

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1122.22

WARD : Squirrels Heath

Date Received: 7th July 2022

ADDRESS: 20 Hill Crescent
Hornchurch

PROPOSAL: Loft conversion including rear dormer windows

DRAWING NO(S): BlockPlan
FH1
FH5
FH3
FH4
FH2

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 semi-detached bungalow which has a painted render appearance with a tiled roof. There is adequate off street parking for two vehicles, in front of the property. The surrounding area is characterised by various kinds of properties along the street scene.

DESCRIPTION OF PROPOSAL

The application is described as seeking consent for the loft conversion including rear dormer windows.

RELEVANT HISTORY

P1022.95 - Single storey side extension.

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Apprv with cons 20-10-1995

CONSULTATIONS/REPRESENTATIONS

one representations was received in response to the neighbour notification stating the following:

"We are ok with the plans and happy for them to be approved, as long as the tall trees at the rear of the property are not cut down completely, as to not remove our right to privacy. However they do need some attention as they are overhanging in to other property's and need the tops of them trimming down slightly".

Officer's Response:

In deciding whether to give or refuse planning approval, only issues relating to the impact of the proposed extension on neighbouring amenity may be taken into consideration. As such, other issues raised will not be considered.

RELEVANT POLICIES

NPPF (2021)

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

Havering Local Plan (2016 - 2031)

Policy 7 Residential design and amenity

Policy 24 Parking provision and design

Policy 26 Urban design.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Council guidelines state within the Residential Extensions and Alterations SPD that "Roof extensions and alterations can change the appearance and character of the dwelling, particularly when alterations are made to the front elevation".

The majority of properties along Hill Crescent Hornchurch follow a hipped roof design, however it is noted there are a variety of hipped and gabled roofs located in the area. The proposal would involve the creation of loft space to include a rear dormer. The rear dormer would measure 6.4m wide, making room for a large En suite bedroom and the dormer extension.

Proposals to convert a hipped roof to a gable end roof to one house on a semi-detached dwellings 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.

It is noted that the attached neighbour at No.18 has a hipped roof and has not extended into the loft.

It is also noted that the rear dormer would not be visible from the street but would be visible from the rear garden environment. The rear dormer window would be clearly visible from the neighbouring rear gardens. Such an approach would not be in keeping with the design of the original dwelling.

It is considered the development, by reason of its gable roof form, bulk and mass, would unbalance the appearance of the semi-detached pair and would be unduly prominent and detract from the character and appearance of the street scene and rear garden environment. This aspect of the development is contrary to guidance and considered to be unacceptable.

IMPACT ON AMENITY

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

As a result, the proposed loft extension would not unacceptably impact on the amenity of the adjacent residents at No.18 and Ho. 22 Hill Crescent.

It is considered that the proposed rear dormer windows would have a significant impact on

neighbouring properties to the rear. Although the dormer window is located within the roof space, however due to the close proximity to the boundaries and gardens to the properties to the rear, this would result in an unreasonable level of overlooking to neighbouring properties, adversely affect the privacy and amenity of the surrounding dwellings.

In light of the above, staff are of the view, the alterations to the roof, would unacceptably impact on the amenity of the neighbouring properties to the rear of the host property.

HIGHWAY/PARKING

Parking on site would not be affected and the proposal would not result in harm to the public highway.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to 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):

2. Reason for refusal - Streetscene

The proposed loft conversion including the hip to gable roof conversion to the main dwelling and the rear dormer window would unbalance the appearance of this pair of semi-detached pair and appear as an unacceptably dominant and visually intrusive feature in the street scene and rear garden harmful to the appearance of the surrounding area, contrary to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary

3. Reason for refusal - Layout

The proposed Loft conversion including rear dormer windows, by reason of its location and close nature to the boundaries to the rear properties gardens, would result in an unsatisfactory relationship between the host property and neighbours at the rear, leading to overlooking and loss of privacy to the detriment of their amenity and contrary to Policy 26 of the local plan, the Residential Extensions and Alterations Supplementary Planning Document and the London Plan 2021.

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 (Agent) by e-mail on 01-09-22.

Authorising Officer: Habib Neshat
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01-09-2022
