

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1007.25

WARD: Marshalls & Rise Pk **Date Received:** 29th July 2025

ADDRESS: 27 Parkway
Romford

PROPOSAL: Loft conversion with No.2 rear dormer windows and rooflights

DRAWING NO(S): 2506992-PD102 Rev. A
2506992-PD103
2506992-PD104
2506992-PD105 Rev. A
2506992-PD110 Rev. A
2506992-PD201 Rev. A
2506992-PD301 Rev. A
2506992-PD302 Rev. A

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 comprises the existing two storey detached dwelling with parking and amenity space to the front and private amenity space to the rear. The surrounding area is predominantly residential in nature, primarily featuring two and two and a half storey detached dwellings, with some instances of two storey semi-detached dwellings. The site is bounded to the northwest by Raphael Park.

The site does not contain any listed buildings, however, it is located within the Gidea Park Conservation Area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for: 'Loft conversion with No.2 rear dormer windows and rooflights'.

RELEVANT HISTORY

P0004.16 - Single storey rear extension together with the construction of a new poolhouse - Approved with conditions (24.03.2016)

P1690.05 - Resurfacing and widening existing driveways - Approved with conditions (07.11.2005)

T0060.05 - received s211 notice for removal of trees to front of property located within Gidea Park Conservation Area - Approved no conditions (08.08.05)

P0093.03 - Single storey front, side and rear extensions and two storey side and rear extensions - Approved with conditions (10.03.03)

P0004.16 Single storey rear extension together with the construction of a new pool house.

Apprv with cons 24-03-2016

P1690.05 Resurfacing and widening existing driveways

Apprv with cons 07-11-2005

P0093.03 Single storey front, side and rear extensions and two storey side and rear extensions.

Apprv with cons 10-03-2003

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 6 neighbouring properties. At the time of writing this report, no responses have been received.

A site notice was erected and a press notice was issued on 10th October, both running until 31st October. No comments were received in response to either of these advertisements.

Heritage - three sets of comments were provided, as follows:

First set -

- * No objection in principle to the proposed loft conversion;
- * The proposed dormers are of a traditional design and would not be out of keeping with the architectural character of the property;
- * The proposed rooflights are unsympathetic -
- * Rear -
- * the number of rooflights is excessive and positioning them as a group would appear as an incongruous array of glazing;
- * these rooflights are likely to be visible from the public realm (particularly the adjacent sports field) and certainly from the rear gardens of neighbouring dwellings;

* Front -

- * these rooflights would undermine the property's architectural character (which is integral to the site's contribution to the Conservation Area's significance) by being out of keeping with its design;
- * they would be prominent within the streetscene and discordant with the area's roofscape which currently doesn't feature front rooflights;
- * they would diminish the site's positive contribution to the Conservation Area and fail to preserve its character or the appearance of the area.
- * The proposal is contrary to section 72 of the Planning (Listed Buildings and Conservation Areas)

Act 1990;

* In relation to the National Planning Policy Framework, the development is considered to result in a low level of less than substantial harm to the significance of the Conservation Area, and Paragraphs 213 and 215 are relevant in this context.

Second set -

* The removal of the brick chimney stack means the loss of a traditional feature that is integral to the architectural character of the site and its contribution to the Conservation Area - this element of the proposal would cause harm to the Conservation Area.

Prior to the receipt of the third set of heritage comments, the proposal was amended to retain the chimney, remove the front rooflights and reduce the rear rooflights to two.

Third set -

* The revised plans are a clear improvement - the retention of the chimney and no rooflights in the front of the roof resolve the main concerns;

* Although the Heritage Officer thought the proposal for two rooflights for the same space in the loft where there is already a gable slit window is not justified, they stated that they could not suggest this would lead to harm to the Conservation Area.

Gidea Park and District Civic Society:

* The Conservation Area Appraisal & Management Plan (2025) (CAAMP) expresses concerns over the incremental extension and alteration of buildings within the Conservation Area resulting in substantial cumulative change to their character, appearance and size - the application dwelling has been so affected by consents issued in 2003, 2005 and 2016;

* The proposed demolition of the chimney stack, which is a prominent feature and matches that at No.23, would result in the loss of a feature which is important to the appearance of dwellings in the area - the Heritage SPD states that tall, well modelled chimney stacks are a notable feature of the Conservation Area and seeks to retain them, which is also set out in the CAAMP;

* The rear of the dwelling is highly visible from Raphael Park, with the chimney stack also being visible from Parkway;

* The dormers are sited very high on the roof and close to the ridge, in an unusual arrangement, which contradicts the Residential Extensions & Alterations SPD;

* The proposed rooflights, while of a heritage standard, do impact appearance;

It should be noted that since the Gidea Park and District Civic Society's comments were received, the chimney is now going to be retained, the front rooflights have been removed from the proposal and the rear rooflights have been reduced to two.

