

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0582.21

WARD : Pettits

Date Received: 26th March 2021

ADDRESS: 51 Heath Drive
Romford

PROPOSAL: Second floor extension
Revised Plan Received 09.04.21

DRAWING NO(S): 51.01A
51.02
51.03A
51.04A
51.05B

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

SITE DESCRIPTION

No. 51 Heath Drive is a two storey detached property and lies within the Gidea Park Conservation Area. The ground is relatively flat. The surrounding area is characterised by two storey detached properties.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a proposed second floor extension.

The first floor side extension would have a width of approximately 2.6 metres, a depth of 8.1 metres and a height of 7.7 metres.

RELEVANT HISTORY

P1377.20 - Proposed second floor extension.
Refuse 19-11-2020

T0046.20 - Subsidence claim, trees in the cluster are 2 x conifer, ash, purple plum and deciduous tree.
Tree Work 23-04-2020
Approved

T0043.20 - TG1 Mixed species group Including Ash, Prunus, Cypress & Ivy of MWA Arboricultural Report
Works: Remove
Tree Work 23-04-2020
Approved

P1284.12 - Single storey rear extension and alterations to existing rear elevation.
Apprv with cons 08-01-2013

P0240.09 - Single/two storey side extension, including alterations to existing ground floor and replacement windows
Apprv with cons 16-04-2009

P1418.02 - New pitched roof on part of existing flank extension
Approve no cons 30-09-2002

P0207.97 - Infill extension to rear ground floor; conversion of part of existing garage to playroom with new front window
Apprv with cons 25-04-1997

CONSULTATIONS/REPRESENTATIONS

The application was advertised by way of a site notice, in the local press and letters sent to 4 neighbouring occupiers. No letters of representation were received.

Place Services (Heritage advice) - No objection to the application and detailed comments are contained within this report.

Gidea Park & District Civic Society - From the plan drawings, this proposed extension appears to be appropriate in design and as it would be some distance from no. 50, would probably not be unneighbourly. We therefore raise no objection.

RELEVANT POLICIES

CP17 (Design), CP18 (Heritage), DC61 (Urban Design), DC68 (Conservation Areas) of the LDF Development Control Policies Development Plan Document are relevant as well as the Heritage SPD, Gidea Park Conservation Area Character Appraisal and Management Proposals and the Residential Extensions and Alterations SPD.

Policies D6 (Housing quality and standards) and HC1 (Heritage conservation and growth) of the London Plan adopted March 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The proposed extension would not have a floor area of over 100 square metres and therefore, would not be liable for Mayoral or Havering CIL.

STAFF COMMENTS

This application is a resubmission of an earlier application, P1377.20, for a proposed second floor extension, which was refused planning permission for the following reason:

1. The second floor side extension would, by reason of its crown roof form, mass and siting, combined with the existing extensions to the property, would not satisfactorily integrate with host building, thereby it would compromise the architectural composition of the building and hence it is considered to be harmful to the character and appearance of the streetscene contrary to Policies CP18, DC61 and DC68 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

Pre-application advice reference PE/01268/20 was sought to on the acceptability of removing the crown roof and reverting back to the roof as shown on the proposed front elevation of Drawing No. MON-1008-705 Revision A for planning application P0240.09. In conjunction with heritage advice from Place Services, the Council advised that the indicative proposal with a pitched roof resolves the issue regarding the crown roof and retains the chimney stack and therefore is a better option than what was refused. However, the extension needs to maintain significant setback ideally behind the freestanding chimney stack, to simplify the roofscape, ensuring reasonable subservience and the articulation of the original roof form. New

fenestrations should be in painted timber and match the existing ones.

The issue in this case is whether the revised proposal overcomes previously stated concerns. In this respect, the current application differs from the refused scheme in the following key areas:

- The crown roof has been replaced with a pitched roof.
- The depth of the second floor extension has reduced from approximately 9.9 to 8.1 metres. Therefore, the setback of the second floor extension from the front elevation of the dwelling has increased from 1 metre to 2.7 metres.

The main issues relate to the impact on the character and appearance of the Gidea Park Conservation Area as well as the implications for the residential amenity of the neighbouring residential dwellings.

CONSERVATION AREA

The issues for consideration in this case are the impact of the proposal upon the special character and appearance of the Gidea Park Conservation Area. The statutory duty applied to planning authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This aim is reflected in Policy DC68 of the LDF Development Control Policies Development Plan Document.

Policy DC68 states that the character of Conservation Areas will be preserved or enhanced. Planning permission for development within a Conservation Area will only be granted where:

- it does not involve the demolition of a building that makes a positive contribution to the character or appearance of the area.
- it preserves or enhances the character of the Conservation Area and well designed.
- it does not involve the loss of trees which contribute towards the character of the Conservation Area.

