

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1050.23

WARD: Havering-atte-Bower **Date Received:** 3rd July 2023

ADDRESS: Ben Eda, North Road, Havering-atte-Bower
Romford

PROPOSAL: Proposed new raised pitched roof with rear dormer extended loft conversion

DRAWING NO(S): 01 (Revision C)
02 (Revision C)
03 (Revision B)
04

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

SITE DESCRIPTION

The application site features a detached bungalow. It has been previously extended by way of a ground floor 5m deep rear extension and at roof level via the rearward extension of the ridgeline of the roof and the formation of half-hipped roofs to the rear and flanks of the building. It is not a listed building, nor is located within a conservation area. It is situated within the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed new raised pitched roof with rear dormer.

RELEVANT HISTORY

* P1042.99 - 2 Storey Rear Extension and Ground Floor Side Extension (Approved)

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to neighbouring properties. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. The responses received can be summarised as follows:

- Concerned about overlooking and impacts on light and privacy to side window of neighbouring property

RELEVANT POLICIES

* NPPF

* London Plan (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy G2 - London's Green Belt
- Policy T6 - Car parking

* Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable as the newly created floor space would be less than 100 square metres.

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were provided by the agent in support of the application. In determining this planning application, photos, Google Street ViewTM, aerial view images and submitted drawings were used to assess the site constraints.

GREEN BELT IMPLICATIONS

The site lies within the Green Belt. Provisions for proposals affecting the Green Belt are set out in paragraph 147 of the NPPF. Specifically, this paragraph states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances". Paragraph 149 goes on to state that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt". There are exceptions to this however. Regarding extensions, paragraph 149(c) states that exceptions include "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The case officer for P1042.99 calculated the cubic capacity of the original dwelling to be about 410m³ and the extensions proposed as part of that application were calculated to increase the volume of the bungalow by approximately 260m³, an increase of 63% in comparison to the original volume of the dwelling.

The proposal would increase the overall volume, bulk and mass of the host dwelling. However, the footprint of the dwelling would remain the same, the space between the site and the neighbouring dwellings would be maintained and the proposed development would be contained within the roof space of the dwelling and as such, it is considered that it would not result in material harm to the openness of the Green Belt over and above existing conditions. Taking the above factors into account, it is considered that the proposal would not result in disproportionate additions over and above that of the original dwelling.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed developments are considered to be acceptable from a design standpoint. When judged against local examples of bungalows that have undergone roof alterations, such as the adjoining 'Belmont' to the south-west that was converted from a hipped-end roof bungalow to a pitched roof chalet bungalow incorporating flat roofed dormer windows to the front and rear and further down North Road, The Haven, another hipped-end roof bungalow that underwent a hip-to-gable loft conversion and rear dormer, the extended dwelling would not have a detrimental impact on the character and appearance of the street scene. It is acknowledged that the proposed rear dormer would cover a significant area of the roof slope, but given its sloping roof design would minimise the bulk of the roof, its design is judged as acceptable.

A matching materials condition will be imposed to ensure that the appearance of the host dwelling and the character of the immediate area are safeguarded. For the same reason, a condition will also be imposed requiring the face and cheeks of the proposed rear dormer window to be finished in timber cladding.

IMPACT ON AMENITY

In terms of the impacts of the proposals on the neighbour to the north-east ('Elmdene'), its main impacts would be concentrated on this neighbour's flank window that face the application site. This neighbour benefits from a sole bathroom window and a set of dining room windows. Less weight is applied to the impact of the proposals on the bathroom window. As for the impacts on the dining room windows, these windows already look out directly onto the existing flank wall of the host dwelling and are set in from the shared boundary by approximately 3m. As a result of this relationship, it is not considered the proposals would result in serious additional loss of amenity to this neighbour.

As for the impacts of the proposals on the neighbour to the south-west ('Belmont'), it is noted this neighbouring property benefits from a first-floor flank window that would be affected by the proposals. According to the applicant, this is a landing window. Less weight is applied to the impact of the proposal on such a window. Staff do not consider that significant harm would be caused to the amenity of this neighbour through loss of light, outlook or privacy and, therefore, the impact of the proposal on this neighbour is considered to be within acceptable realms. It is noted there would be a proposed flank window to the host dwelling that would face this neighbour, but it would be obscure glazed meaning staff envisage there would be no loss of privacy. The proposed raised roof with gabled ends of the host dwelling is not considered to result in an increase in bulk that would be so significant such that it would have an adverse impact on the amenity of these neighbours in

terms of light.

With regards to the impact of the proposed rear dormer on the neighbours either side of the application site, any overlooking is not considered to be any significantly greater than overlooking from the existing first-floor rear bedroom windows of the host dwelling. The amenity impacts of the proposed dormer are thus judged to be within reasonable tolerances.

All other neighbouring properties are considered to be sufficiently separated from the proposal such that any potential impacts arising from them would be alleviated from an amenity point of view.

Staff will impose a condition requiring that the proposed flank window that would serve a bathroom should be obscure glazed in the interests of privacy. A condition will also be imposed stating that no window or other opening shall be formed in the flank walls of the proposal unless specific permission has been sought and obtained in writing from the Local Planning Authority first to ensure that it would not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

HIGHWAY/PARKING

No highway or parking issues are considered to arise from this proposal.

KEY ISSUES/CONCLUSIONS

The proposed developments are thus considered acceptable and hence the APPROVAL of this application is thus 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 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 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.

4 Rear Dormer Window Finish

Notwithstanding the details shown on drawing '03 (Revision B)' accompanying the application, the face and cheeks of the rear dormer window hereby approved shall be finished in timber cladding (hardyplank) unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

5 Non Standard Condition 31

The proposed flank window that would serve a bathroom shown on drawing '02 (Revision C)' accompanying the application shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

6 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:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

13th October 2023