

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1212.24

WARD: Gooshays **Date Received:** 5th September 2024

ADDRESS: 22 Sudbury Close
Romford

PROPOSAL: Loft conversion with rear dormer, roof lights to front and gable window

DRAWING NO(S): D02
D03
D05
D07
D08
D09

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 features a two storey detached coach house. It is not a listed building, nor is located in a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a loft conversion with rear dormer, roof lights to front and gable window.

RELEVANT HISTORY

P0425.24	Loft conversion with rear dormer, roof lights to front and gable window
	Refuse 20-05-2024

CONSULTATIONS/REPRESENTATIONS

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

- Privacy & light concerns

- Overlooking & overshadowing

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 P0425.24. P0425.24 was refused for the following reason:

-The proposed rear dormer window, by reason of its position within the rear roof slope and close proximity to the rear gardens of the neighbouring properties nos. 27 and 28 Sudbury Close, would result in an overbearing impact, sense of enclose, overlooking and loss of privacy to these neighbouring occupants, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

This application differed from the previous refused application with a reduction in the number of windows as well as obscure glazing proposed for the rear facing windows.

As per the previous application and officer report, there are no objections to the front roof lights or gable end window from a visual standpoint and the proposed developments are thus considered to be acceptable and would not unduly impact the rear garden or street scenes.

Previous amenity issues and reasons for refusal such as overlooking and loss of privacy have been mitigated with the reduction of windows and obscure glazing proposed. However, as also previously raised and reason for refusal, it is judged that the dormer would still remain to have an overbearing

impact and increased sense of enclosure to the detriment of the amenity enjoyed by these residents, contrary to local plan policy 7, due to the very close proximity to these rear gardens and rear elevations of these neighbours.

The solar panels, which are to be retained according to condition 31 of P1451.10 and Q0275.13 would also be lost. This did not form part of the reason for previous refusal, officers are of the view that to disregard it would be likely to lead to an unsatisfactory precedent whereby the long term energy efficiency of the units approved using renewable energy technology would be severely compromised as a result.

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 not be acceptable in the sites context, considered to be overbearing and creating a sense enclosure, impacting the residential amenity of neighbouring sites.

RECOMMENDATION:

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

1 Refusal non standard

The proposed rear dormer window, by reason of its position within the rear roof slope and close proximity to the rear gardens of the neighbouring properties nos. 27 and 28 Sudbury Close, would result in an overbearing impact and sense of enclose to these neighbouring occupants, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

2 Refusal non standard

The solar panels, which are to be retained according to condition 31 of P1451.10 and Q0275.13 would also be lost. The long term energy efficiency of the units approved using renewable energy technology would be severely compromised as a result.

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 agent via email 24th October.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Raphael Adenegan', written in a cursive style.

Raphael Adenegan

11th February 2025