

PLANNING STATEMENT
Loft Conversion with Rear Roof dormer
11 Ramsden Drive ROMFORD RM5 2NJ

1.00 Proposal

Loft Conversion with Rear Roof dormer.

2.00 The Site and planning History

- 2.01 Property no. 11 Ramsden Grove is a two-storey end-of-terrace house finished in painted render. The house is one of a group of six terraced properties.
- 2.02 The house's original hipped roof has lawfully been altered into gable end. (2014). The house has previously been extended with a two storey side extension up to the side boundary, adjacent to the park entrance.
- 2.03 The surrounding area is characterised by similar two storey, terraced dwellings, some with rear dormers.
- 2.04 There is an extant approval for a rear dormer measuring 39 cu metres which is yet to be implemented.
- 2.05 Collier Row Recreation Ground is to the north and rear of the application site.
- 2.06 The property is not listed, and the site is not within a conservation area.

3.00 Planning history –

- 3.01 On 10/02/2025, LDC ref D0529.24 was approved for a proposed loft conversion with rear dormer. The approved dormer has a volume of 39.4m³ (this extant permission is yet to be implemented.)
- 3.02 Planning permission ref P0714.14 was granted on 17/07/14 for Two storey side extension, loft conversion with rear dormer. This has been implemented but without the dormer.
- 3.03 P1524.24 was withdrawn for Loft conversion with rear dormer and front roof lights.

4.00 Precedent for the current proposal.

- 4.01 The current proposal is seeking permission for loft conversion with rear roof wide dormer.

- 4.02 The proposed dormer would be 1760mm high, 2890 mm deep at the top and 6730 mm across. The dormer is set back slightly from the rear wall and stepped down from the ridge.
- 4.03 Similar rear dormers have been granted permission at 25 and 23 Ramsden Drive. The relevant applications are quoted below.

23 Ramsden Drive ROMFORD RM5 2NL

- 4.04 Planning permission ref P2067.17 was granted on 23rd February 2018 for Two storey side extension, loft conversion with rear dormer. Demolition of existing single storey rear extension and erection of a new single storey rear extension. Erection of Front Porch.
- 4.05 The officer report stated that the proposed rear dormer would be appropriately contained within the body of the roof. In addition, the proposed rear dormer would feature windows that will match as well as be within alignment with the windows of the main house and also reflect the design of the neighbouring rear dormer at No.25.

25 Ramsden Drive Romford RM5 2NL

- 4.06 Property No. 25 Ramsden Drive is similarly a two storey end of terrace house. On 10/03/16 planning permission ref P0028.16 was granted for Loft conversion with rear dormer. Demolition of existing single storey rear extension and erection of a new ground floor single storey rear extension.
- 4.07 The officer's report stated *"It should be noted that the proposed two storey side extension, hip to gable alteration and front porch extension has extant consent from the above application. The applicant is seeking planning permission to include a rear dormer window and changes to the single storey rear extension. The applicant has submitted revised plans to lower the height of the proposed rear dormer window in order to create a break from the ridge of the main roof."*

5.00 Policy Context

The revised National Planning Policy Framework (NPPF) was updated on 19th December 2023. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The London Plan:

The Mayor's London Plan 2021- The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life. Relevant policies include:

Policy D1 London's form, character and capacity for growth
Policy D4 Delivering good design

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity),
Policy 26 (Urban Design).
SPD04 - Residential Extensions & Alterations SPD

6.00 Planning Appraisal

The main issues for consideration in this application are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

6.01 Impact on the character and appearance of the existing building, the street scene and the wider locality

6.01 Policy DC 26 (Urban Design) outlines the Council's expectations for design quality in development. The policy requires developments to complement and improve the amenity and character of the area through its appearance, materials used.

6.02 The raising of the hip to a gabled roof has lawfully been carried out and did not unacceptably impact on the group. Further, the side extension maintains the existing building line of the front elevation, so that the architectural rhythm of the street is maintained.

6.03 The proposed rear dormer fits well in the roof and would relate to the existing property. It would not unduly impact on the street scene or the rear garden environment.

6.04 There is an LDC for a rear roof dormer for the house. The proposed rear dormer window would not project above the ridge of the dwelling and would be well contained within the roof space and therefore would be acceptable. The proposed enlarged rear dormer window would be visible from Collier Row

Recreation Ground and along the access to this area but not from the street. The proposed rear dormer is contained within the roof, and due to its location in the rear roof it does not harm the appearance and character of the property. The proposal is similar granted to rear dormers at 23 and 25 Ramsden Drive.

- 6.05 Furthermore, it utilises materials that match the host dwelling and has a form and scale that reads as an integral part of the design. As a result, the roof alteration does not appear out of place. It has minimal impact on the character and appearance of the dwelling or of the area.
- 6.06 The Council's Residential Design Guidance SPD (Residential Extensions & Alterations) outlines that extensions to houses can have a profound effect on the appearance of an area. The SPD states that dormer windows should normally be located facing the rear garden, so they are not visible from the street and do not harm the appearance or character of the original house. The development complies with this requirement and should be supported.
- 6.07 In addition, the dormer does not extend above the ridge line of the roof and windows at roof level, relate to the windows of the original house in proportion and design.
- 6.08 It is required that any scheme for the site should relate appropriately to the sites context and comply with development plan policies in terms of character and appearance. The proposal suitably meets the requirements of development plan policies such as Policies 7 (Residential design and amenity), 26 (Urban Design) of the Havering plan, and D3 of the 2021 London Plan.

6.10 Impact on the living conditions of neighbouring residents.

- 6.11 The rear dormer is not considered to harm the character of the surrounding area and is not considered to result in any additional loss of amenity to neighbouring residents.
- 6.12 Policy 7 (Residential design and amenity) requires that residential development should be of a high design quality that is inclusive and provides 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 adversely impacted.
- 6.13 In order to protect the amenity of existing and future residents developments should not result in unacceptable overlooking or loss of privacy or outlook. The rear dormer is not considered to harm the character of the surrounding area and is not considered to result in any additional loss of amenity to neighbouring residents.

- 6.14 There is an extant LDC approval for a rear proposal with a volume of about 27.5 cu metre. The proposed dormer would add a proportionate volume to this which is considered to be a modest addition.
- 6.15 The proposed enlarged rear dormer would not result in any undue overlooking or loss of privacy beyond what is already existing. It is noted that there are a number of properties nearby with similar dormers which already overlook the rear gardens of surrounding properties.

7.00 Conclusion

- 7.01 In summary, the development accords with Policies and would not harm the character or appearance of the area.
- 7.02 The development would not have an adverse effect on the amenities of adjacent occupiers and complies with Residential Extensions and Alterations Supplementary Planning Document and Policies 7 and 26 of the Havering Local Plan and Alterations Supplementary Planning Document.