

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2000.21

WARD : Hacton

Date Received: 18th October 2021

ADDRESS: 70 Central Drive

Hornchurch

PROPOSAL: Conversion of loft to habitable use to include a rear dormer and 2x front roof lights

DRAWING NO(S): Site Location Plan,
HDC-21-008-EXT-001 RevB,
HDC-21-008-EXT-002 RevA

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 comprised of a 2 storey semi-detached dwelling with a single storey rear conservatory. The property is finished in red brick at ground floor and a rendered finish at first floor and has a tiled roof.

The property is not listed or located within a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a hip to gable roof extension, erection of a rear dormer together with the installation of 2 front rooflights.

RELEVANT HISTORY

Q0103.19 - Discharge of conditions 3(materials), 4 (hard & soft landscaping) and 5 (vehicle cleansing) pursuant to application P1212.18 dated 29/03/2019.
DOC Discharge 10-07-2019
FULL

P1212.18 - Construction of Single Dwelling
Apprv with 29-03-2019
Agreement

P1791.15 - Construction of 1 x 3 bedroom dwelling with private amenity space and off street car parking.
Apprv with 03-08-2018
Agreement

CONSULTATIONS/REPRESENTATIONS

Consultation Letters were sent to surrounding properties and no letters have been received in response.

RELEVANT POLICIES

Local Plan
Policy 7 Residential design and amenity

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Local Plan policy 26 states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area and respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

The proposed development comprises a hip to gable roof extension together with a rear box dormer. It is noted that No. 66 to the west has a similar extension which has granted under lawful development application ref. D0273.15. However, the majority of properties within the surrounding area retain their characterful hipped roofs. As such the development at No. 66 does not set a precedent for the proposed extensions to the application site.

The combined size and scale of the roof extensions are not acceptable and they would fail to constitute a subordinate addition to the original building as the original characterful hipped roof form would no longer be discernible. The host dwelling is a modest sized 2 storey dwelling adjoined to No. 68 to the west which also retained its hipped roof form. In addition the new building dwelling at No. 70A (P1212.18) to the east also has a characterful hipped roof form. The proposed hip to gable extension including the large box dormer would result in a building with a top heavy appearance harming the character of the original building and detrimental to the visual amenity of the surrounding area.

The proposed rear dormer would not contained well within the body of the roof as it would be set well below the main ridge line contrary to the design guidance at paragraph 8.3 of the SPD Residential Alterations and Extensions. The proposed dormer would also extend nearly the full width of the rear roofslope and would only be set up from the main eaves of the building by 0.2m. It would appear as a bulky addition above the host building and would harm the architectural integrity of the host building and its group.

In addition insufficient details have been provided with regard to the proposed materials and therefore it has not been demonstrated that the proposed external materials would match that of the existing dwelling contrary to policy 26.

Rooflights:

The proposed 2 front rooflights would be modest in size and would be flush with the front roofslope. The proposed front rooflights would not cause unacceptable harm to the character and appearance of the host building and adjoining semi-detached property of No. 68 and no objection is raised to their installation.

Overall, the proposed hip to gable roof extension and rear dormer would, by reason of their size, scale and design would fail to be a subordinate addition to the roof of the host building resulting in harm to the design of the original dwelling and unbalance the semi-detached pair and be

materially harmful to the visual amenity of the surrounding area contrary to Local Plan policy 26, the design guidance within the Councils Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

Local Plan Policy 7 seeks to protect the amenity of existing and future residents the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

The proposed front rooflights and rear dormer windows are not considered to have an unacceptable impact on the privacy of adjoining properties over and above that of the existing first floor windows on the dwelling below which are located at an acceptable separation distance from surrounding properties.

Given the position of the rear dormer above the main eaves level of the building. It is not considered that it would have an unacceptable impact on the daylight and sunlight received to neighbouring windows of No' 70A noting that the side rooflight serves a toilet and is not a habitable room within that property.

Having regard to all of the above, it is considered that the proposals would not have an unacceptable impact on the daylight and sunlight or loss of outlook or overlooking to neighbouring properties and would not be contrary to LP policy 7.

KEY ISSUES/CONCLUSIONS

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered that the objectives of the development plan have not been met.

RECOMMENDATION

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

1. Reason for refusal - Dormers

The proposed hip to gable roof extension and rear dormer would, by reason of their cumulative size, scale and design would fail to be subordinate additions to the roof of the host building resulting in harm to the design of the original dwelling and unbalance the semi-detached pair and be materially harmful to the visual amenity of the surrounding area contrary to Local Plan policy 26.

1 Refusal - No negotiation ENTER DETAILS

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 was given to the Agent by email on the 17/01/2022.

Authorising Officer: Neil Goate
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18-01-2022
