

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0440.24

WARD: Upminster **Date Received:** 26th March 2024

ADDRESS: 107 Springfield Gardens
Upminster

PROPOSAL: Single storey front extension, garage conversion into habitable room with loft conversion including a hip to gable roof alteration to the existing side extension and rear dormer window with the installation of two Velux windows to the front roof slope.

DRAWING NO(S): ST_MAR24_107SPR_LP
ST_MAR24_107SPR_002 C

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 houses a semi-detached residential 2-storey dwelling house with an existing 2-storey side extension with an integral garage. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly semi-detached houses.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a front porch, a garage conversion and the conversion of the loft with a hip to gable roof extension, a rear dormer and roof lights to the front.

RELEVANT HISTORY

P0570.11	Two storey side extension and single storey rear extension
	Apprv with cons 05-07-2011

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections have been received.

Highways - no objection.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011 (SPD)

- Section 7 Porches and Front Extensions
- Section 8 Roof extensions, loft conversions and dormer windows
- Section 9 Annexes, Outbuildings and Garages

MAYORAL CIL IMPLICATIONS

Not CIL liable.

STAFF COMMENTS

An in-person site visit was not undertaken. 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

The front extension would exceed the 1m depth in the SPD with a depth of 1.2m but, as it would sit next to an existing porch of the same depth, it is considered in this case the scale of the porch would integrate well with the house and would not appear out of place in the street scene. Similarly the garage conversion with the loss of a garage door and the replacement with a window would integrate well with the house and would not appear out of place in the street scene.

Section 8 of the SPD states that rear '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'. It also states that hip to gable extensions should be avoided as they unbalance the appearance of pairs of houses.

The rear dormer would be 5.6m long and 2.4m high with very little spacing to the top and bottom of the existing roof, failing to meet the above guidance. The cumulative impact of the hip to gable roof extension, the proposed dormer and the roof of the side extension would create a scheme that is poorly designed, bulky and out of place in the immediate garden scene. The hip to gable extension would unbalance the pair of semi-detached houses. This part of Springfield Gardens, in particular between the junctions with Roxburgh Avenue and Argyle Gardens is almost entirely characterised by hipped roof properties and largely retains the original character. The impact of the proposal would be detrimental to the street scene with a scheme that would appear bulky and out of place and affect the symmetry that the current matching hipped roofs over this pair of semi's provides.

It is noted that there are dormers and hip to gable extensions nearby, such as at no.105, but these are permitted development schemes and did not require planning consent. It is not considered that these set a precedent for similar development, particularly as they are exceptions within the wider streetscene and do not define its character as a whole. The proposed development is judged to harm its character.

As such, the proposed scheme would fail to appear appropriately subservient and would cause harm to the character of both the host dwelling and the surrounding street scene contrary to Policies 7 and 26 of the Local Plan and the Council's Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

Careful consideration has been made on the impact on the amenity of the neighbours.

The scheme would not create any more overlooking or impact on light than there is at present to both neighbouring houses. There are two flank windows in at the neighbouring house at no.105 but these serve landings (as per plans reference D0526.22) so the hip to gable extension would not block light to habitable rooms.

The development would not unacceptably impact on the amenity of the neighbouring properties and would be not be unneighbourly.

HIGHWAY/PARKING

There is off-road parking for 2 cars meeting Policy 24 of the Havering Local Plan.

KEY ISSUES/CONCLUSIONS

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

RECOMMENDATION:

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

1 Reason for refusal - Streetscene

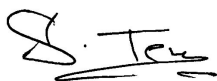
The proposed rear dormer by reason of its height, bulk and mass would not appear suitably subservient to the scale of the existing dwelling and the cumulative impact of the the proposed dormer, the roof of the side extension and the hip to gable roof extension would appear as a dominant and bulky feature in the immediate area. As a result the proposals would unbalance the pair of semi-detached houses, detrimental to the character and appearance of this pair of semis and the visual amenity of the streetscene and rear garden environment area contrary to Policies 7 and 26 of the Havering Local Plan and the Council's Residential Extensions and Alterations Supplementary Planning Document.

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, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Authorising Officer:



Suzanne Terry

21st May 2024