

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2033.21

WARD : Cranham

Date Received: 21st October 2021

ADDRESS: 1 SPENSER CRESCENT
UPMINSTER

PROPOSAL: Single storey rear extension, hip to gable loft conversion to include front and rear dormers, velux roof windows and internal alterations.

DRAWING NO(S): Drawing No.2 - Proposed Ground and First Floor Plans
Drawing No.3 - Existing and Proposed Elevations

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 is a semi-detached bungalow with a brick face finish and a hipped, tiled roof.

There is an attached garage to the side that shares a party wall with the non-attached neighbours garden. There is also additional hardstand at the front for parking.

The surrounding area is residential. The site is not within a conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the following:

- single storey rear extension
- partial hip to gable loft conversion,
- front dormer window and roof light,
- two rear dormers with 3 roof lights,
- internal alterations.

RELEVANT HISTORY

L/HAV2933/72 - Extensions & Alterations - Approved

1664/84 - Room in roof - Approved 30.11.84

656/85 - Extension of rear - Approved 18.6.85

CONSULTATIONS/REPRESENTATIONS

Neighbouring properties were notified regarding the application, but no responses were received.

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through the design-led approach.

Policy D4 - Delivering good design
Policy T6 - Car parking

Havering Local Plan (2016 - 2031)
Policy 7 Residential design and amenity
Policy 24 Parking provision and design
Policy 26 Urban design

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

General Design Principles in the London Borough of Havering Residential Extensions & Alterations SPD 2011 guidance states that "While extensions and alterations can bring many benefits to the householder in terms of extra space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. It is important that extensions and alterations do not dominate or detract from the character of the original house and the surrounding houses, or unacceptably reduce the amenity of neighbouring properties".

The proposed changes as seen from the street include the front dormer and roof light, as well as the partial hip to gable loft conversion. The rear dormers with roof lights cannot be seen from the street, but rather the garden scene.

The SPD takes a firm stance against hip to full gable roof alterations to semi-detached properties, particularly where hipped roofs are a feature of the streetscene. This is both to prevent the unbalancing of semi-detached properties and to prevent the harming of a streetscene in which hipped roofs are a feature.

However, in this case the property is a semi-detached dwelling, and the attached bungalow at No. 3 Spenser Crescent has developed a similar development. The proposal will therefore maintain symmetry and balance within the design of the dwelling.

The single storey side/rear extension would replace existing, albeit within the existing footprint and therefore considered acceptable.

Taken on its merits and for the reasons discussed above, it is considered that the development will maintain the character and won't detrimentally affect the rear garden scene or the street scene.

IMPACT ON AMENITY

Consideration has been given to the attached neighbour at no. 3 Spenser Crescent and the non-attached neighbours on Hall Lane.

The proposed front dormer and roof light are set wholly within the existing roof space and therefore won't create any adverse amenity impacts for neighbouring properties.

It should be noted that the land slopes from the property at the application site down to the property at no.3 Spenser Crescent and continues dropping down the street. This means that any property on lower lying land will likely receive more amenity impacts from neighbouring properties on higher ground in general, particularly in terms of overshadowing. However, considering the attached neighbour has constructed a similar development, the bulk of the roof will be overlooking the roof of the neighbouring property rather than habitable rooms and

therefore a reasonable level of amenity would be afforded this neighbour.

Given its siting, the proposal would not cause significant impact upon the surrounding neighbouring properties on Hall Lane.

Overall the extensions are not judged to adversely have a significant or undue amenity impact to neighbouring properties.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The proposal is not judged to adversely affect the character of the property and the overall visual appearance within the rear garden scene environment or street scene. It is also considered not to have adverse amenity impacts to neighbouring dwellings.

It is therefore recommended that planning permission is approved.

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. 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.

3. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Local Plan Policy 7.

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.

5. SC34B (Obscure with fanlight openings only) ENTER DETAILS

The proposed first floor gable window serving the bathroom 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 Local Plan Policy 7.

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.

Authorising Officer: Habib Neshat
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20-12-2021
