

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0354.22

WARD : Harold Wood **Date Received:** 3rd March 2022

ADDRESS: 6 Shepherds Hill
Romford

PROPOSAL: Demolishing existing front and rear dormer to have hip to gable loft conversion involving new rear dormer with Juliette balcony and a front rooflight.

DRAWING NO(S): Site Location Plan; Block Plan;
Existing & Proposed Ground Floor - Sheet No. 2
Existing & Proposed First Floor - Sheet No. 3
Existing & Proposed Front Elevation - Sheet No. 4
Existing & Proposed Rear Elevation - Sheet No. 3
Existing & Proposed Side Elevation A - Sheet No. 5
Existing & Proposed Side Elevation A - Sheet No. 6
Proposed Section - Sheet No. 7

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

SITE DESCRIPTION

Residential, semi-detached bungalow finished in pebbledash. Parking for vehicles within the site on the driveway to the front of the property. The surrounding area is characterised by predominately single and two storey dwellings of various styles and designs and it is noted that the application site is within the Metropolitan Green Belt.

Note:

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

DESCRIPTION OF PROPOSAL

The applicant seeks planning permission for conversion of roof space to habitable use to include an enlarged rear dormer with Juliette balcony, involving conversion of roof from hip to gable end with a front rooflight.

RELEVANT HISTORY

- P2287.21 - Demolishing existing front and rear dormer to have hip to gable loft conversion involving new rear dormer with Juliette balcony and addition of one more front dormer
Refuse 27-01-2022
- P1813.21 - Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, involving conversion of roof from hip to gable end with additional flat roofed front dormer. (Revised description)
Refuse 12-11-2021

CONSULTATIONS/REPRESENTATIONS

The application under consideration was advertised in the local press, a site notice displayed adjacent to the site and neighbouring occupiers within the immediate vicinity were notified by way of direct correspondence.

A letter of support was received from the applicant.

RELEVANT POLICIES

NPPF (2021)

London Plan (2021)

Policy G2 - London's Green Belt

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

LDF

SPD04 - Residential Extensions & Alterations SPD

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

This application is a re-submission of two previously refused planning applications ref: P1813.21 and P2287.21. These were refused on similar reasons. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons.

1. The site is located within the area identified as Metropolitan Green Belt. The proposals by reasons of its scale, mass and unsympathetic roof design with dormer windows on the front and across its width to the rear roof slopes, would alter the inherent rural character of the site. 'Very special circumstances' have not been submitted in this case, the proposal is therefore considered to be inappropriate development which would be harmful to the character and openness of the Green Belt, contrary to Policy G2 of the London Plan as well as the provisions of the National Planning Policy Framework 2021.

2. The proposed development, in particular, the gabling and front dormer windows, by reason of its width, massing and design would occupy an unacceptably large area of the front roof slope, forming a dominant and visually intrusive feature and unbalance this pair of semi-detached bungalow, detrimental to the character and appearance of the property and materially harmful to the visual amenity of the surrounding area contrary to the Residential Extensions and Alterations Supplementary Planning Document, policies D1, D3 and D4 of The London Plan (2021) and Policies 7 and 26 of the Local Plan.

This application differs from the previously refused schemes in the following key area:

- The additional front dormer has been omitted and replaced with a front rooflight.

The effect of these changes will be assessed in the report below

GREEN BELT IMPLICATIONS

The National Planning Policy Framework (NPPF/the Framework) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities are required to ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The framework states that local planning authorities should plan positively to enhance the beneficial use of designated Green Belt areas, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Para 145 of the NPPF whilst stating that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt details a number of exceptions.

Section 13 of the NPPF attaches great importance to the Green Belt, the essential characteristics of which are its openness and permanence. Paragraph 149 of the Framework establishes the construction of new buildings as inappropriate in the Green Belt subject to a list of exceptions. Paragraph 149 section (c), "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The proposal is for a roof alteration/extension which involves the gabling of the roof to allow for the rear dormer and a front rooflight. The original dwelling has been extended in the past (single storey extension and loft conversion with front and rear dormer). Having regard to the existing development footprint and the non-compliance with the Residential Extensions and Alterations SPD with regards to roof extensions, loft conversion and dormer windows, the design and size of the proposal would form a disproportionate addition.

DESIGN/IMPACT ON STREET/GARDEN SCENE

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 semi-detached dwelling can result in unbalancing. 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.

The SPD further indicates that dormers should be well contained within the body of the roof and well set back from the eaves and well in from party walls. They should also relate well to the windows of the original house in proportion, design and position.

The proposed rear dormer will occupy majority of the existing roof closer to the ridgeline, occupying a much greater area of the rear roof slope. The size of the dormer is considered to be too large and out of scale in relation to the host dwelling. However, considering the existence of similar sized rear dormers, it is not considered to be out of character within the surrounding rear garden environment.

The gabling of the roof fails to retain an acceptable degree of subservience and visual balance with the existing hip of the attached property and would thereby unacceptably disrupt the visual

balance and appearance of this particular pair of semi-detached properties. As such does not comply with the general design principles stated above.

The applicant has stated in a correspondence received that the plans submitted are in line with alterations and construction completed on neighbouring properties on Shepherds Hill - Nos. 4, 10, 12 & 26 and that the existing dormers at application site are inadequate and not fit for purpose as the materials are outdated. In response to this, the case officer notes the following:

- No. 4 is in close proximity to the application site, which has a half-hipped roof and pitch roof front dormer window. This was granted in 2009 under planning ref: P2024.08, in line with the policy approach taken at that time.

- No.10 & 12 are semi-detached properties that maintains the hipped roof to the front

- No. 26 converted the roof through Permitted development route

It is therefore considered that there are no special circumstances that would justify an exception to normal guidelines and in all, it is considered that the proposal, in particular the gabling of the side would unbalance the appearance of the semi-detached pair.

The proposal in its entirety is therefore considered unacceptable.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect to privacy, overlooking and physical impact.

There is the potential for overlooking from the rear dormer window, however, this is not different from existing arrangement. The proposed Juliette balcony has some potential for overlooking of adjoining gardens although no more than a window as it would not be possible to stand out on this balcony.

It is considered that no loss of privacy or overlooking of neighbouring occupants would arise to warrant a reason for refusal.

HIGHWAY/PARKING

The proposed extension would have no significant impact on parking or highway issues..

KEY ISSUES/CONCLUSIONS

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

RECOMMENDATION

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

1. Reason for refusal - Streetscene

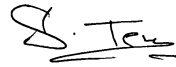
The proposed development, in particular, the gabling of the roof by reason of its scale, bulk, mass and cumulative impact with the rear dormer would appear as an unacceptably dominant and visually intrusive feature and unbalance the appearance of this pair of semi-detached bungalow within the street scene detrimental to the character and appearance of the property and materially harmful to the visual amenity of the

surrounding area contrary to the Residential Extensions and Alterations Supplementary Planning Document, policies D1, D3 and D4 of The London Plan (2021) and Policies 7 and 26 of the Local Plan.

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, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Authorising Officer: Suzanne Terry



05-05-2022