

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0741.23

WARD: Squirrels Heath

Date Received: 12th May 2023

ADDRESS: 33 CASTELLAN AVENUE
ROMFORD

PROPOSAL: Hip to gable roof conversion to habitable space including rear Juliette balcony, front dormer, alterations to existing side dormer and roof lights to both sides

DRAWING NO(S): 01 B
04 B
06 B
08 B
10 B
11 B
12 B
13 B
14 B
16 B

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

SITE DESCRIPTION

33 Castellan Avenue is a single-storey fully detached dwellinghouse, which forms a hipped roof.

The street is characterised by two-storey fully detached dwellings, which can be seen in the immediate vicinity of the site. There are also a number of single-storey dwellings, which feature further down Castellan Avenue.

DESCRIPTION OF PROPOSAL

Permission is sought for a hip to gable roof conversion to habitable space including rear Juliette balcony, front dormer, alterations to existing side dormer and roof lights to both sides

RELEVANT HISTORY

P1492.22

Hip to half hip extension including installation of 1 x front and 1 x rear dormer with rear Juliet balcony

Refuse

24-01-2023

CONSULTATIONS/REPRESENTATIONS

Neighbours were notified via letter. No response was received.

RELEVANT POLICIES

* NPPF - National Planning Policy Framework

* LONDON PLAN (adopted 2021):

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

Policy D4 - Delivering good design

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 26 - Urban design

* Residential Extensions & Alterations SPD 2011

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

MAYORAL CIL IMPLICATIONS

Not CIL liable.

STAFF COMMENTS

Site photos were sent in by the agent to help support the application. Site photos were sent in with the agent to support the application. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

The application is a revision from a previously refused application P1492.22. This application has removed the rear dormer from the proposal and gabled the roof on the rear elevation. The proposal also includes a pergola at the rear and alteration to the existing side dormer.

These changes are considered acceptable as the bulk of the proposal have been greatly reduced.

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 front dormer would appear as a gable feature within the existing roof, with a width of 2.85m and a height of 2.12m.

The Council's Residential Extensions and Alterations SPD states dormers facing the highway should not cause harm to the original house or street scene and the width of the dormer should not exceed the height.

The proposed front dormer would not strictly follow the design guide however in this case, given the position of the application site between two larger buildings, and its relative size would have an acceptable impact upon the appearance of the building. Further, there are a variety of the gable features as well as front dormers, and hence the proposed dormer would not be out of keeping with the character of the area and it is considered that the dormer would not unacceptably diminish the character of the street and appearance of the host dwelling.

Alterations to existing side dormer are considered to also be acceptable as it would now feature a crown roof and be hipped away from the neighbour.

The hip to gable loft conversion including Juliette balcony to the rear is considered acceptable and relates better to the original design of the dwelling.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan outlines that consideration should be given to the potential impact of developments on neighbouring occupiers, particularly with reference to loss of light, outlook and impact to privacy.

The site is neighboured by (No.35 Castellan Avenue) from the east and (No.31) from the west - both of which are fully detached two-storey dwellings.

The dormer is to the front of the property facing towards the street. It's positioning is such that no material harm to neighbouring residential amenity is considered to occur and overlooking would be to the front over public highway.

The proposal will not extend the ground floor rear elevation. Nevertheless, the hip to gable roof extension will extend beyond the rear elevation, which will be supported by a pergola, which will be installed around 1.9m beyond the ground floor rear elevation essentially form a canopy on the ground floor.

This part of the proposal raises no privacy concerns. The proposed window in the gable will not provide any added vantage into the neighbouring dwellings/gardens beyond what neighbouring occupiers currently benefit from. The proposed Juliette balcony is further considered to be acceptable and would not provide any additional outlook beyond what could be provided by a window.

HIGHWAY/PARKING

The proposed development is not considered to present any impact with regards to highways and parking.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

RECOMMENDATION:

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

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 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Havering Local Plan Policy 7 & 26.

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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the Havering Local Plan Policy 7 & 26.

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) or roofing slopes 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 2021.

Authorising Officer:



Habib Neshat

12th September 2023