

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0954.23

WARD: Havering-atte-Bower

Date Received: 16th June 2023

ADDRESS: 1 HIGHFIELD ROAD
ROMFORD

PROPOSAL: Alterations to the design of the existing roof form to reduce the size of the side and rear dormer extensions following receipt of the Appeal Decision. Reduction to depth of the existing front porch and removal of existing front pillars. Part Retrospective

DRAWING NO(S): HFDRD-E001
HFDRD-E002
HFDRD-E003
HFDRD-E101
HFDRD-E102
HFDRD-E103
HFDRD-L001
HFDRD-L101
HFDRD-P001
HFDRD-P002
HFDRD-P003
HFDRD-P004
HFDRD-P101
HFDRD-P102
HFDRD-P103
HFDRD-P104
HFDRD-S001
HFDRD-S002
HFDRD-S101
HFDRD-S102

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

SITE DESCRIPTION

The site comprises of a two storey, semi-detached dwelling at No. 1 Highfield Road, Romford,

which is located on the junction of Highfield Road and Clockhouse Lane.

DESCRIPTION OF PROPOSAL

This is a part retrospective planning application for alterations to the design of the existing roof form to reduce the size of the side and rear dormer extensions following receipt of the Appeal Decision and the reduction to depth of the existing front porch and removal of existing front pillars.

The application includes reducing the area of the porch to 3 square metres and removing the front pillars.

RELEVANT HISTORY

P2321.21	Retrospective Planning Application for roof extension to form dormer original roof and side extension, and front porch Refuse 02-02-2022
E0043.21	Hip to gable, loft conversion, side/rear dormer window and roof lights PP is required 26-11-2021
P1147.20	Single Storey side extension involving demolition of existing detached garage. Apprv with cons 08-10-2020
Y0241.20	Single Storey rear extension to a maximum depth of 6m, a maximum height of 3.28m, and an eaves height of 3m. (PRIOR APPROVAL) Pr App Ref Val 28-08-2020
Y0203.20	Single Storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3.10m. (PRIOR APPROVAL) Pr App Ref Val 17-07-2020
D0258.20	Certificate of Lawfulness for proposed loft conversion with rear dormer Withdrawn 21-07-2020
P0615.20	Further 1.6m Side + 2.3m Rear Extension and 1mx1.5m porch. Refuse 30-06-2020
P0795.95	Two storey side and first floor side and rear extension Apprv with cons 14-09-1995

CONSULTATIONS/REPRESENTATIONS

10 Neighbouring properties were notified of the proposal. Two letters of objection were received with detailed comment that have been summarised as follows:

- The rear dormer extension currently contains a side-facing window which results in overlooking and loss of privacy.
- The loss of light likely to be caused from bulk of a side and rear dormer extension.
- Support the changes, but raised concerns regarding overlooking and loss of privacy from the

double doors in the dormer, which is intrusive.

-Impact on neighbouring amenity.

In response to the above, the application involves alterations to the design of the existing roof form to reduce the size of the side and rear dormer extensions, including the removal of the office in the loft (which has a flank window). The remaining issues will be addressed in the following sections of this report.

RELEVANT POLICIES

Policies 7 (Residential design and amenity) and 26 (Urban Design), of the Havering Local Plan (2016-2031). The Havering Community Infrastructure Levy Charging Schedule and the Residential Extensions and Alterations SPD are relevant.

Policies D4 (Delivering good design) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The increase in the floor space is less than 100sqm in area, and therefore is exempt from any CIL liability (both Mayoral CIL and Havering CIL).

STAFF COMMENTS

It is noted that this application is part retrospective and there is an enforcement case, reference, ENF/410/21, for this site.

The previous retrospective planning application, P2321.21, for a roof extension to form dormer original roof and side extension and front porch was refused planning permission on the following grounds:

1)The roof extensions, by reason of their design, bulk, width, rear projection over existing extension, prominent siting, gabled roof form and material finish, lack subservience to the existing dwelling, unbalances the pair of semi-detached dwellings and appears an incongruous, overbearing, dominant and visually intrusive feature in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy 26 of the Havering Local Plan, the Residential Extensions and Alterations Supplementary Planning Document and Policy D4 of the London Plan.

2)The dormer over the existing side extension, by reason of its siting and position close to the north western boundary of the site and inclusion of side facing window, is unneighbourly and over-dominant and results in undue overlooking, loss of privacy and loss of outlook, which has a serious and adverse effect on the living conditions of No. 36 Clockhouse Lane contrary to Policy 7 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning

Document.

