

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1481.24

WARD: Upminster **Date Received:** 6th November 2024

ADDRESS: 49 Brackendale Gardens
Upminster

PROPOSAL: Proposed front dormer to existing loft conversion.

DRAWING NO(S): Block Plan 1:500
03B
04B
05B

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 semi-detached bungalow dwelling with an extended gable ended roof with a rear dormer and a single storey rear extension.

The application site is located in a residential area and it is not within a Conservation Area nor is it a Listed Building.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a front dormer.

An application for a front dormer was refused in 2023 (planning reference: P1624.23) as the front dormer would have been placed on an extended roof that was considered unlawful so the front dormer was assessed alongside the hip to gable roof extension and the rear dormer already built. It was deemed that the development, in particular, the gabling of the roof by reason of its scale, bulk, mass and cumulative impact with the very large rear dormer appears as an unacceptably dominant and visually intrusive feature and unbalance the appearance of this pair of semi-detached bungalows within the street scene detrimental to the character and appearance of the property and materially harmful to the visual amenity of the surrounding area.

Subsequently a lawful development application for the built hip to dormer extension with rear dormer was granted (reference: E0017.24).

RELEVANT HISTORY

E0017.24	Proposed loft conversion with hip to gable build up and full width flat roof rear dormer. PP not required	20-06-2024
E0005.24	Loft conversion with hip to gable extension and rear dormer. Application for a Certificate of Lawfulness for an Existing Development. PP is required	09-02-2024
P1624.23	Front dormer extension to existing loft conversion Refuse	09-02-2024
P1083.22	Single storey outbuilding to rear for use as garden room Apprv with cons	26-08-2022
Y0454.21	Single Storey rear extension with an overall depth of 5m, a maximum height of 2.65m, and an eaves height of 2.4m. (PRIOR APPROVAL) Pr App Not Req'd	26-10-2021
P0681.91	Dormer at rear Apprv with cons	03-07-1991

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. The roof of the proposed front dormer will be designed with a flat roof finish and the width would be 3.6m, exceeding the general requirements of the above SPD. Whilst the dormer exceeds policy guidelines, it is recognised that there is a larger front dormer at the neighbouring bungalow next door at no.45 and at no.47 which appears to have a width very similar. The character of the road is also mixed and within the vicinity of the site is generally characterised by two storey dwellings. Having regard to these factors, as an exception to policy, given these circumstances, the overall scale, bulk, mass and design of the proposed front dormer is not considered to be harmful to the prevailing character of the street. The proposed front dormer would also be appropriately contained within the body of the roof with a spacing of 0.7m to the eaves and 0.5m to the top 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 window would not have a significant impact on neighbouring properties. The dormer window 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.

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

There is ample space on the front of the site for 2 cars to safely park. Policy 24 of the Havering Local Plan Adopted November 2021 requires at least 1.5 spaces per 3+ bedroom unit; this is met.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and 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.

4 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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

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18th December 2024