

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0040.24

WARD: St Andrew's **Date Received:** 8th January 2024

ADDRESS: 30 Allenby Drive
Hornchurch

PROPOSAL: Proposed Second Floor

DRAWING NO(S): 000_S2/ 01
000_S2/ 03
000_S2/ 04
000_S2/ 06

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 features a detached two-storey dwelling finished in white painted render.

The application site is located within a predominantly residential area and is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Permission is sought for a proposed second floor

RELEVANT HISTORY

P1828.23	Single Storey rear extension
	Apprv with cons 05-02-2024
P1230.17	New boundary walls and railings. Permeable paving and associated landscaping works in front garden area.
	Apprv with cons 11-10-2017

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application - One letter of support was received

- Improves the look of the property and subsequently the look of the neighbourhood

RELEVANT POLICIES

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN (2016 - 2031):

Policy 7 - Residential design and amenity

Policy 23 - Transport Connections

Policy 24 - Parking provision and design

Policy 26 - Urban design

LONDON PLAN (adopted 2021):

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

Policy D4 - Delivering good design

Policy T6 - Car parking

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Not Liable

STAFF COMMENTS

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

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 application site is located within a street which contains a mixture of single and two-storey detached and semi-detached dwellings.

The roof extension would create a second floor with a master bedroom and an ensuite bathroom. According to the plans the maximum height of the building will increase from around 7m to around

10m. It would be designed with a hipped roof to the side with a clipped gabled roof to the front.

The second floor extension would result in a bulky and dominant feature detrimental to the character and appearance of the host property.

The extension would be highly prominent within the streetscene given the open views of the site within the street on the corner, thus the extension would also form a dominant and visually intrusive feature to the detriment of the visual amenity of the locality .

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

Due to the slope in the road the overall height of the additional floor, it is considered to give rise to an unacceptably prominent and overbearing form of development, which would be detrimental to the amenity enjoyed by the occupiers of No.60 Westland Av in particular when using their rear gardens.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with the above-mentioned policies and guidance and refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Residential Extensions

The proposed roof extension would, by reason of its height, bulk and design would appear rather top heavy and would result in a dominant and visually intrusive feature, in a prominent position in street scene, detrimental to the character and appearance of the host property and visual amenity of the locality. The proposal would appear overbearing when viewed from the garden of the adjoining property, to the detriment of their amenity, contrary to Policy 26 of the Havering Local Plan 2021 and Residential Extensions and Alterations SPD 2011.

INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

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 the agent via email.

Authorising Officer:

Habib Neshat

Habib Neshat

14th March 2024