

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1663.20

WARD : Havering Park

Date Received: 11th November 2020

ADDRESS: 26 DOMINION DRIVE
ROMFORD

PROPOSAL: Single storey front extension

DRAWING NO(S): ELA/ 3 (REV A)
ELA/ 6 (REV A)
ELA/ 13 (REV A)

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site features a semi-detached dwelling located on Dominion Drive. The dwelling is finished in pebbledash render and features a hipped roof. The property has a small front porch and has side access to a garage at the rear it also features a small drive to the front of the dwelling.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is proposed single storey front extension

RELEVANT HISTORY

D0484.20 - Certificates of lawfulness for a loft conversion to include a rear dormer
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

There were no responses received from neighbour consultation.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD04 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

NOTE: Due to the current crisis, officer was unable to do a site visit. Site drawings as well as aerial view and streetview were used to assess the site.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 seeks to ensure that new development is of the highest standards of design which respects, and where possible maintains, enhances or improves the character and appearance of the local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposed single storey front porch extension would have an internal area of 8.25m squared. (w: 5.5m; d: 1.5m; h: 4m, 2.8m eaves)

The proposed porch does not relate well to the host dwelling and so is deemed to cause visual harm to the surrounding street scene as it projects 1.5m forward of the main building line which is not in accordance with the requirements of the Residential Extensions and Alterations SPD.

The scale and bulk of the proposal would not be symmetrical nor would it be consistent with the street scene in contrary with Havering's Residential Extensions and Alterations SPD. Due to the excessive depth, width and height the proposal would constitute a dominant addition to the detriment of the original appearance of the dwelling and harmful to the character of the wider street scene.

Whilst porches do feature on the street they are generally of a much more modest scale designed with a small pitched roof or with an arch feature usually not extending beyond the front elevation, as such the proposed porch will disrupt the visual rhythm of the street and look out of character.

Overall it is considered that the proposal would be harmful to the character and appearance of the existing dwellinghouse and the streetscene.

IMPACT ON AMENITY

As set out above, Policy DC61 requires that the relationship between existing and proposed development would be harmonious.

The neighbouring property to the west (No. 28) has a arched front porch that does not have any projection beyond the main front wall. There is a separation distance created by the footpaths leading into the rear gardens of this neighbouring property as well as the host dwelling so it is considered that there would be limited adverse effect caused by the proposal on this neighbour's residential amenity.

The attached neighbouring property to the east (No. 24) also has an arched front porch. The proposed front porch would be built up to the eastern boundary. Although the proposal is not set in away from the boundary, it is considered that the proposal would have limited impact on this neighbour's residential amenity.

For the reasons set out above it is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light. However, due to its scale and prominence would be detrimental to their visual amenity enjoyed within the street and from their properties.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Refusal non standard

The proposed front extension, by reason of its bulk and massing forms a dominant and visually intrusive feature, would be detrimental to the character and appearance of the host property and visual amenity of the streetscene contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document, the Residential Extensions and Alterations Supplementary Planning Document and Policy 7.4 of the London Plan.

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Mr Chris Ellerbeck via email on the 6th January 2021.

Authorising Officer: Raphael Adenegan
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06-01-2021
