

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0333.24

WARD: Gooshays **Date Received:** 6th March 2024

ADDRESS: 7 Preston Road
Romford

PROPOSAL: Loft Conversion

DRAWING NO(S): Preston/ 01
Preston/ 06 A
Preston/ 07 B
Preston/ 08 B
Preston/ 09 B

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

SITE DESCRIPTION

Residential, gabled roof, end terraced dwelling.
The application dwelling is not a listed building or within a conservation area.

DESCRIPTION OF PROPOSAL

Permission is sought for a loft conversion including a rear dormer and two front dormers.

RELEVANT HISTORY

P1850.23	Loft conversion including front and rear dormer
	Refuse 08-02-2024

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent out to neighbouring properties. No representations were recieved

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

Policy T6 - Car parking

* HAVERING LOCAL PLAN (2021-31)

Policy 7 - Residential design and amenity

Policy 24 - Car Parking

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 LIABLE

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary in this case. Site photos were sent in by the applicant 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.

This application is a revision from a previously refused application (P1850.23). This application has slightly reduced the size of the rear dormer, and replaced the large front box dormer with two front dormers.

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.

Although the width is slightly reduced, the rear dormer extends almost the full width of the rear roof slope and is still set very close to the ridge of the roof.

This makes the dormer a very dominant and intrusive feature, which overwhelms the rear roof slope and is judged to have an overbearing effect on the rear of the house and the visual amenity from neighbours. There are a couple of examples of large box dormers at 17 and 19 Preston Road, however No.17 benefits from a Certificate of Lawfulness and there is no planning history for No.19. Neither example has been granted planning permission and they sit in a separate terrace of houses. It would be further considered that the scale of these demonstrates the visual harm that can arise from excessively large dormers. They are not considered to form a precedent to grant planning

permission for the rear dormer sought.

Two front dormers are proposed on the front slope. As with the rear dormer, the size and scale of the front dormers are still disproportionately large, harming the original character of the property and appearing as an intrusive and discordant feature in the streetscene. Front dormers of any design are not characteristic of the locality on this type of dwelling.

Council guidelines state that "Roof extensions and alterations can change the appearance and character of the dwelling, particularly when alterations are made to the front elevation".

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 be no greater than 1.2m. The width of the dormer should also not exceed the height.

The SPD goes on to state that where a larger window area is required on an elevation facing the highway, two smaller dormers with pitched roofs should be provided, suitably spaced apart, to minimise the apparent bulk of the additions. The combined width of a number of dormers on a roof facing the highway should not exceed half the width of the existing roof.

The full width of the roof is around 6m, half of the roof width is 3m. The front dormers have a width of approximately 1.65m, which when combined would be more than half the width of the existing roof at 3.3m. In addition, the width at 1.2m wide each would be dominant and would not comply with the SPD and would also be out of scale and character with the site and surrounding area, therefore unacceptable.

Overall the proposed front and rear dormer windows fail to meet the above guidance and, for the reasons set out above, it is considered that the failure to meet guidelines in this instance would result in development that is visually intrusive both in the street scene and rear garden environment.

IMPACT ON AMENITY

It is considered the proposed front dormer windows would not unacceptably impact on the amenity of the adjacent neighbours as the window would face the street, which is a public area, as such it is not envisaged that there would be any loss of privacy from this development.

There is the potential for overlooking from the loft accommodation/rear dormer window, however, this arrangement is not different from a first floor window affording views over the rear garden areas of surrounding neighbouring properties. Therefore it is not considered to cause significant harm to neighbouring privacy.

However the conjunction of the rear and front dormers are overly bulky at roof level, visually intrusive and not in keeping with the appearance and character of the site and surrounding area, contrary to the Council's policies and SPD.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The proposal is considered to be contrary to the above-mentioned policies and guidance and a refusal is recommended.

RECOMMENDATION:

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

1 Reason for refusal - Dormers

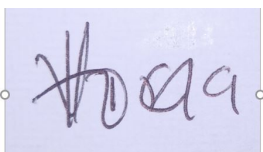
The proposed front and rear dormer windows would, by reason of their excessive width, bulk and scale, be visually intrusive and would appear as an incongruous addition to the original building, resulting in a dominant and visually intrusive feature that is out of keeping with the scale and character of the existing building and wider area, detrimental to the visual amenity of the streetscene and rear garden environment, contrary to Policies 7 and 26 of the Havering Local Plan 2021.

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 by e-mail.

Authorising Officer:



Victoria Collins

5th June 2024