

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1242.24

WARD: Marshalls & Rise Pk **Date Received:** 13th September 2024

ADDRESS: 2 Brockton Close
Romford

PROPOSAL: Conversion of existing garage loft space to habitable use including the conversion of roof from hipped to gabled end, raising roof ridge height and front and rear dormers

DRAWING NO(S): MON-0924-064 B
MON-0924-067 B
MON-0924-065 B
MON-0924-060 A
MON-0924-069 A
MON-0924-068 A
MON-0924-063 A
MON-0924-066 A
MON-0924-070 A

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 features a two storey detached dwelling located in a close. A driveway provides off street parking. The property is finished in brickwork. It is not a listed building, nor is located in a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the conversion of existing garage loft space to habitable use including the conversion of roof from hipped to gabled end, raising roof ridge height and front and rear dormers.

RELEVANT HISTORY

D0722.21 Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer with 2 Juliet balconies.

	PP not required	28-01-2022
P1536.21	Conversion of roof space to habitable use to include 2x front rooflights and 1x front dormer, relocation of front door and addition of porch, single storey rear extension, and Juliet balconies to first floor rear.	
	Apprv with cons	22-10-2021
T0037.08	received emailed application for work to tree located in neighbours garden covered by Tree Preservation Order 16/73	
	Approve no cons	07-04-2008

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. No objections were received.

Historic England were consulted and comment below:

-Not considered the application needs any response from Historic England

Place services were consulted and response below:

-No objection

-A non-dischargeable condition should be attached to ensure the protection of trees if planning permission is granted.

RELEVANT POLICIES

Havering Local Plan (2016)

-Policy 7 - Residential Design and Amenity

-Policy 26 - Urban Design

The London Plan (2021)

-Policy D1 - London's form, character and capacity for growth

-Policy D4 - Delivering good design

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This proposal is not CIL applicable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google StreetView, aerial view images and drawings were used to assess the site

constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed garage loft conversion would feature a front and rear facing dormer. The proposed front dormer would not be considered to have any adverse impact on the street scene with other neighbouring front dormers in the locality and dormer to be located well within the body of the roof, being 0.45 metres in from each edge as well as down from the ridge by 1.5 meters and up from the eaves 2.5 metres. The proposed front elevation would also match the design of the west immediate neighbour No.4 Brockton. The rear facing dormer would also be considered to have limited impact to the garden scene with dormers being present in the locality.

The proposed hip to gable conversion would match the roof form of the original house as well as similar to other neighbouring properties and considered acceptable in its context. The ridge height would be increased from 3.15 metres to 5.7 metres. Given this would still be 3 metres below the main building ridge height as well as 1.8 metres below the neighbouring ridge, the increase in height would be acceptable with limited concerns regarding design and impact on the street. The proposed conversion would be considered to integrate well with the main building and not appear incongruous in the locality.

The hip to gable and increase in ridge height would close the sky gap between the host site and No.4 Brockton, however given that the site is located in a close and no further increase in width at floor level than the current distance to the boundary at ground floor level, the reduction of this space at first floor level would not be considered to have an unacceptable the street scene.

IMPACT ON AMENITY

The application site is located on the corner of Brockton close with no immediate east neighbour. The west neighbouring property No.4 Brockton has 2 side located windows/doors. The first floor neighbouring window was confirmed by the agent and applicant to be an obscured bathroom window, therefore serves a non-habitable room. The ground floor obscure door serves the garage, also non-habitable. Given both side located windows serve non-habitable rooms, there is limited concern regarding any impacts to daylight and sunlight. No flank windows are proposed to the garage loft conversion with no privacy issues considered to arise.

The proposed front and rear dormer would not be considered to have any further impact on neighbouring amenity than what already exists within the locality.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal. The current parking provision would be maintained.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed works would be acceptable.

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.

4 Non Standard Condition 31

During construction of the development hereby permitted, the trees located within and adjacent to 2 Brockton Close, Romford, RM1 4EQ shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

5 Non Standard Condition 32

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local

Plan.

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:



Habib Neshat

11th November 2024