

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P1231.22

**WARD :** Emerson Park

**Date Received:** 26th July 2022

**ADDRESS:** 32 Nelwyn Avenue  
Hornchurch

**PROPOSAL:** Roof replacement with rear dormer and two storey front extension

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

**RECOMMENDATION :** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **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 a roof replacement with rear dormer and two storey front extension

### **RELEVANT HISTORY**

- P0648.22 - 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.  
Refuse 15-07-2022
- 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

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 the neighbours attached to the boundary regarding the application - No representations were received.

## **RELEVANT POLICIES**

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN 2021

Policy 7 - Residential design and amenity

Policy 26 - Urban design

Policy 28 - Heritage Assets

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.

This application is a revision from a previously refused application Ref: P0648.22. The changes include setting the front gable down 0.5m to reduce the overall bulk, and reducing the front projection from 2.18m to 1m.

## **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 now projects 1m forward of the main building line.

The maximum roof height of the application dwelling would not be increased and the front gable has been set down 0.5m to reduce 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 and is designed to appear as part of the original house through employing matching finishing materials and roof style and now complies with Council guidelines.

Haverling'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 to be in accordance with the above-mentioned policies and guidance

an approval is recommended.

## RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

**1. SC4 (Time limit) 3yrs**

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**2. SC10C Materials as per application form**

The proposed development hereby approved shall be constructed in accordance with the materials detailed in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy 7 and 26 of the Havering Local Plan 2021.

**3. 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.

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## 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.

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| <b>Authorising Officer:</b> Neil Goate | 23-09-2022 |
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