

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1487.24

WARD: Upminster **Date Received:** 8th November 2024

ADDRESS: 51 Brackendale Gardens
Upminster

PROPOSAL: Hip to gable loft conversion with rear dormer, gable window and roof lights to front and a single storey rear extension

DRAWING NO(S): BKL/01
BKL/02
Location Plan Scale 1:1250

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

Residential, semi-detached bungalow with a hipped roof and side dormer window. The application dwelling is finished with a painted render appearance with a face brick detail to the front bay and porch. The site is located on the junction with Brackendale Gardens and Cranston Park Avenue. No parking within the site to the front of the property. The application site is not within a conservation area, nor is it a listed building. The surrounding area is characterised by single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a hip to gable loft conversion with a rear dormer, gable window and roof lights to front and a single storey rear extension

RELEVANT HISTORY

P0075.90	Loft conversion to bedroom
	Apprv with cons 11-04-1990

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour consultation.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

LONDON PLAN:

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

Policy D4 Delivering good design

Policy T6 Car parking

Havering Council Local Plan (2016-31).

Policy 7 (Residential design and amenity)

Policy 24 (Parking provision and design)

Policy 26 (Urban Design)

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100 sqm of additional internal gross floor area of residential space, therefore it is not CIL liable.

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Havering Local Plan outlines that proposals should:

i. respect and complement the distinctive qualities, identity, character and geographical features of the site and local area.

iv. Respect, reinforce and complement the local streetscene;

vi Respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

No objections are raised to the proposed roof lights on the front elevation, on the top of the proposed ground floor rear extension or on the flank wall of the proposed gable end from a visual point of view. The proposal will be visible from both Brackendale Gardens and Cranston Park

Avenue.

The proposal seeks to alter the hipped roof to a gabled end. This will significantly increase the overall bulk and mass of the building when viewed from the street and entirely changes its visual proportions.

The SPD outlines that: "Roof extensions and alterations can change the appearance and character of the dwelling, particularly when alterations are made to the front elevation. Proposals to convert a hipped roof to a gable end roof to one house on a pair of semi-detached dwellings can result in unbalancing the pair. Where the Council has control over such proposals and hipped roofs form a characteristic of the house and/or street, a gable end will not be considered acceptable".

However, photographic evidence shows that the attached neighbour at No.49 Brackendale Gardens has constructed a hip to gable roof alteration and a rear dormer window which would prevent the unbalancing of the semi-detached pair from the proposal. The proposal would bring a sense of balance back to the pair of semis and therefore no objections are raised.

The proposed rear dormer window would be set below the ridge, up from the eaves and in from either side.

It is noted that the proposed rear dormer window would be quite large as part of this application, however, the design would be within the realms of acceptability and mindful that the attached neighbour at No.49 Brackendale Gardens has benefited from a hip to gable roof alteration and rear dormer window, it is considered that it would be difficult to substantiate a refusal on appeal.

A condition would be imposed for the face and cheeks of the dormer to be tile hung to match the appearance of the roof and to fall in line with general protocol for assessing dormers within the borough.

The proposed single storey rear extension would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing and therefore would not impact on the street scene or rear garden environment due to the property being located on the junction. No objections are raised from a visual point of view.

It is considered the proposal would not unduly impact on the street scene or rear garden environment, as the proposal would be of an acceptable design and it would be mitigated in part by the attached neighbour's loft conversion which inc no objections are raised from a visual point of view.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light and loss of privacy.

The roof lights 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.

The hip to gable roof alteration would be located on the south side of the dwelling. It is not

envisaged that this part of the proposal would have any impact on the amenity of the attached neighbour at No.49 Brackendale Gardens as they are located to the north and the separation distance would mitigate any potential impact as this part of the proposal would be located on the opposite side of the dwelling.

The rear dormer window would be mitigated in part by the attached neighbour's rear dormer at No.49. It is considered that the rear dormer would not unacceptably impact on the amenity of this neighbour.

It is noted that No.49 has a single storey rear extension which is approximately 3.1m deep. The proposed single storey rear would be 4m deep and 3.15m high excluding the roof light.

An overall projection beyond No.49's extension of approximately 0.9m is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended. It is considered that the additional 0.15m height above the 3m guidance would not unacceptably impact of No.49 mindful of limited projection beyond their rear extension and due to the fact that the proposal would be mitigated in part by their single storey rear extension.

The proposed roof light on top of the ground floor rear extension would be sufficiently removed from the sides of the extension, not to unacceptably impact on the adjacent neighbours.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

For the reasons outlined above, it is considered that the proposed development would not unacceptably impact on the amenity of the adjacent neighbours at No.49 Brackendale Gardens.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

The properties to the east, south and west of the application site would sufficiently removed from the application dwelling so not to be impacted by the proposal.

The submitted plans show a flank window in the gable wall which would be an additional window to bedroom No.3. This flank window would be deemed to be a secondary light source with additional light being provided via the roof light to the front and from the dormer window to the rear. A condition would be imposed for the flank window to be obscured glazed and fixed shut. It could be considered that this would be too onerous mindful that the front dormers at Nos. 52 and 54 Cranston Park Avenue face the application site, however, mindful that additional light is provided from the front and rear elevations as mentioned above, it is considered that conditioning this flank window would not be necessary owing to the fact that it will be set at least 23m from the habitable windows of these properties and would be facing the road.

It is considered that the proposed windows on the rear elevation would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the

application dwelling and the neighbouring properties already overlook the rear garden areas of surrounding residential properties.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal as the existing parking arrangements would be unaltered.

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.

5 SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

6 Rear Dormer Window Finish

Notwithstanding the details shown on drawing BKL/02 accompanying the application, the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the roof of the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with Policy 26 of the Havering Local Plan.

INFORMATIVES

1 Land Ownership Informative Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 Party Wall Party Wall Informative

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act

1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

3 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:



Raphael Adenegan

3rd January 2025