

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0828.24

WARD: Squirrels Heath **Date Received:** 12th June 2024

ADDRESS: 2 Pemberton Avenue
Romford

PROPOSAL: Loft conversion with rear dormer and first floor side/rear extension

DRAWING NO(S): 01
06 E

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 is a semi-detached two storey dwelling with a catslide feature located on a residential street. A driveway provides off street parking.

The surrounding area consists of predominantly large semi-detached dwellings.

It is not a listed building nor is located in conservation area.

DESCRIPTION OF PROPOSAL

Permission is sought for a loft conversion with rear dormer and first floor side/rear extension

RELEVANT HISTORY

L/ HAV/ 1307/ 70 - Dormer windows	(APRV)
L/ HAV/ 860/ 71 - Bedroom and Kitchen	(APRV)
L/ HAV/ 2525/ 72 - Porch, Hall, Garage and Dining room	(APRV)
L/ HAV/ 627/ 74 - Lean-to	(W/D)

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. 1 representation was received their comments summarised below:

- If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996.

- A problem can also occur when footings of buildings are too close to substation structures.

1. The distance between buildings and substations should be greater than 7m or as far as is practically possible.

2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.

4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer. Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices. Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

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. Site photos were sent in by the agent to accompany the application. In determining this planning application, photos, Google Street ViewTM, aerial view images and submitted drawings were used to assess the site constraints.

Note: Although no pre-application advice was sought but officer allowed for 1 re-design of the proposal.

Changes made included changing half hipped roof design to a full hipped roof.

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 proposed two-storey side extension would be built up to the southern boundary and would be set back 1m from the front elevation. The proposed roof of the extension has a hipped roof, however the proposal would also present as significant proportion of the width of the existing dwelling. The extension would be built to match the ridge line of the original dwelling creating a significant bulky addition.

The proposal bears some similarity to the extensions made to 4 and 49 Pemberton Avenue, however, it is notable that the side extension to these dwellings are set further down from the ridge and do not have the same level of bulk as the proposals creating some subservience to the main dwelling.

The proposed two-storey rear part of the extension has a depth of 3m designed with a hipped roof which is policy compliant in terms of its depth, however, the proposal would also present as significant proportion of the width of the existing dwelling in conjunction with the proposed dormer would totally dominate rear views of the property to the detriment of the character of the area.

The Council's policy states that rear dormers should be 'contained well within the body of the roof'.

However, the addition roof of the proposed dormer would infill the space between the existing gable roof and proposed hipped roof creating a very awkward relationship to the detriment of the character and appearance of the host property.

Overall, the combination of the dormer, two storey side / rear extension would overwhelm the original dwelling and result in the property losing its original character to the detriment of the visual amenity of the locality. It is thus deemed that it would have an adverse impact on the street and rear garden environment.

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.

The dormer window is rear facing into the rear garden so there is the potential for overlooking, however this arrangement is similar from the first floor windows affording views over the rear garden areas of surrounding neighbouring properties.

In regards to the neighbouring properties sharing the boundary they do not have dormer windows to the rear, but it is envisaged that the level of overlooking would not be greater than the current position at first floor level, also there are sufficient separation distances between the properties as to not impact amenity. However, the scale and design of the dormer would have a detrimental impact on the visual amenity of adjoining residents.

The proposed single and two-storey side/rear extensions will not cause an excessive loss of daylight on rear elevation of the attached neighbour (No.4 Pemberton Avenue) as the two storey rear extension will built towards the opposite boundary.

The proposed two-storey side/rear extension would be built up to the shared boundary with (No.28 Compton Av), however as it would be the rear boundary of this neighbour and reasonable separation distance it is not considered that any material amenity impact would occur.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered not to be in accordance with 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 - Residential Extensions

The proposed two-storey side/rear extension, roof alterations and rear dormer would, by reason of their height, position and bulk appear incongruous, out of scale and character with the dwelling, the special characteristics of the street and materially harmful to the visual amenity of the surrounding area contrary to Policies 7, 26 and 28 of the Havering Local Plan, the 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, notification of intended refusal and the reason(s) for it was given to the agent by email.

Authorising Officer:



Neil Goate

11th October 2024