

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1500.24

WARD: Mawneys **Date Received:** 11th November 2024

ADDRESS: 5 Playfield Avenue
Romford

PROPOSAL: Installation of first floor side dormer

DRAWING NO(S): Existing and Proposed Floor Plan 1:100
Existing and Proposed Side Elevation 1:100
Existing and Proposed Rear Elevation 1:100

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 semi-detached residential bungalow with front and rear dormers and a single-storey rear extension.

The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly detached and semi-detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a side dormer.

RELEVANT HISTORY

P0525.10	Retention of detached garage and brick wall Refuse	07-07-2010
P1223.06	Single storey side & rear extension, front & rear dormer windows Apprv with cons	10-08-2006
P0378.06	Single storey front side & rear extensions and front side & rear dormer windows with extension of hip end roof Refuse	25-04-2006
P0766.05	Single storey side extension Refuse	22-06-2005

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 principle of a side dormer would not look out of place in the street scene as there are some side dormers nearby. However, careful consideration should be made of the design and the impact on the street scene.

Section 8.3 of the of the 'Residential Extensions and Alterations' SPD states that 'dormers should be contained well within the body of the roof, by being set well back from the eaves, and by setting the sides well in from any gables or party walls. Dormers must never extend above the ridge line of the roof and should be located well below it. All windows at roof level, particularly dormers, should relate to the windows of the original house in proportion, design and position. Dormers with pitched roofs set at right angles to the main roof are preferred'. Also Section 8.4 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)'.

The proposed side dormer would be set in well from the sides of the roof and the eaves and have a pitched roof meeting the guidance. The proposed dormer would exceed the guidance of 1.2m in

width (2.7m) but in this case there are large side dormers nearby, such as at no.32, 35, 46 and 24 so the proposal would not look out of place and would be difficult to refuse.

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.

Careful consideration has been made in terms of the impact of the dormers on the amenity of neighbours due to overlooking. The dormer would face the public highway and the nearest neighbour would be across the road so any overlooking impact would be mitigated. Nevertheless a condition should ensure that it is glazed in obscure glazing.

There would be no impact on nearby neighbours in terms of overshadowing or loss of light

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is 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 SC34 (Obscure glazing) ENTER DETAILS

The proposed dormer window shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

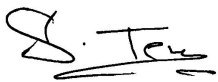
In the interests of privacy.

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:



Suzanne Terry

25th February 2025