

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1647.24

WARD: Emerson Park **Date Received:** 12th December 2024

ADDRESS: 52 Nelmes Way
Hornchurch

PROPOSAL: Proposed first floor side extension and front dormers with alterations to the front elevation including changes to fenestration

DRAWING NO(S): PL03
PL01
PL02
PL04
PL05
PL06
PL08

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 houses a detached residential house with side and rear extensions. The property is not listed, nor is it within a conservation area but it is located in the Emerson Park Policy Area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a proposed first floor side extension and a front dormers with alterations to the front elevation including changes to fenestration. This application is the same as an approved planning application (reference: P0624.24) but has two front dormers rather than one.

RELEVANT HISTORY

Y0216.24	Single storey rear extension with an overall depth of 8m, a maximum height of 4m, and an eaves height of 2.50m. (PRIOR APPROVAL)
	Pr App Not Req'd 15-10-2024

Y0180.24	Single storey rear extension with an overall depth of 8.0m, a maximum height of 4.0m, and an eaves height of 2.5m (PRIOR APPROVAL)
	Pr App Ref Val 26-07-2024
P0624.24	Proposed first floor side extension and front dormer with alterations to the front elevation including changes to fenestration
	Apprv with cons 28-06-2024
W0031.24	First floor side extension and front facade alterations
	Awaiting Decision
P1438.90	First floor extension at side and over garage
	Refuse 31-01-1991

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections 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 (SPD)

- Section 6 Side extensions
- Section 8 Roof extensions, loft conversions and dormer windows

Emerson Park Policy Area Supplementary Planning Document

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

This application is the same as an approved planning application (reference: P0624.24) but has two front dormers rather than one.

It is desirable to maintain the original character of the area and in this case, the locality is comprised of similarly large detached dwellings in the Emerson Park Policy Area. Guidelines indicate that a minimum requirement of 1m from an adjoining boundary is required to maintain an adequate distance between properties and to avoid an uncharacteristic cramped appearance within the street scene and ensure its massing and architectural style is in keeping with surrounding properties. A 1m spacing to the side boundary would be maintained, meeting this guidance.

Section 6.3 of the SPD states that 'for detached houses, the approach taken will depend on the architectural style of the house, its relationship to neighbouring dwellings and the character of the street. Side extensions to detached houses may be constructed to the full height of the existing building, provided they appear as an integral part of the original house rather than an unrelated addition'. The extension would be 5m wide and would integrate well with the existing house with a design that appears integral to the main house in terms of roof height, fenestration and roof design.

In the pre-application process, it was suggested by the planning officer that the side extension should not extend right up to the front of the existing side garage and be more balanced in depth similar to the front projection to the north of the house and that the front gables are kept low, similar to what is in place at present. The applicant has not followed this advice in this planning application. In their supporting statement submitted with this application, the applicant has justified the design approach with examples nearby. It would be difficult to refuse this planning application on the design, the impact on the main house and the street scene as the site is large enough to accommodate the extension, spacing of 1m to the side boundary would be maintained and the overall design is acceptable. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the Emerson Park area generally. Additionally, the area is characterised by houses with a range of designs, styles and building lines.

The front dormers would each be 1.8m in width failing to meet guidance in Section 8.4 of the SPD which states that 'if the Council considers that a dormer facing the highway will not cause harm to the original house or street scene, its width should be no greater than 1.2 metres. The width should also not exceed the height (measured vertically between the highest and lowest points at which any part of the dormer intersects with the main roof)'.

It is acknowledged that the width of the front dormer windows would be wider than normally preferable, however, it is considered that it would be contained well within the roof space and it is noted that there are various styles, sizes and designs of front dormer windows within the surrounding area and therefore no objections are raised. There are examples of two front dormers nearby, such as at no.4, so it would be difficult to refuse this planning application.

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 outlook.

It is considered that the proposed extensions and front dormer would not have a significant impact on the amenity of the adjacent residents due to loss of outlook, light and overshadowing. There would be no impact on the neighbour at no.50 as the extension and dormer would be within the

existing front and rear building lines.

Careful consideration has been made to assess the impact on amenity to the neighbour at no.54; there are no primary habitable room windows in the flank wall so the extension will not cause loss of light issues to the flank. It is acknowledged that the side extension would be around 2.4m further forward from the front building line at no.54 but it would be 2.7m from the house at no.54 so any loss of light or overshadowing would be mitigated by this spacing.

There would be an en-suite window in the flank wall of the extension but a condition can ensure that it is glazed in obscure glazing and fixed shut 1.7m from the internal floor level to ensure no overlooking would occur to the flank windows of no.54. A condition will also be imposed so that additional flank windows cannot be added to the extensions without consent.

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

No highway issues.

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 SC34C (obscure/non-opening & 1.7m above ground level).

The new flank windows shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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

Habib Neshat

6th February 2025