

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0648.22

WARD : Emerson Park

Date Received: 21st April 2022

ADDRESS: 32 Nelwyn Avenue
Hornchurch

PROPOSAL: Removal of existing roof and construction of new roof with rooms within new roof space and ground and first floor front extension to porch area.

DRAWING NO(S): DF/ E/ 1
DF/ p/ 1a
DF/ p/ 2a
DF/ p/ 3a
DF/ p/ 4a

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 comprises of a detached house with white rendered walls and a hipped, tiled roof. A large area of the frontage is set aside for vehicle parking. The house benefits from several extensions.

The application property is located within Sector 3 of the Emerson Park Policy Area and is therefore subject to the stipulations of Emerson Park Policy Area Supplementary Planning Document (2009). There are two Tree Protection Order (TPO) listed horse chestnut trees located in the rear of the back garden on the property.

DESCRIPTION OF PROPOSAL

Permission is sought for the removal of the existing roof and construction of new roof with rooms within new roof space and ground and first floor front extension to porch area.

RELEVANT HISTORY

- P0126.21 - Variation of condition No. 6 (Foundations) of planning permission ref: P1489.20 dated 14/12/2020 to permit the use of a ground screw foundation design (Erection of detached outbuilding to rear for used as an office/summerhouse)
Apprv with cons 05-05-2021
- P1489.20 - Erection of detached outbuilding to rear for use as an office/summerhouse
Apprv with cons 14-12-2020
- T0030.17 - T5 Horse Chestnut - crown reduce by 30%, T6 Horse Chestnut - crown reduce by 30%
Tree Work App + 21-04-2017
Cond
- P2052.16 - Single storey front and rear extensions, two storey side and rear extensions to include roof lanterns, internal alterations and garage conversion
Apprv with cons 10-02-2017

P1642.16 - Single storey front extension, two storey side and rear extensions to include roof lanterns, internal alterations and garage conversion.
Apprv with cons 05-12-2016

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbours and 1 objections was received. The comments summarised below:

- Difficult to access to garden gate if front extension extends to far.
- Concerns over builders accessing front garden during build.

RELEVANT POLICIES

NPPF - National Planning Policy Framework
POLICY 26 - Urban design
POLICY 7 - Residential design and amenity
Residential Extensions & Alterations SPD
Emerson Park Policy Area SPD

MAYORAL CIL IMPLICATIONS

CIL NOT LIABLE

STAFF COMMENTS

In accordance with the current criteria for sites visits, an in-person site visit was not undertaken. Site photos were sent in by the agent. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to asses the site constrains.

The agent sought pre-application advice ref: ENQ-1009704. Advice given raised possible concerns due to large front extension and rear dormer.

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 is also in Sector 3 of the Emerson Park Policy Area (EPPA). This policy provides further detail on the implementation on Policy 28 (Heritage Assets). It states no new building or extension to an existing building will be permitted unless its massing and architectural character, and the resultant space between adjacent buildings, are compatible with the character of the local street scene; thereby maintaining the varied character of the Emerson Park area.

Sector 3: Contains the main medium sized family houses and there is little scope for any further infilling. Development must comprise detached single family, individually designed dwellings.

The proposed ground/ two-storey front extension would be built to help achieve additional first floor accommodation. The front part of the extension projects more than 2m forward of the main building line according to the submitted proposed side elevation (not including bay window feature).

The maximum roof height of the application dwelling would not be increased however the form would change from hipped to front gable form increasing the overall bulk of the dwelling.

It is considered that alterations to the facade would add to the varied character of the Emerson Park area, however Council guidelines state that "large front extensions are generally unacceptable in Havering due to the adverse effect they can have on the appearance of the original house and the character of the street". The combination of the significant forward projection, the excessive height of the two storey gabled feature and the glazed window design would result in a very prominent and incongruous addition detrimental to the character and appearance of the streetscene.

Havering's Residential Extensions and Alterations SPD recommends dormers should be contained well within the body of any roof. The guidance advises that dormers must never extend above the ridge line of the roof and should be well below it. Similarly, the guidance states that all windows at roof level, particularly dormers, should relate to the windows of the original house in proportion, design and position.

The dormer window is located at the rear and so it is not visible from the main street. The proposed rear dormer window is now well contained within the body of the main roof and suitably positioned well below the ridge line of the main roof.

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 ground/ two-storey front extension would have a very large window which would almost cover the proposed front gable entirely, however, given that it largely faces the street would not result in a significant loss of privacy to neighbours.

The new front extension would not affect the detached neighbour (No.34 Nelwyn Avenue) as the development would sufficiently distanced as to not impact amenity.

It would also not materially affect the neighbour (No.30 Nelwyn Avenue), as there is also a sufficient separation distance to this unattached neighbour as to not impact amenity.

The dormer window is rear facing into the rear garden so there is the potential for overlooking, however this arrangement is not different from the first floor windows affording views over the rear garden areas of surrounding neighbouring properties. Therefore it is not considered to cause significant harm to neighbouring amenities.

In regards to the neighbouring properties sharing the boundary (No.30 Nelwyn Avenue) has a small dormer windows to the rear, so it is envisaged that the level of overlooking would not be greater than the current position at first floor level, also there are sufficient separation distances from (No.34 Nelwyn Avenue) between the properties as to not impact amenity.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The proposal is 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. Refusal non standard

The proposed two storey front extension, by reason of its excessive gabled height, glazed design and forward projection would represent a visually intrusive feature, detrimental to the character and appearance of the host property and visual amenity of the streetscene contrary to Policies 7 and 26 of the Local Plan, the Residential Extensions and Alterations Supplementary Planning Document and Policy D1 of the London Plan.

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 the Agent by e-mail on 15/07/22.

Authorising Officer: Neil Goate
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15-07-2022