The application site is located in the Gidea Park Conservation Area and as such, the general consideration would be whether the new development would preserve or enhance the special character and appearance of the Conservation Area.

The Heritage SPD sets out specific design principles for conservation areas and states that extensions should be subordinate to the mass and height of the main building and complementary in terms of design, detailing and materials.

Gidea Park was originally intended to be a garden suburb and bears evidence of the architectural and social ideals of the time in its layout, plot arrangement and architectural concepts. Nearly all the houses are detached and the roads generous; the variety of designs and the mature planting in the streets, gardens and open spaces now contribute to a residential environment of high quality.

The Conservation Area comprises a number of houses which were constructed as part of the 1911 House and Cottage Exhibition and a further exhibition of Modern Homes in 1934. Over the years the Council has sought to preserve the character of the area firstly through the designation as a Conservation Area in 1970 and later through the adoption of an Article 4 Direction to remove permitted development rights.

Place Services were consulted and provided the following heritage advice. The application site is located within the Gidea Park Conservation Area, which seeks to preserve its special

architectural interest derived from the 1910/11 and 1934 Gidea Park Exhibitions. Whilst 51 Heath Drive was constructed in the 1930s and did not form part of the exhibitions, it demonstrates legible influence of the original Exhibition Houses presenting the Revival of Arts and Crafts architecture and vernacular detailing.

The property is located on an important and prominent route within the Conservation Area and forms a group with Nos.52, 53 and 54, which were built at the same time and share similar detailing and massing.

The proposal for a first-floor side extension is acceptable in principle and the present scheme sufficiently addresses the reasons for refusal of a similar application in 2018. (The Case Officer notes that the last application P1377.20 was determined in 2020). The proposed first floor extension would result in an additional lesser traditional hipped roof, albeit ensuring the primacy and legibility of the historic roof form as well as the massing of the host. As per the recommendation made during the pre-application stage, the proposal maintains a reasonable set-back from the front elevation and incorporates matching timber windows. It is considered that the proposals would not have a detrimental impact on the character or appearance of the Conservation Area, therefore no objection is raised.

It is considered that replacing the crown roof with a pitched roof, reducing the depth of the second floor extension from approximately 9.9 to 8.1 metres and increasing the set back of the second floor extension from the front elevation of the dwelling from 1 metre to 2.7 metres has brought the proposal within the realms of acceptability. It is considered that the proposal would integrate satisfactorily with the existing dwelling and would not be harmful to the streetscene or the Gidea Park Conservation Area.

According to the application form and the plans, the proposed materials are white render to match the existing house, red/brown clay roof tiles to match existing and white timber double glazed windows in a style to match the existing house. Samples of materials would be secured by condition.

IMPACT ON AMENITY

Staff consider that the second floor side extension would not adversely impact No. 52 Heath Drive, as it would be sited on its opposite boundary.

It is considered that the proposed extension would not be harmful to the amenity of No. 50 Heath Drive, as the application site is located to the north of this neighbouring property. In addition, there would be a minimum separation distance of approximately 8.5 metres between the second floor side extension and the north eastern flank of No. 50 Heath Drive, which would help to mitigate its impact.

The proposed extension features two first floor flank windows that serve an en-suite and family bathroom respectively. The family bathroom window can be obscure glazed and fixed shut with the exception of top hung fanlights. The flank en-suite window can be obscure glazed and fixed shut by condition if minded to grant planning permission. The window on the rear elevation of the second floor side extension serves an en-suite and this can be obscure glazed and fixed shut with the exception of top hung fanlights if minded to grant planning permission.

It is considered that the proposal would not create any additional overlooking or loss of privacy over and above existing conditions.

HIGHWAY/PARKING

It is considered that the proposal would not create any parking or highway issues.

KEY ISSUES/CONCLUSIONS

It is considered that proposed second floor extension would not be harmful to the character and appearance of the existing dwelling, the streetscene or the Gidea Park Conservation Area. The proposal does not raise any adverse issues in respect of neighbouring residential amenities, or on highway or parking grounds. Accordingly, it is recommended that planning permission be granted.

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. SC09 (Materials) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

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. SC34B (Obscure with fanlight openings only)

The proposed first floor family bathroom window on the south eastern flank and the first floor en-suite window on the rear elevation of the second floor extension as shown on Drawing No.'s 51.03A and 51.04A shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. SC34A (Obscure and fixed glazing)

The proposed first floor en-suite window on the on the south eastern flank of the second floor extension as shown on Drawing No.'s 51.03A and 51.04A shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61

6. 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.

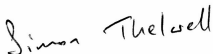
INFORMATIVES

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.

2 Fee Informative

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

Authorising Officer:	Simon Thelwell		21-05-2021
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