RELEVANT POLICIES

Havering Local Plan (2016-2031)

Policy 7 - Residential Design and Amenity

Policy 10 - Garden and Backland Development

Policy 23 - Transport Connections

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

Policy 28 - Heritage Assets

The London Plan (2021)

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy T6 - Car Parking

Policy HC1 - Heritage Conservation and Growth

Other

National Planning Policy Framework (Dec 2024)

Havering Residential Extensions and Alterations SPD (2011)

Heritage SPD (2011)

Gidea Park Conservation Area Appraisal & Management Plan (2025)

Gidea Park Conservation Area Management Proposals

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

CONSERVATION AREA

Policy 26 of The Havering Local Plan states that the Council recognises the significance and value of Havering's heritage assets and will support proposals that seek to conserve and enhance the significance of heritage assets at risk in the borough; and well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting.

The application site is located within the Gidea Park Conservation Area, the significance of which comes from the architectural and historic interest of the 1910-1911 and 1934 Exhibition houses. The application dwelling was constructed in 1922 and was designed by Dowsing and Davis, two architects involved in the 1910-1911 Exhibition. Specifically, the site lies within the Gidea Park North Character Area, where dwellings' roofs are stated to often feature dormers, and 'the variety employed across rooflines, forms and chimneys adds substantial interest to this character area and makes a strong contribution to the character of the wider conservation area as a whole'.

While the proposed rear dormers would be visible within the Conservation Area from Raphael Park, they would be of a modest scale and an appropriate design which would be in keeping with the character and appearance of the host dwelling. As such, they would not have a negative impact on the site's Conservation Area setting. In addition, in their first set of comments the Heritage Officer stated that the proposed dormers are of a traditional design and would not be out of keeping with the architectural character of the property.

While the proposed rear rooflights would be visible from Raphael Park, there would only be two of them and they would be of a heritage standard. In addition, there are some instances of rear

rooflights in the area, including at Nos. 3 and 7 Parkway. Furthermore, in their most recent set of comments the Heritage Officer stated that the proposed installation of two rooflights to the rear roofslope would not lead to harm to the Conservation Area.

In light of the above, the proposed development would be acceptable in terms of its impact on the site's setting within the Gidea Park Conservation Area. As a result, the proposed development complies with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), the Residential Extensions and Alterations Supplementary Planning Document (2011), and the Heritage Supplementary Planning Document (2011).

DESIGN/IMPACT ON STREET/GARDEN SCENE

This section of the assessment deals exclusively with the design of the proposed development on its own merit - the impact of the design on the site's Conservation Area setting is assessed separately above.

The more central of the two proposed dormers would measure 0.9m wide, 1.6m deep, and 1.6m in height. The more southwestern dormer would measure 1.2m wide, 1.6m deep and 1.6m in height. Both dormers would feature hipped rooves and be set well in from the eaves, and down from the dwellings ridge by approximately 0.15m. While neither dormer would be significantly set down from the ridge, and the more southwestern dormer would not be significantly set in from the gable, this would not be detrimental to the character and appearance of the dwelling. In addition, the proposed dormers would have a reduced visual impact due to their location to the rear roofslope.

The proposed development also involves the installation of two rooflights to the rear roofslope. While examples are limited, there are some instances of rear rooflights in the area, including at Nos. 3 and 7 Parkway. As such the proposed rear rooflights would not be out of keeping with the character and appearance of the surrounding area. As is the case with the proposed dormers, the visual impact of the proposed rooflights would be reduced due to their location on the dwelling's rear roofslope.

As a result, the proposed development is acceptable in terms of its design and impact on the street/garden scene, and therefore is in accordance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

IMPACT ON AMENITY

Owing to their modest scale, the absence of dwellings to the rear, and the presence of boundary treatments around the application dwelling's rear garden, the proposed rooflights would not appear as overbearing or lead to overshadowing or a loss of light, or overlooking.

The proposed rear rooflights would primarily allow the ingress of natural light rather than significant views outwards, and as such would be unlikely to give rise to unacceptable overlooking.

Overall, the proposed development would not negatively impact the residential amenity of neighbouring occupiers, in compliance with the relevant policies set out in the Havering Local Plan

(2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

HIGHWAY/PARKING

The proposed development would not impact existing access or parking arrangements, however it would increase the number of bedrooms within the dwelling from 4 to 5. Local Plan Policy 24 sets out that dwellings with 3 or more bedrooms must be able to provide 1.5 car parking spaces. The existing site is capable of providing this level of parking, and none of the existing parking space will be lost as a result of the proposed development. As such, the proposed development is considered to be acceptable with regards to highways and parking, in accordance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

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 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.

3 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Materials section (ps. 5-6) of the application form 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.

4 SC34C (obscure/non-opening & 1.7m above ground level).

The window of the southwestern rear dormer shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason:-

In the interest of privacy and to protect amenity.

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.

2 Property Right - building within curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.

Authorising Officer:



