

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1389.24

WARD: Havering-atte-Bower **Date Received:** 16th October 2024

ADDRESS: 21 Felstead Road
Romford

PROPOSAL: Addition of first floor to existing bungalow and relocation of entrance to front, demolition of existing shed and alteration to existing rear steps

DRAWING NO(S): A.6
A.9
A.1
A.5
A.7
A.8
A.10

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 detached bungalow located on a residential street. The property is not listed, nor is it within a conservation area. The building is finished in brickwork. The surrounding area is residential in nature, containing mainly semi-detached houses.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the Addition of first floor to existing bungalow and relocation of entrance to front, demolition of existing shed and alteration to existing rear steps

RELEVANT HISTORY

Y0241.24	Single storey rear extension with an overall depth of 8m, a maximum height of 3.60m, and an eaves height of 3m. (PRIOR APPROVAL) Awaiting Decision
P0737.22	Addition of first floor to existing bungalow, with internal refurbishments to modernise the house. Dropped kerb and paved forecourt. Refuse 08-08-2022

Y0152.22

Single storey rear extension with an overall depth of 8m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)

Pr App Refused

16-06-2022

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbouring sites in the area. 1 comment was received and summarised below.

- Light & privacy concerns
- Inaccuracies to drawings.

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.

It is notable that this application is a resubmission of P0737.22 which was refused for the following reasons:

- The proposed extensions would, by reason of the design - in particular the large glazing would be out of character and visually intrusive feature in the street and garden scene harmful to the appearance of the surrounding area, and would therefore be contrary to the Residential Extensions and Alterations SPD 2011 and Policies 7 and 26 of the Havering Local Plan.

-. The proposed development would, by reason of its height and large openings to the rear elevation would result in loss of light and loss of privacy which would have an adverse effect on the amenity of adjacent occupiers at Nos. 19 and 23 Felstead Road, Romford contrary to the Residential Extensions and Alterations Supplementary Planning Document and Policy 7 of the Local Plan.

This application differs from the previous refused application with no dropped kerb proposed as well as changes to the design of the fenestration/glazing.

It is considered although changes have been made to the design of the front and back glazing, there are still concerns from a visual point of view with the proposed design with large glazing to the front to still appear incongruous and out of character within its setting and would therefore be a visually intrusive feature in the street and rear garden scene harmful to the appearance of the surrounding area.

Furthermore regarding the previous refusal reason surrounding the impact to neighbouring amenity, concerns would still remain of impacts to No.19 & 23. Previously, it was discussed that the application property is currently located approximately 4m forward of this neighbour. Given the front windows at ground and first floor serve habitable rooms (Lounge and Bedroom), the proposal would infringe the 45 degree line (in particular the ground floor window) and as such would result in loss of light and also lead to more overshadowing to the rear patio doors. As a result, it is considered that the proposed development would unacceptably impact on the amenity of the adjacent residents at No.23 Felstead Road. The exiting drawings provided with this application only show a 1 metre forward projection, and after assessing all up to date images and maps, the drawings would appear to be incorrect, with the front projection and dimensions of the existing building considered to be incorrect. The site is approx. 4 metre forward from the neighbour No.23, not 1 metre as per drawings provided and therefore the same concerns would still apply in this instance in regards to light and overshadowing.

The amenity impacts to No.19 were previously assessed in P0737.22 to be that that as a result of the large windows, there would be perceived overlooking into the patio and rear garden area of this neighbour resulting in loss of privacy. As per this proposal, there has been a reduction in size of rear windows and removal of the Juliet balcony, with there now being less concern to this neighbour No.19

There would be limited concern regarding the relocation of the entrance door, demolition of shed and alteration to the rear steps.

The previous refusal reasons have not all been considered overcome as well as inaccuracies with the provided drawings.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed works would not be acceptable in the sites context, considered to

be visually intrusive as well as impacting the residential amenity of No.23 Felstead.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Residential Extensions

The proposed extensions would, by reason of the design - in particular the large glazing would be out of character and visually intrusive feature in the street and garden scene harmful to the appearance of the surrounding area, and would therefore be contrary to the Residential Extensions and Alterations SPD 2011 and Policies 7 and 26 of the Havering Local Plan.

2 Reason for refusal - Loss of Privacy/Overlooking

The proposed development would, by reason of its height would result in loss of light and have an adverse effect on the amenity of adjacent occupiers at No 23 Felstead Road, Romford, contrary to the Residential Extensions and Alterations Supplementary Planning Document and Policy 7 of the Local Plan.

3 Refusal non standard

By virtue of inaccuracies in the submitted drawings in comparison to what was previously submitted in past applications and current up to date photos, fails to provide sufficient clarity for the Council to make an accurate assessment.

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 via email 15th Jan.

Authorising Officer:



Habib Neshat

16th January 2025