- 2.2. Officers recorded that Members were minded to Approve planning permission for the conservatory extension at ground floor level and first floor extension on the following grounds:
 - The application would not cause material harm to the setting of the area.
 - That the scale and bulk of the extensions to the building were appropriate;
 - That the proposal would support the extension of a family house.
- 2.3. In accordance with Development Procedural Rules, the application was deferred to enable officers to prepare a deferral report setting out and providing commentary on the detailed reasons for approval and conditions on the application.

3. COMMITTEE'S PROPOSED REASON FOR APPROVAL

In regard to the following grounds:

- The application proposal would not cause material harm to the setting of the area.
- That the scale and bulk of the extensions to the building were appropriate;

- 3.1 The application property is a two storey end of terrace house with an existing ground floor extension. It lies within a predominantly residential area comprising similar style two storey residential buildings arranged in uniformly arranged clusters. The development is surrounded by various mid and high rise flatted developments.
- 3.2 In terms of the architectural style of the house, it forms part of a 1960's residential development built in multi-red and grey colour bricks, and the buildings have horizontal emphasis between ground and first floor are often differentiated by concrete spandrel band at mid height and flat roofs with deep fascia's.
- 3.3 The proposal is for a ground floor conservatory extension to the northern elevation of the two storey end of terrace house. It would measure 2.5 metres in width and 7.0 metres in depth, featuring a shallow pitched roof to a height of 2.5 metres. The proposed extension incorporates the area between the main dwelling house and the outer perimeter garden wall and it will be used as enclosed amenity space.
- 3.4 The proposal is for a first floor extension measuring 3 metres in width and 5.5 metres in depth featuring a flat roof similar to the existing. The proposal would be finished in timber cladding with UPVC windows. At first floor level, the proposal incorporates a new first floor window on the front elevation to serve the existing bedroom (bedroom 2). The proposed first floor addition would provide both a bedroom and en-suite toilet.
- 3.5 In the previous report dated 15th October 2014, Officers' raised no objection in principle to the conservatory extension subject to a high quality finish being achieved. Subject to members approval, it was considered that the details relating to materials and finishes could be secured by way of a condition to ensure that a high quality development results.
- 3.6 However, officers considered that the principle of the first floor extension was unacceptable on design grounds, resulting in an inappropriate form of development that would detract from the appearance of the host building by virtue of a continuous building frontage being created at first floor level. Given the design concerns, officers were of the opinion that the overall bulk, mass and scale of the built form would be overbearing, resulting in a harmful visual impact on the street scene and immediate locality.
- 3.7 Members have given greater weight to the surrounding context and backdrop of the site which includes a variety of taller developments, with varied architectural style. It was considered that the application proposal would appear modest in scale when viewed against the wider context, and this would diminish its visual impact within the wider street scene. Members have also taken account of the end of terrace location and the fact that it offered scope for a different type of elevation treatment. It was considered that the applicant's aspiration to enlarge the property could be accommodated without undermining the overall Council's policy objectives to achieve good design in new developments.

- 3.8 In respect of the materials proposed, officers have set out their concerns with regard to the introduction of timber cladding on grounds that this would fail to harmonise successfully with the host building and street scene. Again, members were of the view that a more acceptable material could be agreed with the applicant and that could be secured by condition to ensure a high quality finish resulted in accordance with policy 7.4 of the London Plan, Policy SP10 of the Adopted Core Strategy (2010) and Policies DM23 and DM24 in the Managing Development Document (2013) and guidance within the National Planning Policy Framework (2012).
- 3.9 In relation to the proposal supporting of an extension to a family house, the application proposal seeks to add a further bedroom at first floor and officers have previously indicated in the previous committee report that they have no objections to the principle of enlarging the family accommodation, which meets the objectives of Policy DM4 in the Managing Plan Document (2013).
- 3.10 If Members are minded to approve planning permission for this scheme, then the following Conditions are suggested:
- 1) The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended). That the development hereby permitted shall be carried out in accordance with the approved plans
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.
 - 3) Full details of the proposed facing materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved by the LPA in writing.

Reason: Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy SP10(4) of the Tower Hamlets Core Strategy 2010.

