

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1391.21

WARD : Cranham

Date Received: 14th July 2021

ADDRESS: 100 Ingrebourne Gardens

Upminster

PROPOSAL: Retrospective application for a single large rear dormer in place of two small rear dormers, gable end roof to first floor rear extension in place of hipped roof, and reversed positioning of window and sliding door to ground floor rear elevation.

DRAWING NO(S): 100
101
102
103
104
105
106

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

SITE DESCRIPTION

The application site comprises of a two storey semi-detached dwelling. It is not a listed building, nor is located in a conservation area.

DESCRIPTION OF PROPOSAL

Retrospective planning permission is sought for a loft conversion to include a rear dormer and a first floor rear extension.

RELEVANT HISTORY

P1815.15 - Single storey rear, part first floor rear extensions and roof conversion
Apprv with cons 02-02-2016

P0326.01 - Two storey side extension, single storey front and 1st floor rear extension
Apprv with cons 06-07-2001

CONSULTATIONS/REPRESENTATIONS

No objections were received in relation to this application.

RELEVANT POLICIES

- London Plan 2021

- For ease of reference, Residential Extensions and Alterations SPD will be referred to as 'SPD'.

LDF

DC61 - Urban Design

SPD4 - Residential Extensions & Alterations SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Not CIL liable

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The officer notes that planning permission was granted for a part single, part two storey rear extension, a loft conversion to include rear dormer windows and a hip to gable extension in 2016 (application reference: P1815.15). A gabled roof was proposed to the first floor rear element of the proposal, as well as two small rear dormers. However, the first floor rear extension was built with a gabled roof, and one large box-style rear dormer was also built. The windows and sliding doors to the ground floor rear extension were also built in opposite locations to the approved drawings for P1815.15.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Regarding dormers, the SPD advises that such developments should be contained well within the body of the roof, by being set well back from the eaves, and by setting the sides well in from any gables or party walls. It goes on to state that such developments must never extend above the ridge line of the roof and should be located well below it.

Although it is acknowledged that the subject dwelling's rear dormer is fairly wide and situated very close to the ridge of the roof, its bulk is considered to be mitigated by the fact that it is set well up from the eaves. The dormer is also set in from either side of the host dwelling. On balance, therefore, it is considered that the dwelling's rear dormer window is within the realms of acceptability and is not detrimental to the rear garden scene.

The gabled roof of the first floor rear extension whilst it does not comply with guidance, given the varied roof form in the surrounding area the gabled roof is on balance accepted in this instance.

No objections to the fenestration arrangement of the rear extension from a visual perspective.

In light of the above, the developments are not considered to be harmful to the surrounding area.

IMPACT ON AMENITY

In terms of the impact of the developments on Nos. 98 and 102 Ingrebourne Gardens, regarding the rear dormer, it is considered that it does not result in any undue overlooking or loss of privacy above and above existing conditions, particularly as there the first floor windows of these neighbouring properties already overlook the rear garden areas of surrounding residential properties.

As for the gabled roof of the first floor rear extension, this is set in from the shared boundary with No. 98 by over 3m. It is also set away from No. 102 owing to the side access of this unattached neighbour. In light of this, it is not considered that this development is detrimental to the amenity of either neighbours.

Nos. 141 Cranham Dental Centre, 139 Ingrebourne Gardens and the Depot are considered to be sufficiently separated from the rear dormer and gabled roof of the first floor rear extension such that they do not suffer undue harm to their amenities as a result of the developments.

The fenestration of the rear extension is not considered to impact the amenity of neighbouring occupants.

In light of the above, the developments are not judged to cause a material loss of amenity to surrounding neighbours.

HIGHWAY/PARKING

No highways/parking issues arise from these developments.

KEY ISSUES/CONCLUSIONS

The developments do not harm the character of the subject dwelling or surrounding area, and are not considered to cause a detrimental impact upon the residential amenities of the neighbouring properties.

In light of the above, it is recommended that planning permission is GRANTED.

RECOMMENDATION

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

1. 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.

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: Neil Goate
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28-09-2021