Planning application P2321.21 was subsequently dismissed on appeal on 18th April 2023. Appeal A Ref: APP/B5480/C/22/3294518 was made by the applicant against an enforcement notice issued by the Council. The breach of planning control as alleged in the notice is without planning permission, the alterations to the main roof and construction of a rear dormer window and front porch. Appeal B Ref: APP/B5480/W/22/3294503 was made by the applicant against a refusal to grant planning permission.

Appeal A - The Inspector directed that the enforcement notice be varied by at paragraph 6 substituting 'four months' with 'seven months' as the period for compliance. Subject to this variation the appeal was dismissed, the enforcement notice was upheld and planning permission was refused. Appeal B was dismissed.

The appeal decision concluded that: "The roof extension and porch have caused unacceptable harm to the character and appearance of the area.

Subject to a suitable planning condition requiring the approval by the Council and implementation within a set timescale of a scheme for blocking up and replacing the window with one in the rear elevation of the roof extension, the Inspector concluded that there would be no harm to the living conditions of occupiers of adjoining residential property in terms of unacceptable overlooking or loss of outlook. The appeal decision for P2321.21 is a material consideration to this application.

The issue in this case is whether the revised proposal overcomes previously stated concerns. In this respect, the current application differs from the refused scheme in the following key areas:

- The artificial slate would be changed to a tiled pitched roof.
- The width of the hip to gable roof has been reduced, so it doesn't extend over the two storey side extension.
- The pillars to the porch would be removed.
- The size of the porch would be reduced.
- The study in the loft would be removed.
- The width of the rear dormer would be reduced.

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Enforcement Officers have visited the site. Site photographs 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.

The main issues in this case are the impact on streetscene, the impact on amenity and highway/parking issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Residential Extensions and Alterations SPD states that: "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 Residential Extensions and Alterations SPD states that "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. Dormers with pitched roofs set at right angles to the main roof are preferred".

The appeal decision for P2321.21 stated that: "The roof extension attacked by the enforcement notice spans almost the entire rear roof slope of the original dwelling, stretching over a substantial part of the roof slopes of the later enlargement for form a flat roofed, L-shaped dormer at the rear, wrapping around the side and front with a partly gabled roof form. The highest part of the roof extension is in line with the ridge of the original dwelling's roof and slightly above the ridge line of the later enlargement. The roof extension is therefore of substantial size and overall bulk, occupying most of the rear and side roof slopes of the enlarged dwelling and almost entirely eroding its original hipped roof form. This has led to the roof extension appearing as an overlarge and box-like structure with a somewhat 'top heavy' feel, lacking subservience with the dwelling and visually dominating the front, side and rear elevations. The limited set back from the eaves of the original roof and that of the later enlargement is insufficient to visually integrate the roof extension with the dwelling and its surroundings. Further, by elongating the roof over most of the later enlargement at a similar height to the original roof line with a partly gabled roof form, the roof extension has upset the previous sense of balance between the dwelling and the attached property, 36 Clockhouse Lane (No. 36)".

In terms of materials, the appeal decision stated that: "The smooth grey slates on the external walls of the roof extension are similar to those on the roof of the dwelling. However, the slates are noticeably different to the red/brown colour tones and more rippled profiles of the tiling on the roof at No. 36 and the tiled roofs of nearby properties, thus increasing the visual disparity between the roof extension and its surroundings. The roof extension is viewed as an awkward and incongruous addition, appearing as an obvious and alien feature in the street scene, entirely at odds with the surrounding pattern of development".

With regard to the porch, the appeal decision stated that: "The width and flat roof give the porch an ill-proportioned appearance that doesn't sit easily with the scale of the front elevation. The appearance as an unsympathetic later addition is emphasised by the columns and pediment, neither of which reflect the design details of the original dwelling and surrounding development. The overall scale and appearance of the porch is at odds with that of most other porches in the locality".

Although some of the gabled roof of the dwelling projects approximately 0.3 metres above the original ridge height of the hipped roof over the two storey side extension, this is not deemed to be materially harmful to the character and appearance of the streetscene.

It is considered that replacing the artificial slate with roof tiles, reducing the width of the hip to gable roof, so it doesn't extend over the two storey side extension, removing the study in the loft, reducing the width of the rear dormer, removing the pillars and reducing the size of the porch would represent reasonable improvements, collectively reduce the scale, bulk and mass of the extensions and bring the development within the realms of acceptability.

