

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1050.25

WARD: Hylands & Harrow Lg **Date Received:** 11th August 2025

ADDRESS: 38 Rockingham Avenue
Hornchurch

PROPOSAL: Proposed loft conversion with two side dormers with juliet balcony to rear

DRAWING NO(S): 31/2025
32/2025
33/2025
34/2025
35/2025
36/2025
37/2025
38/2025
39/2025
40/2025
41/2025 Rev: A
42/2025
43/2025
44/2025

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 features a two storey A-framed detached dwelling. It benefits from a part single, part two storey rear extension and side garage. It is not a listed building, nor is located in a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a proposed loft conversion with two side dormers and a Juliet balcony to rear.

1. The proposals would also include the provision of a first floor front window.

RELEVANT HISTORY

L/HAV/732/78 - Proposed Conservatory, WC, Porch & Dining Room (Approved)

D0140.25	Certificate of Lawfulness for a loft conversion with two side dormers, conversion of gable end window to Juliette balcony, proposed roof lights and solar panels and new roof covering over existing garage
	PP is required 11-06-2025
P0418.25	Single storey front extension
	Apprv with cons 06-06-2025
P1687.24	Single storey front extension with loft conversion and dormer
	Refuse 06-03-2025
P1261.14	Single/two storey rear extension
	Apprv with cons 06-11-2014
Y0053.14	Single storey rear extension with an overall depth of 4.5m from the original rear wall of the dwellinghouse, a maximum height of 4m and an eaves height of 3m
	Withdrawn - Invalid 24-12-2021
P2240.07	Single storey rear extension
	Apprv with cons 17-01-2008

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbouring properties (including ones adjoining the application site) regarding the application. No representations were received.

RELEVANT POLICIES

* NPPF

* London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

* Havering Council Local Plan (2016-31)

- Policy 7 - Residential design and amenity
- Policy 24 - Parking provision and design
- Policy 26 - Urban Design

* The Residential Extensions and Alterations Supplementary Planning Document (SPD)

MAYORAL CIL IMPLICATIONS

The proposal is not CIL liable because the new floorspace created would be less than 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs were provided by the applicant in support of this application. In determining this application, photographs, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

This application is a resubmission of a previously refused planning application P1687.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons;

1. The proposed side dormer window, by reason of its width, scale, bulk and massing, would occupy an unacceptably large area of the roof slope, forming a dominant, incongruous and visually intrusive feature that would be detrimental to the character and appearance of the subject property and materially harmful to the visual amenity of the surrounding area, contrary to Local Plan Policies 7 and 26 and the Residential Extensions and Alterations Supplementary Planning Document.

This application differs from the previously refused scheme in the following key areas:

1. Whereas a side dormer on the northern facing roof slope of the dwellinghouse measuring approximately 10.5m wide, 3m deep and 2.9m high is proposed as part of P1687.24, this application proposes two smaller dormers on both roof slopes both measuring approximately 3m deep, 2.4m wide and 2.4m high.

The dormers originally proposed as part of the application measured 5m in depth but this was reduced to 3m during the application process following negotiations with the agent. As these revisions reduced the bulk, scale and massing of the proposals, it was deemed unnecessary to re-consult about the revised proposals.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Consideration has been given to the design of the proposed developments and their impacts on the character and appearance of the surrounding area.

The individual dormers proposed would be of a reduced scale in comparison to the dormer refused under P1687.24. It is considered both dormers would be set well up from the eaves and down from the ridge of the roof.

The subject property forms part of a cluster of around 5 properties which are all of similar design

and appearance. Whilst collectively they have a pleasant appearance and largely maintain a degree of uniformity along clear spacing between the properties at upper floor level, given it is judged the proposed dormers would be well contained within the body of the roof slopes of the host dwelling, it is not envisaged that their introduction would be detrimental to the character and appearance of the subject property.

No objections are raised to the dormers from a visual standpoint nor to the proposed first floor rear Juliette balcony or first floor front window. Therefore the refusal reason of P1687.24 is considered to have been overcome by the revised scheme.

IMPACT ON AMENITY

Consideration has been given to the impacts of the proposed developments on neighbouring amenity.

With regards to the side dormer within the northern facing roof slope, this would face no. 36 Rockingham Avenue. There would be some oblique views into the rear garden environment of this neighbour from this development but they are not considered to be especially harmful in the suburban context given that they would be partly mitigated by this neighbour's approximately 6.5m deep single storey rear extension. A condition would also be imposed requiring the windows of this particular dormer (that would serve a landing) to be obscured and non-opening apart of any openable fanlights to prevent overlooking and loss of privacy.

As for the other side dormer, which would be located on the southern side of the subject property, it is acknowledged that it would affect outlook from no. 40's existing side dormer which faces the host dwelling. During the application process, the agent clarified via that the window of no. 40's side dormer directly facing the application site serves a staircase / landing whilst the one facing the street of Rockingham Avenue serves a bathroom / cloakroom. Less weight is applied to the impact of the proposal on such windows. It is not considered that significant harm would be caused to the amenity of this neighbour through loss of light, outlook or privacy and, therefore, the impact of the dormer on this neighbour is considered to be within acceptable realms.

All other neighbouring occupants are considered to be sufficiently separated from the proposed side dormers such that they it would not harm their amenity.

It is not considered that the proposed first floor Juliette balcony would be harmful to neighbouring amenity. It 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. In addition, the separation distance created by the inset of the Juliette balcony either side of the shared boundaries of the host dwelling would further help to mitigate the impact.

The first floor front window would face the street, a public area, and therefore is not considered to harm the amenity of surrounding neighbours.

HIGHWAY/PARKING

No highway or parking issues would arise from the proposed developments.

KEY ISSUES/CONCLUSIONS

The proposed developments are considered to be in accordance with the above-mentioned policies and guidance.

An APPROVAL is therefore recommended subject to conditions.

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 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 windows of the proposed side dormer within the northern facing roof slope that would serve a staircase (as shown on the drawings 39/2025 and 43/2025 submitted with the application) shall be permanently glazed with obscure glass not less than level four on the standard scale of obscurity and shall thereafter be maintained and shall also be non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are installed.

Reason:- In the interests of privacy.

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 plans) shall be formed in the flank walls of the building 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 via email. The revisions involved reducing the depth of the proposed side dormers. The amendments were subsequently submitted on 25/11/2025.

Authorising Officer:



Raphael Adenegan

26th November 2025