

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0131.25

WARD: Hylands & Harrow Lg **Date Received:** 30th January 2025

ADDRESS: 50 & 52 Hyland Way
Hornchurch

PROPOSAL: Hip to gable roof alteration with dormer and first floor rear extension to both properties

DRAWING NO(S): 001 Rev P4
002 Rev P4
003 Rev P3

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The subject site is a pair of two storey semi-detached dwelling houses located on the eastern side of the street. Both sites offer off-street parking to the front and garden space at the rear.

The properties are not listed and not within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a hip to gable roof alteration with dormer and first floor rear extension to both properties.

RELEVANT HISTORY

W0224.24	We are looking to undertake a joint applicant First floor rear extension with a loft dormer to both properties. Awaiting Decision
P0306.18	Residential annexe for family member in rear garden. Apprv with cons 25-04-2018
P0827.17	Erection of a 1 storey rear extension to No. 52 and a 1 storey rear and side extension to No. 50. Apprv with cons 18-07-2017
P0247.91	Single storey side extension

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 12 neighbouring properties. No comments have been received.

RELEVANT POLICIES

Havering Local Plan (adopted 2021)

Policy 7 - Residential Design and Amenity

Policy 10 - Garden and backland development

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.

STAFF COMMENTS

Amendments relating to the dormers were submitted to address concerns raised by the LPA. Upon further discussions, the roof form of the proposed first floor rear extensions were revised.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Havering Local Plan 2016-2031 (adopted 2021) emphasizes that planning permission will only be granted for developments that maintain, enhance, or improve the character and appearance of the local area. This is achieved by responding to distinctive local building forms and patterns of development, and by respecting the scale, massing, and height of the surrounding physical context. Additionally, Policy 26 focuses on ensuring that the appearance of Havering is maintained and, where possible, enhanced by requiring new development to maintain or improve the character and appearance of the local area in its scale and design.

The proposal seeks to change the roof form from hip to gable, introduce a rear dormer and first floor extension to both properties.

The proposed hip to gable roof alteration would be in keeping with the visual appearance in the street scene of Hyland Way. Following discussions with the applicant, the proposed rear dormers were reduced in size to ensure they would be positioned within the roof slope, set back from the eaves and set down from the existing ridge height in accordance with the Residential Extensions & Alterations SPD.

The proposed first floor extensions would be above the existing single storey extension which protrudes approximately 6meters (m) in depth, 3m in height and 7.5m in width. The first floor extension would be 4m in depth and 6.2m in width. The first floor addition would result in a two storey extension measuring 5.3m eaves at the height and 7.8m at maximum height with a pitched roof slope. The proposed first floor extension due to its siting, scale, design and material finishing would respect the character and appearance of both existing dwellings and street scene.

Both properties benefiting from the proposed addition, would create a symmetrical development that is considered acceptable to preserve the character and appearance of the semi-detached pair and surrounding 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 Residential Extensions and Alterations SPD stipulates two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres (Figure 6). In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4 metres may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties.

The proposed hip to gable roof alteration with rear dormer would preserve the amenity of the neighbouring occupants by virtue of its position and scale.

The proposed first floor extension would be positioned 2.1m from the boundary treatments shared with No.48 and No.54 Hyland Way. It is considered the proposed first floor extensions would maintain sufficient distance from the properties on the neighbouring sites to preserve neighbouring amenity in terms of outlook. The proposed rear dormer and first floor extension would by virtue of their siting, scale and design have limited impact on the amenities of the neighbouring occupants in terms of loss of sun/daylight, overshadowing and would not appear overbearing.

The proposal due to its position and orientation would not result in material overlooking or loss of privacy.

Overall, the proposed development is not considered to have adverse impact on the amenity of the neighbouring occupants and existing/future occupiers of both semi-detached pair.

HIGHWAY/PARKING

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

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 Non Standard Condition 31

The proposed development at Nos. 50 & 52 Hyland Way shall be carried out at the same time in conjunction with each other as a single building operation and not as separate developments.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and the amenity of the future occupants, and in order that the development accords with Policies 7 and 26 of the Havering Local Plan (adopted 2021).

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 5 of the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area, and in accordance with Policy 26 of the Havering Local Plan (adopted 2021).

5 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.

INFORMATIVES

1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent by email. The revisions involved the correction of proposed plans. The amendments were subsequently submitted.

Authorising Officer:



Habib Neshat

25th June 2025