A time limit condition will be imposed to ensure that the works are carried out by 18th November 2023 to comply with the seven month timescale outlined in the appeal decision for planning application P2321.21. An accordance with plans condition will be imposed for the avoidance of doubt and to ensure that the development is carried out as approved.

There appears to be a discrepancy on the materials section of the application form, as it states that the existing materials and finishes is a "tiled pitched roof" and the proposed materials and finishes are "Tiled pitched roof to match existing", but the existing dwelling and the external walls of the roof extension have smooth grey slates, although this has not affected the determination of this application. The appeal decision for P2321.21 stated that "The smooth grey slates on the external walls of the roof extension are similar to those on the roof of the dwelling".

The submitted plans for this application refer to a tiled pitched roof to the hip to gable roof of the main dwelling, the roof of the two storey side extension and the first floor rear extension, hanging tiles for the rear dormer and white render to the flank walls of the dwelling to match existing and these will be secured by condition (that states "notwithstanding the details of materials on the application form").

IMPACT ON AMENITY

Planning application P2321.21 was refused permission on the grounds that the dormer over the existing side extension, by reason of its siting and position close to the north western boundary of the site and inclusion of side facing window, is unneighbourly and over-dominant and results in undue overlooking, loss of privacy and loss of outlook, which has a serious and adverse effect on the living conditions of No. 36 Clockhouse Lane contrary to Policy 7 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

Planning application P2321.21 was dismissed on appeal on streetscene grounds. Subject to a suitable planning condition requiring the approval by the Council and implementation within a set timescale of a scheme for blocking up and replacing the window with one in the rear elevation of the roof extension, the Inspector concluded that there would be no harm to the living conditions of occupiers of adjoining residential property in terms of unacceptable overlooking or loss of outlook.

Representations have been received with concerns regarding loss of light from the bulk of a side and rear dormer extension and overlooking and loss of privacy from the double doors in the dormer, which is intrusive.

It is considered that reducing the width of the hip to gable roof, so it doesn't extend over the two storey side extension, removing the study in the loft, reducing the width of the rear dormer, would represent reasonable improvements and collectively reduce the scale, bulk and mass of the extensions and reduce its impact on neighbouring amenity.

It is considered that the Juliet balcony in the dormer window that serves a bedroom does create additional overlooking of gardens - however, this is a common relationship with rear facing windows allowing views over gardens and therefore the harm is within acceptable tolerances.

No. 36 Clockhouse Lane has a single storey side extension approved under application P1071.99 and a rear conservatory with flank windows and a single storey rear extension for which there is no

planning history.

It is considered that the roof extensions do not result in a loss of light to No. 36 Clockhouse Lane, due to being set away from the boundary. It is considered that removing the study in the loft represents a significant improvement and has addressed previous concerns regarding overlooking and loss of privacy to No. 36 Clockhouse Lane.

Overall, it is considered that the development would not result in material harm to the amenity of neighbouring properties subject to conditions.

A flank window condition will be imposed to protect neighbouring amenity and to ensure that no windows are added to the flank walls of the rear dormer window.

HIGHWAY/PARKING

There is space for two vehicles on hardstanding to the front of the site. It is considered that the application does not result in any parking or highway issues.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed changes to the development would collectively reduce the scale, bulk and mass of the extensions, bring the development within the realms of acceptability and would not result in material harm to the amenity of neighbouring properties subject to conditions.

Accordingly, it is recommended that this part retrospective planning application be approved.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 Time limit

The approved scheme must be implemented and completed to the satisfaction of the Local Planning Authority no later than 18th November 2023. Failure to do so results in the permission no longer being extant.

Reason:-

To ensure the time limit for compliance is in accordance with the appeal decision for P2321.21.

2 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.

3 Materials

Notwithstanding the details of materials on the application form, the materials for the development hereby approved shall comprise of a tiled pitched roof in red/brown tones to the hip to gable roof of the main dwelling, the roof of the two storey side extension and the first floor rear extension, a flat roof and hanging tiles for the rear dormer and white render to the flank walls of the dwelling to match existing in accordance with Drawing No.'s HFDRD-E101, HFDRD-E102 and HFDRD-E103 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development will harmonise with the character of the surrounding area.

4 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

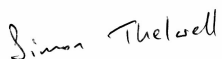
In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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.

Authorising Officer:



Simon Thelwell

11th August 2023