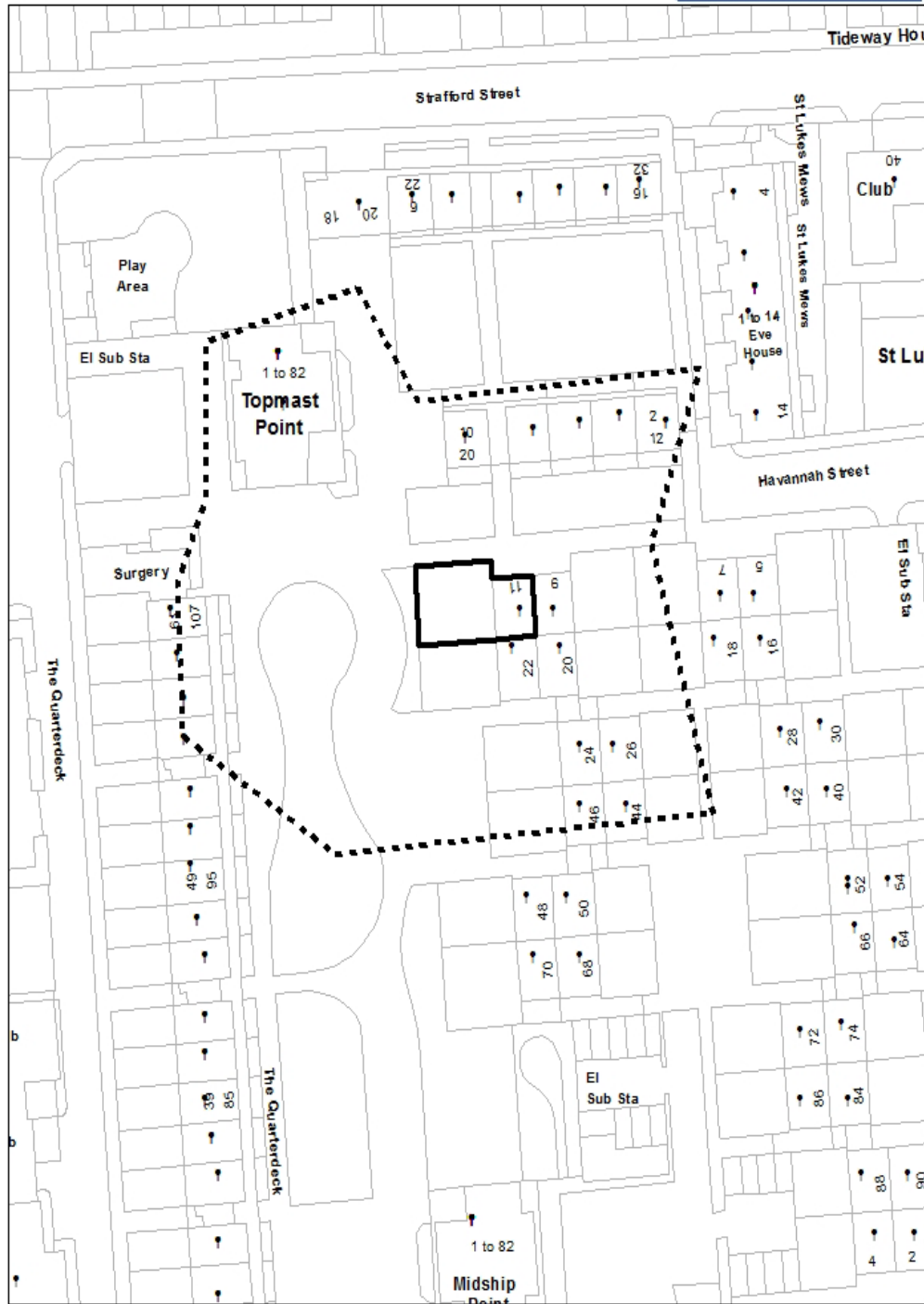
4.0 RECOMMENDATION

- 4.1 Officers' original recommendation as set out in the officers' report for Development Committee on 15th October 2014 to refuse planning permission for the proposal remains unchanged.
- 4.2 However, if Members are minded to approve planning permission for this scheme, then the proposed conditions are set out above.

5.0 APPENDIX

- 5.1 Appendix One – Report to Development Committee dated 15th October 2014 (Agenda item 6.3).

Planning Application Site Map
PA/14/01807



- Planning Application Site Boundary
- Locally Listed Buildings
- Land Parcel Address
- Consultation Area
- Statutory Listed Buildings
- OSLine



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.

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