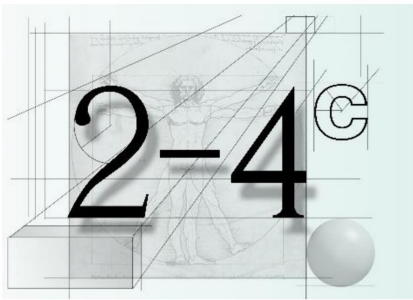




PLANNING SUPPORTING STATEMENT

FOR

PROPOSED REPLACEMENT ROOF FORM TO PROVIDE
ADDITIONAL HABITABLE SPACE

AT

33 CASTELLAN AVENUE,
GIDEA PARK,
ROMFORD,
ESSEX,
RM2 6EB

PLANNING APPLICATION

Job No 16-372

12 May 2023

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PLANNING SUPPORTING STATEMENT

1. Introduction

This statement has been prepared to support a planning application for a proposed replacement roof form to bring the property back in line with its character and to provide additional habitable space.

In addition to this statement the planning application documents will include the following documents.

- Planning application form
- Ownership certificates
- Dwg no. 16-372-01 rev B Site & Location Plans.
- Dwg no. 16-372-02 rev B Site Plan Existing.
- Dwg no. 16-372-03 rev B Location Plan
- Dwg no. 16-372-04 rev B Ground Floor Plan.
- Dwg no. 16-372-05 rev B Ground Floor Plan (Existing).
- Dwg no. 16-372-06 rev B First Floor Plan.
- Dwg no. 16-372-07 rev B First Floor Plan (Existing).
- Dwg no. 16-372-08 rev B Roof Plan.
- Dwg no. 16-372-09 rev B Roof Plan (Existing).
- Dwg no. 16-372-10 rev B Front Elevations.
- Dwg no. 16-372-11 rev B Side Elevations.
- Dwg no. 16-372-12 rev B Rear Elevations.
- Dwg no. 16-372-13 rev B Side Elevations.
- Dwg no. 16-372-14 rev B Front View Proposed.
- Dwg no. 16-372-15 rev B Front View Existing.
- Dwg no. 16-372-16 rev B Rear View Proposed.
- Dwg no. 16-372-17 rev B Rear View Existing.
- Dwg no. 16-372-18 rev B Photos.

Proposal

To replace, raise and enlarge the existing roof form to provide improved and increased living space within the proposed loft and to bring the property back in line with its character. The proposal includes extending the existing roof form in particular, to the rear which forms a new main gable aspect which incorporates in addition to the two existing gables and a new third gable providing roof cover to the proposed new doors with Juliette balcony.

Site Characteristics and Background

The application site is in Romford which is located in the London Borough of Havering. The local area is comprised of mixed housing styles some being semidetached and detached of varying storey heights and styles. The Application Site lies outside of The Gidea Park Conservation Area.

The application site comprises of a single bungalow style dwelling house of Arts & Craft Style, rich in architectural detailing.

The single storey habitable residence has an eaves height typical of single storey dwelling houses with pitched roof form all round providing the existing pyramid style roof form over. This roof form projects smaller gable projections over bay windows to the front aspect. Two further gable projections along with flat roofed element project to the rear.

A side addition to the original roof form is commented on further into this statement. The side addition resembles a side dormer providing headroom space as well as light and ventilation. It is clad in plain vertical tiling matching the main roof form colour.

The application site is somewhat unique in relation to its neighbouring properties as it is flanked either side and indeed surrounded by taller full Two Storey Dwelling Houses.



Figure 1 Shows the application site in the context of the wider immediate area.



Figure 2 Shows the application site flanked by two storey pitched roof housing seen from the highway side.



Figure 3 Shows the application site from high level rear.

The rear private amenity exhibits well and established hedging which may provide a decent level of screening to the surrounding neighbouring sites.

Planning History

A desktop Planning search returned the following result an address search.

No applications found for entered search result.



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PLANNING APPLICATIONS SEARCH

Please complete only ONE search box, e.g. EITHER the planning application number in the reference box or a location and click Search.

Reference

Location

Postcode

Ward

Applicant

Agent

Undecided

☐

Received

between

(DD-MM-YY)

Decided

between

(DD-MM-YY)

No applications found for entered search criteria

NOTE: Multiple search fields can be entered, however if any of the information entered is incorrect in just one of the fields - no results will be returned.

The existing side dormer was added around 2008 as it I seen on historic imagery dated at that time.

