

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0823.23

WARD: Emerson Park **Date Received:** 24th May 2023

ADDRESS: 13-15 Woodhall Crescent
Hornchurch

PROPOSAL: Conversion of two semi-detached bungalows to detached bungalows involving partial demolition of No.15, roof extensions and erection of gable end walls to each property

DRAWING NO(S): DE.01.23
DE.02.23
DE.03.23
DE.04.23
DE.05.23
DE.10.23
OS Mastermap - Scale 1:1250

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 pair of semi-detached bungalows within Woodhall Crescent (Nos.13-15). Parking available on the driveway for the respective properties on their individual driveways. The surrounding area is characterised by single and two storey dwellings, predominately of a hipped roof design.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the conversion of the two semi-detached bungalows to detached bungalows involving partial demolition of No.15, roof extensions and erection of gable end walls to each property.

RELEVANT HISTORY

15 Woodhall Crescent
ES/HOR 115/60 - Room over garage - Approved.
L/HAV 618/65 Private motor garage - Approved.

D0195.19 Certificate of lawfulness for the amalgamation of two residential dwellings -

	13 & 15 Woodhall Crescent, Hornchurch.
	PP not required 26-06-2019
P1598.15	Formation of pitched roof over existing flat roof
	Apprv with cons 30-11-2015
P0960.15	Formation of pitched roof over existing flat roof
	Refuse 14-08-2015
P1367.12	Single storey rear extension and extensions to garage and carport
	Apprv with cons 18-01-2013
P0503.11	Extension to existing garage
	Apprv with cons 23-05-2011
P0690.02	Carport to front of existing garage
	Apprv with cons 27-06-2002
P0946.00	Replacement of flat roof with pitched roof over garage
	Apprv with cons 11-08-2000
P0407.93	Single storey front, rear and side extensions
	Apprv with cons 20-05-1993

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Policies 7 (Residential design and amenity), 9 (Conversions and subdivisions), 24 (Parking provision and design), 26 (Urban Design) of the Havering Local Plan (2016-2031) are relevant.

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

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 StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

It should be noted that no pre-application advice was sought prior to the submission of the application in respect to the design of the proposal.

A query was raised regarding the submission with Council on how the proposal should be submitted. It was suggested that the application be submitted as part of a full planning application under a joint application. The Council does however query whether sufficient fee was paid for the application as the fee for new dwelling has not been paid.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The character of many streets in the borough is derived from the uniform spacing of dwellings. Alterations and extensions should be carefully designed so they do not interrupt this rhythm and do not detract from Havering's open and spacious character.

Roof extensions and alterations can change the appearance and character of the dwelling, particularly when alterations are made to the front elevation. Proposals to convert a hipped roof to a gable end roof to one house on a pair of semi-detached dwellings can result in unbalancing the pair. 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.

The unbalancing of the semi-detached pair would be resolved by the pair of properties being divided to create two separate properties. However, the proposal would introduce two gabled roof properties within the street which is predominately with properties of a hipped roof design. It is noted that some properties within the area have altered their roofs under permitted development, where a hipped roof has been converted to gabled roof, as with No.7 Woodhall Crescent in 2004, however this is an exception to the wider pattern and form of development.

It is considered that the introduction of two gabled roof bungalows within a street of predominately hip roofs would look out of place. Furthermore, it is noted that the pair of bungalows are one of several bungalow pairs of a similar design which creates the character of the streetscene.

The scale and bulk of the roof alteration would be clearly visible when ascending up Woodhall Crescent from Wingletye Lane, due to the properties being located on a hill and the properties being located on a slight bend in the road.

In considering the proposal, the officer has drawn parallels between this proposal and a dismissed appeal at 118 Pettits Lane, Romford under reference APP/B5480/W/21/3273570 (P1886.20) which was for the "erection of 2 x two storey, 5-bed, semidetached dwellings with habitable roof space, associated parking, amenity spaces, and outbuildings to rear, involving demolition of existing

semidetached dwelling house".

