

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0075.22

WARD : Pettits

Date Received: 18th January 2022

ADDRESS: 92 MASHITERS WALK
ROMFORD

PROPOSAL: Replacement of conservatory with single storey rear extension and hip to gable loft conversion with rear dormer and 3 front rooflights to include replacement garage.

DRAWING NO(S): P1b v2
P2
P3
P4 v2
P5 v2
P6 v2
P8
P9
P10
P11

RECOMMENDATION : It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

Residential, two storey semi-detached dwelling with a face brick and render finish. The application dwelling is neither a listed building nor is it within a conservation area. No trees will be affected by the proposal.

The property benefits from an existing single storey rear extension and a loft conversion with side and rear dormer windows.

The driveway provides off street parking for two vehicles with a garage to the rear of the property.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the replacement of conservatory with single storey rear extension and hip to gable loft conversion with rear dormer and 3 front rooflights to include replacement garage.

RELEVANT HISTORY

P0282.98 - Dormer windows to side and rear roofslopes
Apprv with cons 09-04-1998

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application - No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework
POLICY 26 - Urban design
POLICY 7 - Residential design and amenity

Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

NOTE: In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. Site photos were requested from the agent and received on 23/03/22. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to asses the site constrains.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The proposal seeks to alter the hipped roof to a gabled end replacing the existing side dormer and with an enlarged rear dormer.

Council guidelines state that "Roof extensions and alterations can change the appearance and character of the dwelling, particularly when alterations are made to the front elevation. Proposals to convert a hipped roof to a gable end roof to one house on a pair of semi-detached dwellings can result in unbalancing the pair. Where the Council has control over such proposals and hipped roofs form a characteristic of the house and/or street, a gable end will not be considered acceptable"..

It is acknowledged that the semi-detached pair has already partially lost the symmetrical hipped roof feature. However, the existing side dormer does retain the hip end when viewed from the street and is also set back from the property frontage. The character of the street largely retains the oriignal character of hip end roofs, albeit with a small number of exceptions, and it is considered that full gabling the roof will increase the overall bulk and mass of the site when viewed from the street and entirely change its visual proportions making it unbalanced even further.

As such, it is considered that the proposal would have a significant adverse impact on the character of this pair of houses and within Mashiters Walk where hipped roofed houses generally characterise the street-scene.

The proposal also seeks to build a dormer on the extended rear roof slope. The dormer is set in from the four edges, however it extends from the ridge of the existing roof.

In conjunction with the hip to gable roof conversion it would add to the unbalancing effect of the development as a whole.

The detached outbuilding would be built in place of the existing garage when it is demolished. The proposed outbuilding is designed with a flat roof with a maximum height of approximately 2.4m with a depth of around 4.15m. The outbuilding is designed with a relatively low max height and eaves line and is of an acceptable design and as such it is considered that the outbuilding is

deemed acceptable.

It is considered the scale of the outbuilding would not unacceptably impact the street scene or rear garden environment as it would be smaller in scale than the current garage.

The proposed rear extension cannot be seen from the street scene and therefore will have no impact upon this part of Mashiters Walk.

The single storey rear extension will be built as an infill extension after the demolition of the existing conservatory. It will consist of a gabled end roof design with the side hipped away from the neighbours. It is designed with dimensions of 4.5m in depth towards the southern boundary and 2.95m towards the northern boundary, with a maximum height of 3.5m dropping to 2.6m at the eaves. The rear extension is of a scale which is considered compatible with the rear garden environment.

Overall the hip to gable part of the proposal would not be in keeping with the design of the original dwelling or the character of the street, and therefore have an unacceptable adverse impact on the character and appearance of the area.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The hip to gable roof alteration would be located on the south side of the dwelling. It is not envisaged that this part of the proposal would have any impact on the amenity of the attached neighbour at (No.94 Mashiters Walk) as they are located towards the north and the separation distance would mitigate any potential impact as the proposal would be located on the opposite side of the dwelling. Similarly, there would be no adverse impacts arising from the rear dormer window. It is considered that the loft extension would not unacceptably overshadow the attached neighbour.

In regards to the unattached neighbours on (No.90 Mashiters Walk) it is considered that the proposed development would not cause an adverse impact. The dormer window arrangement is not different from the existing dormer window in terms of its amenity impacts, therefore it is not considered to cause significant harm to neighbouring amenities.

The scale of the detached outbuilding would not unacceptably impact the amenity of the neighbours on the boundary as it would be smaller in scale than the current garage. No objections are raised from a visual point of view.

The depth of the infill rear extension towards the southern boundary exceeds Council guidance by 0.5m set out in the Residential Extensions and Alterations SPD. As per this guidance, single storey rear extensions for semi-detached dwellings are to be no greater in depth than 4m, with any greater depth to be taken at a 45 degree angle from the 4m point upon each common side boundary. However, the proposal would be set in by 1.7m from the shared boundary with the unacted neighbour (No.90 Mashiters Walk), this is considered to help mitigate any amenity impacts.

In regards to the attached neighbours (No.90 Mashiters Walk), the proposal would only project 2.95m past their rear elevation which is policy compliant.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION

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

1. Reason for refusal - Streetscene & Rear Garden

The proposed loft conversion including the hip to gable roof conversion and rear dormer window would further unbalance the appearance of the pair of semi-detached properties and appear as an unacceptably dominant and visually intrusive feature in the street scene harmful to the appearance of the surrounding area, contrary to Policy 7 and 26 of the Havering Local Plan 2021, the Residential Extensions and Alterations Supplementary Planning Document and Policy D1 of the London Plan 2021.

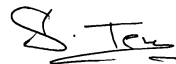
2. Reason for refusal - Dormers

The proposed rear dormer window, by reason of its scale, bulk and mass would appear out of scale and character with the dwelling and materially harmful to the character of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan 2021, the Residential Extensions and Alterations Supplementary Planning Document and Policy D1 of the London Plan 2021.

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 was given to the agent on 24/03/22.

Authorising Officer: Suzanne Terry



24-03-2022