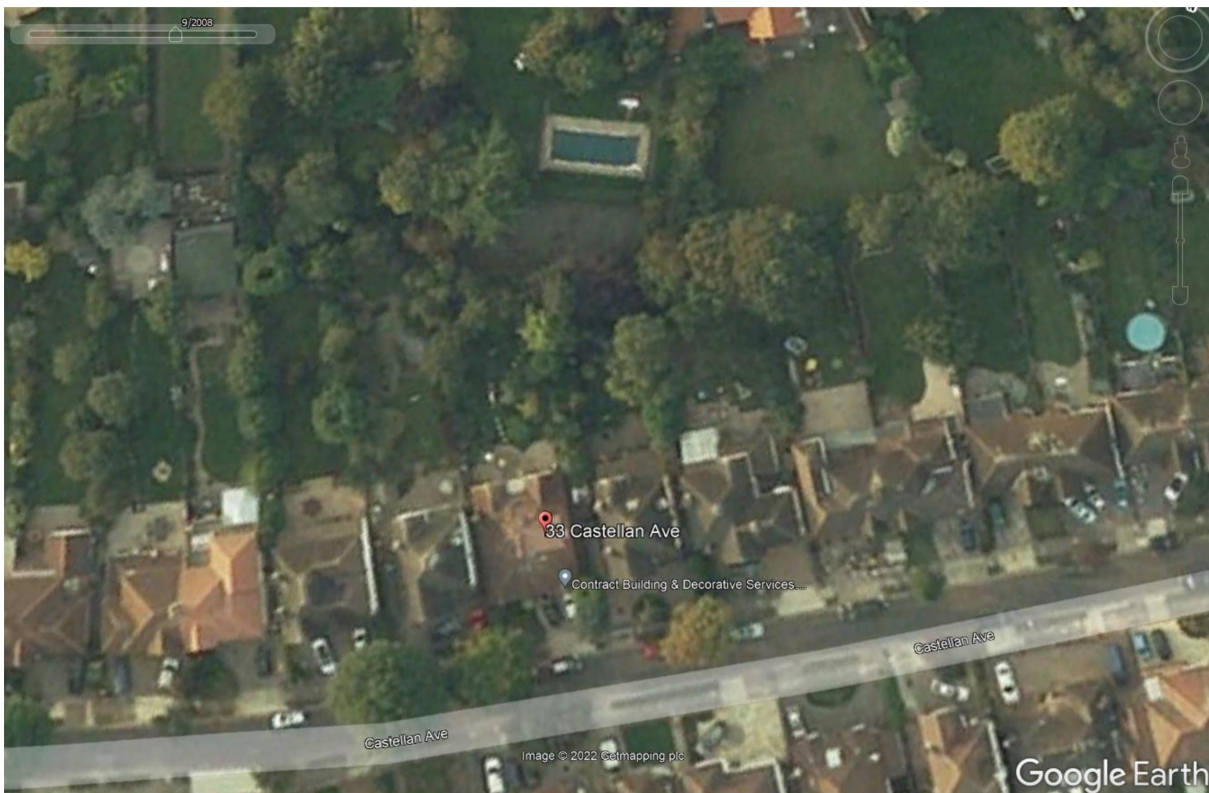


Figure 4 Google view circa 2008 showing the side dormer in situ.



Figure 5 Google view circa 2006 showing unaltered roof form.

It has not been found that any planning approval for the formation of the side dormer addition was established.

However, given this, the development has been present on site for a period greater than ten years and is therefore deemed lawful under Part 1 Section 4 Paragraph 171B of the Planning and Compensation Act 1991.

Proposal

The applicant's requirement is for the provision of improved living room in the loft space. The current roof configuration lends to poor room layout with varying headroom levels in the current loft combined with column placements preventing usability.

The proposals allow a new roof form including the removal of the poorly designed side dormer which is incongruous to the roof form and unbalances the front & rear aspects.

Design

It will be seen from the drawings that the proposal has a minor impact as the proposals will remain lesser in bulk, scale, and massing in comparison to the neighbouring properties.

You may note from the drawings that the ground floor plan remains as existing with the exception of the 4no.posts to the rear which support the flat roof structure over. This will provide a veranda roof cover which is a desire of the applicant. It may be noted that there are flat roof lights in the roof cover therefor lessening any perceived impact upon the neighbouring properties.

The existing roof slope fronting the highway now incorporates a hipped roof dormer. The existing roof pitch has been maintained in order to keep the same throughout. The newly formed gable to the rear incorporates a doorway and Juliette balcony. It is not intended, nor is there even space for amenity on the Juliette balcony.