Concerns were raised regarding the gabled roof design of the dwellings within the refusal and the Planning Inspector commented "the introduction of a gable-ended property at the appeal site would put it at odds visually with its neighbours on either side, both of which have hipped roofs. In closing the gap between the roofs of the properties on either side, it would also reduce the contribution that the appeal site makes to the spacious character of the area" and then

"However, based on what I saw it also appeared to me that the vast majority of dwellings on Pettits Lane have hipped roofs. This appeared particularly to be the case in the area closest to the appeal site; in this context, No 122 is something of an anomaly and serves to illustrate how gabled roofs can close down gaps and diminish the spacious character of an area where hipped roofs otherwise dominate" and that:

"However, that dominance of gables is unusual within the context of the street as a whole, and as No 45 is 450m or so from the appeal site it does not define the character or appearance of the area around No 118".

It is considered that the subdivision and conversion of the hip to gable roofs would be at odds with the design, pattern and uniformity of the street scene as it would interrupt the rhythm of the bungalow pairs and the properties relationship within the street. The properties ranging between 1-27 Woodhall Crescent are all designed as semi-detached bungalow pairs, primarily with gable ended roofs. Collectively, they form a distinctive character in this part of Woodhall Crescent, creating a pleasant and generally cohesive appearance. In separating these properties into detached dwellings and providing them with fully gabled ended roofs, this cohesion and symmetry is lost; the resultant dwellings appear incongruous in the midst of the other matching pairs and it is considered that overall this is of detriment to the established character and this part of the streetscene.

This application has been determined on its own individual merits and it is considered that the subdivision of the properties, in conjunction with the scale and bulk of the proposed roof alteration by reason of its excessive scale, bulk and mass would appear as an incongruous and unacceptably visually intrusive feature in the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the side properties, primarily in respect of privacy and overshadowing.

Photos show that No.11 has a flank window in the middle of the dwelling facing the application site. It is noted that No.13 is on higher ground level due to it being located on a hill. No.13 has a carport between the flank wall of the dwelling and the boundary with No.11 Woodhall Crescent.

It is noted that the proposed roof alteration would not infringe upon a 45 degree notional line taken from the window sill of No.11. The officer has noted the variation in ground level between the properties, however, mindful of the separation distance between this window and the proposed gabled roof, the notional line would not be infringed.

Furthermore, Building Control records for No.11 confirmed that this flank window serves a lounge. It

is noted that a rear extension was added in approximately 1994 and that this rear extension would have removed the original openings facing the garden, resulting to less weight being applied on the impact on this window.

Council records and photos shows that No.17 Woodhall Crescent has no flank windows facing the application and therefore no loss of light would arise from the proposed roof alteration to a gabled roof adjacent to No.17.

It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the application dwelling and the neighbouring properties already overlook the rear garden areas of surrounding residential properties.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly, mindful that the existing roof lights and rear dormer window already overlook the neighbouring dwellings and gardens.

HIGHWAY/PARKING

The application site is within a PTAL area of 2. Policy T6.1 of the London Plan outlines that a site that has 3 plus bedrooms needs to provide a maximum parking provision of up to 1 space per dwelling. The on-site parking is currently in excess of this and therefore, the Council cannot refuse the application on these grounds due to an excess in parking, mindful that it is existing. As a result, no highway or parking issues would arise as a result of the proposal.

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)

1 Reason for refusal - Streetscene

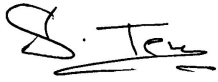
The proposed subdivision of the properties and in conjunction with the scale and bulk of the proposed roof alteration would appear as an incongruous and unacceptably visually harmful feature in the street scene harmful to the appearance of the host property and the prevailing character of development in the surrounding area contrary to Policy 26 of the Havering Local Plan, D4 of the London Plan and the Residential Extensions and Alterations Supplementary Planning Document.

INFORMATIVES

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 to Mr Wells (Agent) by e-mail on 31-07-23.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

1st August 2023