

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0155.21

WARD : Cranham

Date Received: 29th January 2021

ADDRESS: 98 Marlborough Gardens
Upminster

PROPOSAL: Two storey side extension, new porch and front garage extension and loft conversion

DRAWING NO(S): Drg. no. P1001
Drg. no. P1002
Drg. no. P1003
Drg. no. P1004
Drg. no. P1011
Drg. no. P1018
Drg. no. P1013
Drg. no. P1014
Drg. no. P1015
Drg. no. P1016
Drg. no. P1017
Drg. no. P1012

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 is located on the eastern side of Marlborough Gardens. The property is a two storey semi-detached dwelling. It is constructed of brick face at lower level, smooth white render at upper level with a combination of catslide and hipped tiled roof. The front of the property has a catslide projection with a gabled roof front porch.

The application site is located in a residential area and it is not within a Conservation area. Nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

The proposal seeks planning permission for two storey side extension, new porch, front garage extension and loft conversion.

RELEVANT HISTORY

Y0289.15 - single storey rear extension with an overall depth of 4.1m a maximum height of 3.3m, and an eaves height of 3m.
Prior Approval 26-01-2016
Given

CONSULTATIONS/REPRESENTATIONS

There were no responses received from neighbour consultation.

RELEVANT POLICIES

LDF

DC61 - Urban Design

SPD4 - Residential Extensions & Alterations SPD

OTHER

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

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

Due to the current social distancing measures brought on by the Covid 19 pandemic, officers were unable to undertake a full site inspection. Site photos were received from the agent on the 02nd February 2021. In determining this planning application, the google street view as well as the site photos were used to assess the site and submitted drawings.

The issues arising from this application are the visual impacts arising from the design and appearance of the development; the impact on neighbouring amenity, and parking and highway issues.

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 proposal involves the construction of two storey side extension, new porch, front garage extension and loft conversion.

The proposed new porch and front garage extension would replace the existing small front porch. The proposal would have an increased maximum height of 3.61 metres and covers more than half the width of the front elevation. The front depth of the proposal would remain the same of the existing structure. Due to the excessive 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 street scene.

The proposed two storey side extension would project beyond the northern side elevation. The proposal would cover the full depth of the existing dwelling including the rear extension. It is acknowledged that the proposal has been designed to conform to the Council's guidance relating to side extensions. These provisions includes the set back of 1 metre from the main front catslide projection of the dwelling and a set down ridge line from the main roof of the dwelling. However, the proposal would be built within close proximity to the northern boundary which closes the characteristic openness on the junction, presents a very stark high flank wall adjacent to the pavement and unbalances the pair of semi-detached dwellings. Whilst it is acknowledged that the proposal would follow the angled alignment of the northern boundary, this would result in the front aspect of the development having a width greater than half the width of the existing dwelling. The roof design of the proposal would comprise of a half hipped formation protruding beyond the proposed hipped to gable conversion of the existing roof. The half hipped roof combined with the hipped to gable conversion of the existing roof exacerbate the prominence of the proposed two storey side extension. It is considered that the excessive width,

depth combined with the prominent combination of half hipped as well as gabled roof form, creates an overbearing dominant feature.

The Havering's Residential Extensions and Alterations SPD advises where hipped roof form a characteristic of the house and/or street, a gable end would not be considered acceptable. The proposal comprises of hipped to gable end roof conversion to accommodate 3 no. front rooflights and 1no. large rear dormer windows. The conversion would significantly increase the bulk and mass of the building when viewed from the street and entirely change the visual proportions. The proposed hipped to gable conversion is contrary to the Council's guidance. This aspect of the proposal would be unduly prominent and detract from the character as well as the appearance of the street scene therefore it is considered to be unacceptable form of development.

The proposed rear dormer window would be clearly visible from the neighbouring rear gardens and the public highway along Brookmans Close due to the prominent corner plot location. It would occupy majority of the converted gable roof space extending closer to the ridgeline and eaves in contrary to Havering's Residential Extensions and Alterations SPD. The size of the dormer is considered to be too large and out of scale in relation to the host dwelling. The combination of hipped to gable conversion and the disproportionate size of the proposed rear dormer window appears over dominant form of development on the existing roof. It is considered that the added overall bulk would form a dominant and visually intrusive feature detrimental to the character and appearance of the host dwelling.

The proposed extensions are therefore judged to be an incongruous addition, detrimental to the visual character of the host property, the wider streetscene and rear garden environment in contrary to policy DC61 of the London Borough of Havering Core Strategy and Development Control Policies DPD Adopted 2008, and the Havering's Residential Extensions and Alterations SPD 2011.

IMPACT ON AMENITY

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

The attached neighbouring property to the south is situated on the opposite side of the host dwelling some distance away from the proposal. Therefore, it is considered that the proposal would have limited impact on this neighbour's residential amenity.

The northern boundary adjoins the highway Brookmans Close. There is sufficient separation distance between the proposal and the properties located opposite side of Brookmans Close that there would be limited impact on these neighbours residential amenities.

The eastern neighbouring property is situated at a right angle to the application site. Due to the orientation of this neighbouring property and the separation distance the proposal would have limited adverse effect on this neighbour's residential amenity

HIGHWAY/PARKING

The proposal involves the addition of an attached garage and the existing front driveway would remain intact. Therefore, there would be sufficient provision for car parking available on the application site.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above mentioned policies and guidance a refusal is recommended.

RECOMMENDATION

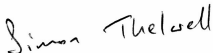
It is recommended that **planning permission be REFUSED** for the following reason(s):

1. REFUSAL - Non Standard

The proposed development would, by reason of its bulk, scale, mass and awkward design appear as an unacceptably incongruous, overbearing dominant feature which is visually intrusive to the street scene and rear garden environment detrimental to the character as well as appearance of the host property and visual amenity of the locality contrary to policies D1 and D4 of The London Plan (2021), policy DC61 of the London Borough of Havering LDF Core Strategy and Development Control Policies DPD 2008, and the London Borough of Havering Residential Extensions and Alterations SPD 2011.

1 Refusal - No negotiation

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 is given to Mrs Lindsey Wislocki via email on 12th March 2021.

Authorising Officer:	Simon Thelwell		26-03-2021
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