

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0389.24

WARD: Elm Park **Date Received:** 18th March 2024

ADDRESS: 16 Woburn Avenue
Hornchurch

PROPOSAL: Rear Dormer Extension & Hip to Gable Roof Alterations

DRAWING NO(S): Site Plan
Block Plans
Existing floor plans - 1
Existign floor plans - 2
Existing elevations
Proposed floor plans - 1
Proposed floor plans - 2
Proposed elevations

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

Application site is an end of terrace dwelling formed through permission ref: P0960.22. The site is neither listed nor within a Conservation Area.

DESCRIPTION OF PROPOSAL

Consent is sought for alterations to the roof of the dwelling through the formation of a gabled end and rear dormer window.

It is noted that the property subject of P0960.22 is shown on submitted plans as "existing" however from review of Council records the property is not completed at this time. On visiting the site officers observed that whilst works have commenced they are not at sufficient stage so as for the property to be habitable. At the time of inspection the premises did not have a roof, presumably whilst a decision was being awaited on this current application.

Officers accordingly consider that this householder application has been submitted prematurely and this is grounds for refusal.

RELEVANT HISTORY

P0523.24	Ground and first floor part rear extension Awaiting Decision	
P1435.23	Ground and First Floor Part Rear Extension Withdrawn	16-11-2023
P0960.22	Erection of a two storey, 1-bed dwelling to side of existing dwelling with associated parking and amenity space, involving demolition of existing garage Apprv with cons	31-08-2022
P1851.19	NEW BUILD END OF TERRACE HOUSE Apprv with cons	03-02-2020

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring properties and three letters of representation were received, the comments made are summarised below:

- Overlooking/loss of privacy
- Noise/disturbance
- Loss of light/overshadowing

(OFFICER RESPONSE: On the matter of noise/disturbance, this appears to be directed at the existing dwelling, which is understood to be in use as a HMO. Similarly comments over the behaviour of residents of the HMO are not a material planning consideration for the current submission. On the matter of covenants, as raised by one objector, this is not a material consideration at this stage. Pre-existing property rights would not be superseded by any grant of planning permission.)

RELEVANT POLICIES

Havering Local Plan 2016-2031, Policies 7, 26 and 23/24.
Residential Extensions and Alterations SPD
NPPF

MAYORAL CIL IMPLICATIONS

There is no requirement under the CIL regulations for a contribution in this instance owing to the limited floor area created.

STAFF COMMENTS

As outlined in preceding sections, a householder application has been submitted to extend a

dwelling approved and implemented under ref: P0960.22. At the time of site inspection, the dwelling was not substantially completed (no roof/not habitable).

Notwithstanding the above, the proposals would increase habitable floor area of the subject dwelling and would increase the number of bed-spaces from one to two. Having regard to the requirements of Havering Local Plan Policy 7 and London Plan Policy D6 there would be no conflict with the prescribed space standards. Further to this, officers do not consider that the living environment for future occupants would be harmful, or capable of being opposed. The main issues arising are the design impacts of the alterations proposed externally.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Paragraph 124 of the NPPF states that planning decisions should take into account the desirability of maintaining an area's prevailing character. At Policy 26 of the Havering Local Plan 2016-2031 these objectives are also sought amongst other considerations.

The Framework further states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Whilst preceding the adoption of the Havering Local Plan 2016-2031 the Residential Extensions and Alterations SPD (adopted 2011) remains part of the development plan. It states that whilst extensions and alterations can bring many benefits to the householder in terms of extra space and security, they can also undermine the original character of both the property they are associated with and the street they are situated within. The SPD offers detailed design guidance and principles.

The subject dwelling was approved as it was considered that it would not be detrimental to the street-scene. The design reflected the roof form of the donor dwelling and a break in the ridge height was considered to lessen the prominence of the dwelling. In contrast to the application approved in 2019 which established a dwelling in this location the permission under ref: P0960.22 introduced a set-back from the principal elevation also to further reduce the visual impacts associated. The current proposals would change the appearance of the dwelling in the street-scene and would increase its prominence. The provision of a rear dormer is not objectionable in principle, it would appear to be contained well within the body of the main roof. However the formation of a gable end would introduce a roof form unfamiliar with the terraced row and would upset the rhythm of the terraced row and significantly increase visual bulk at roof level.

The development is contrary to guidance contained within the Residential Extensions and Alterations SPD and would conflict with Havering Local Plan 2016-2031 Policy 26 and the Framework.

IMPACT ON AMENITY

Consideration must be given to the impact on neighbouring dwellings in terms of loss of light, outlook, sense of enclosure and loss of privacy as is required by Policy 7 of the Havering Local Plan 2016-2031 and the Residential Extensions and Alterations SPD.

Whilst comments are made regarding loss of privacy are noted, it is unlikely that any impacts would be capable of substantiating a decision to refuse permission. The views achieved would not be out of character in the suburban environment.

As to loss of light and overshadowing, the increase mass of the dwelling at roof level including rear dormer window may translate to some degree of overshadowing. However, on balance it is not considered that this would be sufficiently harmful so as to justify a decision to refuse permission.

HIGHWAY/PARKING

There are no known highways/parking matters arising from the subject matter of the current application.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations REFUSAL is recommended.

RECOMMENDATION:

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

1 Refusal non standard

At the time the application was submitted and later when visiting the site, the dwelling implemented under ref: P0960.22 was not completed/occupied and no roof had been constructed. Accordingly it is considered that a householder application has been submitted prematurely as the subject of the full planning application has not been completed in accordance with the approved plans.

2 Refusal non standard

The proposed gabled end would represent a significant increase in mass at roof level, which would not reflect the character of the terraced row, or the scheme as it was approved. The resultant dwelling would upset the rhythm of the terraced row and would present as visually dominant, detrimental to local character and the street-scene. As such the development would be detrimental to the character and appearance of the host property and local character and would therefore be contrary to Havering Local Plan Policies 7 and 26 and the design guidance within the Council's Residential Extensions and Alterations SPD.

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 the agent in writing 13-05-2024

Authorising Officer:

Habib Neshat

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13th May 2024