

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0553.21

WARD : Hacton

Date Received: 24th March 2021

ADDRESS: 29 NEWBURY GARDENS
UPMINSTER

PROPOSAL: Erection of 2 x dormers to front roof slope- retrospective

DRAWING NO(S): Location Plan
Proposed Floor Plans and Elevations DWG No: 29-03
Existing Floor Plans and Elevations Rev C DWG No: 29-02-C

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 features a semi-detached bungalow with a converted gable end roof located on Newbury Gardens. The dwelling is finished in render and has a front drive with off road parking.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building. The surrounding housing stock is predominantly semi detached two storey/bungalow properties.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 2 x dormers to front roof slope- retrospective

RELEVANT HISTORY

- D0110.20 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable with gable end window
PP not required 02-07-2020
- P0348.05 - Single storey rear extension
Apprv with cons 20-04-2005
- P2277.04 - Single storey rear extension
Refuse 16-02-2005

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No responses have been received.

RELEVANT POLICIES

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 Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

LDF

- DC61 - Urban Design
- SPD04 - Residential Extensions & Alterations SPD
- SPD09 - Residential Design SPD

OTHER

- NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the new floorspace created is less than 100 square metres.

STAFF COMMENTS

Note:

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

It is noted that this applications follows a Certificate of Lawfulness for the gabling of the main roof and the provision of a rear dormer. The 'existing' drawings for the application indicate that this work had been undertaken and the Council has therefore assessed this application solely on the basis of the front dormers referred to within the application.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Residential Extensions and Alterations SPD and Policy DC61 of the Local Development Framework seeks to maintain Havering's existing open and spacious residential character. The character of many streets in the borough is derived from the uniform spacing of dwellings and their symmetry.

The proposal seeks to install 2 front dormers with a pitched roof to the roof space with a width of 1.2m (measured from the wall face) and a height of 1.8m. It has been noted that the dormer windows are partially or fully complete, as seen on aerial photography in June 2022. As such, the development is listed as retrospective. A further re-consultation period is not required in this instance.

The Council's Residential Extensions and Alterations SPD notes that dormers facing the highway should not cause harm to the original house or street scene and the width of the dormer should be no greater than 1.2m. In addition, the width does not exceed the height (measured vertically between the highest and lowest points at which any part of the dormer intersects with the main roof). The pitched dormers are not higher than the existing ridge line of the property, nor are they proposed on a hipped roof end. The dormers relate to the windows of the original house in proportion, design and position. Two smaller dormers minimise the bulk of the additions in this instance. In summary, the front dormers are in compliance with the Residential Extensions and Alterations SPD.

It is noted that similar proposals are present in the local area such as at 23, and 35 Newbury Gardens, with both properties featuring similar 2x pitched dormer windows to the front elevation. As such, the proposal will not introduce incongruous features to the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy. It is considered that the proposed extensions would not unacceptably impact on the amenity of the adjacent residents. The dormer windows would not create any sort of impact with regards to loss of light or privacy issue for the occupiers of neighbouring houses, due to the minor nature of the proposal, which does not infringe upon any sight lines for the occupiers of both 27, and 31 Newbury Gardens. The proposed front dormer windows would not cause additional harm in respect to overlooking to that which may already exist from the first floor windows overlooking the street. No neighbours are expected to be impacted to the rear of the site area due to the location of the development.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposed development would not increase the number of bedrooms within the development. The council note that the existing parking provision to the front of the dwelling would be sufficient to cater for the proposed development. As such, there are no highways implications.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and approval is recommended.

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:-

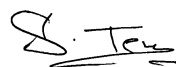
For the avoidance of doubt and to ensure that the development is carried out as approved.

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.

Authorising Officer: Suzanne Terry



15-07-2022