

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0064.21

WARD : Cranham

Date Received: 15th January 2021

ADDRESS: 46 HOLDEN WAY
UPMINSTER

PROPOSAL: Preformed Velux dormer window to East roof elevation.

DRAWING NO(S): OS Plan
Dormer to East Roof Slope
Proposed First Floor REV C

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

Residential, two storey detached dwelling finished in render and face brick with ample parking on the drive and in the garage. The application site is within Holden Way on the junction of Holden Way and Esdaile Gardens. Holden Way is within Zone B of the Hall Lane Policy Area.

The ground level within the site slopes from north east to south west in line with the road and also, from west to east within site with a close boarded fence on either side at the rear of the property. The surrounding area is characterised by predominately two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a preformed dormer window to east roof elevation.

RELEVANT HISTORY

ES/HOR 214/60 - Detached house & garage - Approved.

L/HAV 353/68 - Private motor garage - Approved.

Q0017.21 - Discharge of conditions 3 from P1167.19 (materials)
DOC Dischge 18-03-2021
Complete

P1167.19 - Single storey rear extension
Apprv with cons 18-10-2019

P0411.19 - Single Storey Rear Extension
Refuse 20-06-2019

P0574.13 - Demolish existing boundary wall and construct 2m high wall
Apprv with cons 16-07-2013

P0637.07 - Front Canopy
Apprv with cons 30-05-2007

P0218.04 - Front/side boundary fence wall
Apprv with cons 17-03-2004

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

London Plan Policies (Adopted March 2021)

D1 (London's form, character and capacity for growth)

D4 (Delivering good design)

LDF

DC33 - Car Parking

DC61 - Urban Design

DC69 - Other Areas of Special Townscape or Landscape Character

SPD04 - Residential Extensions & Alterations SPD

SPD06 - Hall Lane Policy Area SPD

OTHER

NPPF - National Planning Policy Framework

STAFF COMMENTS

Due to the current Covid-19 crisis, the officer was unable to do a site visit. Site photos were sent in by the agent and were received on by the officer on the 26th January 2021. In addition, photos from the previous application were used. Aerial views and street view were used also to assess the site and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

As mentioned above, the application site falls within Zone B of the Hall Lane Policy Area. Where planning permission is needed for the improvement or extension of existing houses, if the new work is complementary to the existing dwelling and a useful building is to be given a further lease of life, the application will be considered sympathetically.

The Residential Extensions and Alterations SPD states "in most instances an extension which closely matches the design of the original property in terms of roof style, materials and window size is likely to be the most appropriate design solution, particularly where the extension can be seen from the front or side of the property

However, in some instances contemporary design solutions may be appropriate for rear extensions, through the use of high quality materials and design which complements the original house and has minimal impact on neighbouring properties. The use of high-quality light-weight materials such as timber and glazing can create a bright and usable extension".

The dormer being proposed is of a new innovative design. The dormer will be visible from both the rear garden and street scene due to the property being located on a junction.

The dormer extension would be contained well within the roof space, by being set well back from the eaves, and by setting the sides well in from any gables or party walls.

The application form stated that the sides of the dormers were initially being painted however,

after further clarification by e-mail on the 22nd March 2021. The applicant confirmed that the windows are supplied with a purpose made flashing kit that is the standard flashing colour of all "velux" products, an anthracite grey.

I have taken a screen print of the conversation with the authorised supplier and also supply a link to velux that shows the flashing kit and instruction video. We intend to use the factory standard flashing unless you wish for us to use anything else

It is considered that its limited projection from the roof will not unacceptably impact on the dwelling, rear garden or street scene from a visual point of view and therefore no objections are raised.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The proposal is well removed from the neighbouring properties and it is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions, particularly as there the first floor windows of neighbouring properties already overlook the rear garden areas of surrounding residential properties.

The proposal is judged to be in accordance with all material planning policies and considerations and no material harm to interests of acknowledged importance will result. Approval is recommended.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Non Standard Condition 31

The sides of the preformed dormer window hereby approved shall be finished with the purpose made flashing kit that is the standard anthracite grey flashing colour which comes with this manufacturer's products and as shown on the e-mail received from the

applicant dated 22nd March 2021.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

3. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4. SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Authorising Officer: Habib Neshat
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22-03-2021
