

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0623.24

WARD: Mawneys **Date Received:** 3rd May 2024

ADDRESS: 5 Hillfoot Road
Romford

PROPOSAL: Dormers to front

DRAWING NO(S): 0006-DR-A001 P01
0006-DR-A100 P01
0006-DR-A200 P01
0006-DR-A201 P01
0006-DR-A300 P01

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 is currently developed with a detached bungalow dwelling with a recently built hip to gable loft extension with a rear dormer. 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

The applicant is seeking planning consent for two front dormers. The roof extension with hip to gable extensions and a rear dormer has been substantially completed as per lawful development application D0265.20.

RELEVANT HISTORY

D0311.23	Certificate of Lawfulness for a hip to gable loft conversion with rear dormer Awaiting Decision
D0265.20	Certificate of lawfulness for the conversion of roof space to habitable use to include a rear dormer, conversion of roof from hip to gable end and 2 front roof lights and extension of detached garage PP not required 18-09-2020

CONSULTATIONS/REPRESENTATIONS

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

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

- Section 8 Roof extensions, loft conversions and dormer windows

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

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 Council's 'Residential Extensions and Alterations' SPD generally permits front dormers subject to their width not exceeding 1.2m and any dormer being designed with a pitched roof. Although the roof of the proposed front dormers will be designed with a pitched finish, the width of each of the two dormers will exceed the general requirements of the above SPD. The dormers would be 1.9m wide each.

Whilst these exceed policy guidelines, it is recognised that there are many larger front dormers nearby which appear to have a width much greater than 1.2m (when judged by eye). Having regard to these factors, as an exception to policy, given these circumstances, the overall scale, bulk, mass and design of the proposed front dormers are not considered to be harmful to the prevailing character of the street. The proposed front dormers would also be appropriately contained within the body of the roof.

For the reasons outlined above, the proposal would not harm the character of the surrounding area.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties,

primarily in respect of overshadowing, loss of light and loss of privacy.

It is considered that the proposed front dormer windows would not have a significant impact on neighbouring properties. The dormer windows would be located within the roof space and would not overshadow adjacent dwellings or result in an unreasonable level of overlooking to neighbouring properties. It is considered that the proposed development is visually compatible with its context and would not adversely affect the amenity of the surrounding dwellings.

The porch would have no impact on residential amenity.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

No highway implications.

KEY ISSUES/CONCLUSIONS

Approval is 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 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.

3 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:-

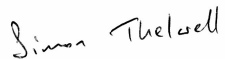
For the avoidance of doubt and to ensure that the development is carried out as approved.

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:



Simon Thelwell

19th July 2024