

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1002.25

WARD: Marshalls & Rise Pk **Date Received:** 28th July 2025

ADDRESS: 240 Pettits Lane North
Romford

PROPOSAL: Loft conversion with front dormer and roof light to front

DRAWING NO(S): LIVARCH/240PLN/201B
LIVARCH/240PLN/203B
LIVARCH/240PLN/204B
LIVARCH/240PLN/205A
LIVARCH/240PLN/206B

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 comprises of a semi-detached bungalow, which is located on the northern side of Pettits Lane North. There is an existing single storey rear extension and side garage on site.

Parking available on the driveway to the front of the property. The surrounding area is characterised by semi-detached residential properties.

DESCRIPTION OF PROPOSAL

Since this application has been made valid, the hip-to-gable roof extension along with side gable window and one of the front rooflights has been removed from this current scheme.

Loft conversion with front dormer and rooflight to the front.

RELEVANT HISTORY

D0004.25	Certificate of Lawfulness for a hip to gable loft conversion with rear dormer and roof lights to front. First floor side staircase/landing window (west).
PP not required	28-02-2025

CONSULTATIONS/REPRESENTATIONS

Officers comments: It should be noted that officers have not carried out public re-consultation on this application, by reasons that proposed changes (see full details in description of works) would create less impact on residential amenity and scale of works has been reduced in size.

One letter of objection was received from a local resident raising the following concerns:

- 1.Overlooking from the side gable window. Even if the window is obscure glazed or not.
- 2.Concerns that hip-to-gable roof extension would obstruct their light to their property.
- 3.The front dormer would not be in keeping with the roofs of the properties.

Officers' comments: In terms of point 1 and 2, these have now been removed from the current scheme. As such, this would not form part of the assessment of this current application.

In terms point 3, refer to relevant sections of this report for full assessment and consideration.

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" .

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).

Policy 24 (Parking provision and design).

Policy 26 (Urban Design).

Policy 34 (Managing pollution).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken.

In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The front dormer would measure approx. 1.5m wide, 2.6m deep and 1.9m high with a pitched/hipped tiled roof.

Officers recognise that the width of the proposed front dormer would only exceed the guidance by a modest amount. As such, the proposed front dormer and front rooflight are not considered to harm the established character of the street, as there are other examples of front dormers and front rooflights to the east (nos. 230 and 236 Pettits Lane North) and west (nos. 246, 248, 258 and 260 Pettits Lane North). It is also considered that the proposed pitched tiled roof design would retain a sufficient degree of balance to this pair of semi-detached bungalows and thereby retain the character of the street.

Given the above, the proposed amended development is considered acceptable and would integrate well with the host property nor unbalance this pair of semi-detached properties. Plus, the proposal would not unduly impact upon the street scene. As such, it is not considered that the proposal warrants a reason for refusal on bulk, design or appearance grounds.

IMPACT ON AMENITY

The development at roof level to the front is not considered to create any further impacts upon the residential amenities of the surrounding neighbouring occupiers to the east, west or south.

Given the above and subject to conditions, overall, the scheme is not considered unneighbourly or create any new amenity issues to these neighbours to the east and west to warrant a reason for refusal on amenity grounds.

HIGHWAY/PARKING

No new highways issues raised.

KEY ISSUES/CONCLUSIONS

Given the above, the amended application is considered to be in accordance with the abovementioned policies and guidance and approval subject to conditions 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.

INFORMATIVES

1 Non Standard Informative 1

The implementation of both D0004.25 and P1002.25 at the same time may invalidate one or both of these applications and as a result a fresh planning application may be required as the proposal would be contrary to the approved plans and the resultant volume may exceed the 50 cubic metres allowance allowed for the proposed loft extension under permitted development.

2 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 A. Anwar via e-mails on 26.9.25. The revisions involved removal of hip-to-gable roof extension (see delegated report for full details). The amendments were subsequently submitted on 2.10.25.

3 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain

circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

4 Building Regs

You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:



Neil Goate

17th October 2025