

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0009.25

WARD: Marshalls & Rise Pk **Date Received:** 7th January 2025

ADDRESS: 41 Eastern Avenue East
Romford

PROPOSAL: Loft conversion with rear dormer, front roof light and rear pergola to ground floor

DRAWING NO(S): 201 Revision A
202 Revision A
204 Revision A
206 Revision A
207 Revision A

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application is compromised by a two storey terraced property with loft space. The property benefits from a narrow but spacious rear garden. The site is located within a residential area with neighbouring properties featuring similar development.

The application site is not a listed building, nor is it within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a loft conversion with rear dormer, front roof light and rear pergola to ground floor.

RELEVANT HISTORY

Various extensions to side/rear

P0458.07	Two storey side/rear extension and part single storey rear extension. Apprv with cons	04-05-2007
P0486.07	Formation of 2 Bedroom dwelling Apprv with cons	04-05-2007
P0276.05	Two bedroom house	

	Apprv with cons	06-04-2005
P1447.04	Erection of a two bedroom house	
	Refuse	27-09-2004

CONSULTATIONS/REPRESENTATIONS

Transport for London (TfL) - No comments for the application, but advice provided for the applicant.

Notification letters were sent to 11 neighbouring properties. No objections have been received.

RELEVANT POLICIES

Havering Local Plan (2021)
 Policy 7 - Residential Design and Amenity
 Policy 24 - Parking provision and design
 Policy 26 - Urban Design

The London Plan (2021)
 Policy D1 - London's form, character and capacity for growth
 Policy D4 - Delivering good design
 Policy T6 - Car Parking

OTHER

National Planning Policy Framework (Dec 2024)
 Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of The Havering Local Plan sets out to promote high quality design that contributes to the creation of successful places by supporting development proposals that, respect and complement the distinctive qualities, respect reinforce and complement the local street scene and respect the visual integrity and established scale of the building.

The principle of a rear dormer that would preserve the residential character of the existing dwelling and surrounding area would generally be considered acceptable.

However, current proposal, due to its scale would be considered to dominate the rear roof slope of the building on which it would be located, would therefore fail to comply with the Council's SPD which states in para. 8.3 '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'. Therefore,

as currently proposed would be considered to harm the appearance or character of the original house, when viewed from the rear.

Given the application property is sub-divided (creating No.41A), the dormer would cover the roof space of the application property in an L shape. The proposed rear dormer due to its scale, size, and design would appear dominant and incongruous, harming the visual appearance of the dwelling house and now terraced row. The proposed dormer is not considered acceptable. As such, the proposal fails to comply with the Council's 'Residential Extensions and Alterations' SPD and Policy 26 The Havering Local Plan (2016).

The proposed rooflight on the front elevation due to its size would have no material impact on the visual appearance of the property and area.

IMPACT ON AMENITY

Policy 7 of The Havering Local Plan states residential development should provide an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not impacted. The council will support developments that do not result in unacceptable overlooking or loss of privacy or outlook, unacceptable loss of daylight and sunlight as well as unacceptable levels of noise, vibration and disturbance.

The application property is situated between two properties No.39 and No.41A Eastern Avenue East.

The rear dormer window would occupy significant part of the rear roof slope of the dwelling, it is considered that the proposal would impact on visual impact amenity of adjoining neighbours in particular, when viewed from the rear garden areas.

It is considered that the proposal 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.

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.

In all, the development would not significantly impact on amenity of nearby neighbours.

HIGHWAY/PARKING

The existing vehicle parking arrangements on site are considered adequate to accommodate the additional study room proposed. The Transport for London were consulted, although they had no comments to make on this application. They provided advice for the applicant, this will be attached as an informative if minded to approve. The proposal is not considered to have adverse impact on parking and highway safety.

KEY ISSUES/CONCLUSIONS

The proposal is not considered to be in accordance with the above mentioned policies and guidance and refusal is recommended.

RECOMMENDATION:

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

1 Refusal non standard

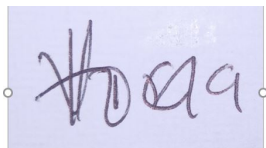
The proposed rear dormer window, by reason of its scale, bulk and mass would appear out of scale and character with the dwelling and materially harmful to the visual amenity of the surrounding area contrary to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

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 in writing 10-03-2025.

Authorising Officer:

A handwritten signature in purple ink, appearing to read 'Victoria Collins', enclosed in a light blue rectangular box with small circles at the corners.

Victoria Collins

12th March 2025