The existing side dormer which is incongruous to the roof form will be adapted incorporating a new and improved hipped roof form over, once again lessening the perceived impact on the neighbouring property.



Figure 6 Showing photo of existing side wall face brickwork which the proposed flank walls will match.

The proposed roof form has a pitched roof dormer to the front roof slope. It may be noted that the front dormer, although wider than guidance suggests is incorporated utilising the existing roof pitch and ridge level which makes for a sympathetically designed aspect but importantly sits well within the existing roof slope.

It will be noted that dwg no. 16-372-06 rev B shows the proposed first floor plan including two 45 degree sight lines from the neighbouring first floor rear windows demonstrating that the proposals are acceptable in terms of effect on neighbours.

It is intended that plain roof tiles are used incorporating bonnet hip and valley tiles replacing the concrete interlocking tiles. Slate roof tiles have also been considered.

Timber work including windows, doors and bargeboard are to be white painted timber or low maintenance UVPC.



Figure 7 Valley Tiles



Figure 8 Hip Bonnet Tiles

There exists a Supplementary Planning Document (SPD) provides design guidance for residential extensions and alterations in Havering adopted by the LPA in 2011. Chapter 8 of the document relates Roof extensions, Loft conversions and Dormer Windows and offers the following guidance;

8 Roof extensions, Loft conversions and Dormer Windows

8.2 Dormer windows should normally be located facing the rear garden, so they are not visible from the street and do not harm the appearance or character of the original house.

8.3 Dormers should be contained well within the body of the roof, by being set well back from the eaves, and by setting the sides well in from any gables or party walls. Dormers must never extend above the ridge line of the roof and should be located well below it. All windows at roof level, particularly dormers, should relate to the windows of the original house in proportion, design, and position (Figure 15). Dormers with pitched roofs set at right angles to the main roof are preferred.

8.4 If the Council considers that a dormer facing the highway will not cause harm to the original house or street scene, its width should be no greater than 1.2 metres. The width should also not exceed the height (measured vertically between the highest and lowest points at which any part of the dormer intersects with the main roof).

8.5 Where a larger window area is required on an elevation facing the highway, two smaller dormers with pitched roofs should be provided, suitably spaced apart, to minimise the apparent bulk of the additions. The combined width of a number of dormers on a roof facing the highway should not exceed half the width of the existing roof (measured at its mid-height).

8.6 Dormers facing the highway should have pitched roofs, unless the use of an alternative form of roof can be clearly demonstrated to be more in keeping with the design of the original dwelling and the character of the street, particularly the neighbouring dwellings. 8.7 Dormer windows in a hipped roof end will not normally be acceptable due to overlooking and design considerations, particularly if it is also proposed to construct dormers on front or rear elevations.

The extended roof form to the rear will not be visible from the street in accordance with 8.2 of the Supplementary Planning Document.

The front dormer windows are contained well within the body of the roof and set back from the eaves and windows relate to the existing window style in accordance with 8.3 of the Supplementary Planning Document.

The dormer facing the highway does not cause harm to the original house or street scene. The front dormer does not meet the height/width ratio as set out in the guidance. However, as the front dormer window relates to the original fenestration and existing roof form. The width of the dormer has been set out in meeting the existing pitch and levels of the existing roof which does not meet guidance but provides a balanced and appropriate front aspect whose benefit of harmonious design outweighs the benefits of the intent of the guidance addressing items 8.4 & 8.5 of the Supplementary Planning Document.

It may be noted that the proposed materials will match the local vernacular and the scale represents a suitable relationship to the main dwelling house. It should also be noted that the proposals do not have an adverse impact on the light levels to the neighbouring properties. These proposals will aid in enhancing the character, not only of the application site but with the wider street scene.

Access

Access remains unchanged as part of these proposals.

Sustainability

Recent legislation aims to address the environmental impact of buildings. To work towards those aims it is expected that high levels of insulation with an integrated approach to heating and ventilation would provide good thermal performance for the dwelling as part of these works. Reduced dual flush WCs, water efficient showerheads and spray taps would help ensure the proposal would be water efficient.

Landscaping and Amenity

It is intended that an appropriate level of landscaping is provided.

Summery

This proposal has been carefully considered taking account the specific requirements of the applicants.

The applicants wish to provide an improved living conditions with these proposals meeting the applicants and occupiers needs for more space.

These proposals mostly meet the design criteria set out by the LPA. The perceived shortfalls in meeting the guidance have little weight as the benefits far outweighs harm.

For the reasons stated above, the applicant respectfully requests that the local Planning Authority grant planning permission for this proposal.

Steve Hyde

2-4c

12 May 2023