

Delegated Report Householder Application for Planning Permission for Works or Extension to a Dwelling			
Case Officer:	Lauren Carroll	Valid Date:	08 June 2020
Officer Recommendation:	APPROVE	Expiry Date:	03 August 2020
Application Number:	20/01171/HSE	Recommended Date:	29 July 2020
Address:	72 Farmway, Dagenham, Barking And Dagenham, RM8 2SP		
Proposal:	Loft conversion involving the construction of a rear dormer window and hip to gable.		

Planning Constraints
Please highlight relevant constraints: The application site is located within the Becontree Estate.

Neighbour Notification	
Date Consultation Letter Sent:	12/06/2020
Number of Neighbours Consulted:	5
<i>No response received.</i>	

Relevant Planning History			
Application Number:	90/01161/REDHAV	Status:	Approved
Description:	Rear and Side Extension		

Development Plan Context	
The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:	
National Planning Policy Framework (NPPF) (MHCLG, February 2019)	
The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)	Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture Policy 7.8 - Heritage Assets and Archaeology
<i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i>	
Draft London Plan (Intend to Publish version December 2019)	Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm Policy HC1 - Heritage Conservation and Growth
Local Development Framework (LDF) Core Strategy (July 2010)	Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment
Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)	Policy BP2 - Conservation Areas and Listed Buildings Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design
<i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i>	
The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019)	Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM14 - Conserving and Enhancing Heritage Assets and Archaeology

ASSESSMENT

Principle of the Development

Is the proposed development acceptable 'in principle'? **YES**

Officer Comment: The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below.

Achieving High Quality of Urban Design

Does the proposed development respect the character and appearance of the existing dwelling? **YES**

Does the proposed development respect and accord to the established local character? **NO**

Is the proposed development acceptable within the street scene or when viewed from public vantage points **YES**

Is the proposed development acceptable and policy compliant? **YES**

Officer Comment:

Policy BP8 of the Borough Wide Development Policies DPD states that all developments are expected to have regard to the local character of the area and help create a sense of local identity, distinctiveness and place. Furthermore, Policy BP11 states that new development should protect or enhance the character and amenity of the area.

The Council's Supplementary Planning Document states that extensions to existing dwellings should be designed so that particular care is taken to ensure that the extension is sympathetically designed with regards to form and detailing. Extensions that fail to reflect the positive aspects of the existing dwelling's character will not be considered acceptable.

Policy DM14 of the London Borough of Barking and Dagenham's Draft Local Plan states that the 'development has to be appropriate in terms of height, scale and massing, form, materiality and detailing and its relationship to the surrounding context'.

The SPD also states that any extension that does not take into account the positive aspects of the existing roofscape of the area will be considered unacceptable. The roof should normally be of the same style as the roof of the original property including the pitch, eaves treatment and materials used.

The application site is a Semi-detached property on the Becontree Estate. Farmway is characterised by Semidetached and Terraced 2 storey dwellinghouses. Eventhough the majority of the End of Terrace properties on Farmway have Hipped Roof's, the opposite property at No. 65 Farmway also has a loft conversion involving construction of gable end roof, and rear dormer.

The application is seeking permission for a Loft conversion, including a Rear Dormer and Hip to Gable Roof Conversion. The proposed Loft conversion would be using matching render to match the existing dwellinghouse. The proposed Hip to Gable roof conversion will be increasing the amount of roof space by approximately 21.7 Cubic Metres. Furthermore, the Rear Dormer is approximately 5.2m in width, 3.5m in depth and a of height of 2.7m. Therefore, giving an approximate volume of 24.4 cubic Metres. Combining both the Hip to Gable Roof Conversion and the Rear Dormer, creates an additional roof area of 46.1 cubic metres.

Furthermore, under Permitted Development rights (as stated in Town and Country Planning (General Permitted Development) Order 2015), occupants of Semidetached properties can increase the volume of their roof space by 50 cubic metres, without applying for planning permission.

In taking all matters into account the proposal is considered acceptable in terms of Policies BP8 and BP11 of the Borough Wide DPD and the SPD for residential extensions and alterations. The proposal is therefore recommended for approval.

Delivering Neighbourly Development

	70	74	N/A		70	74	N/A
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Outlook:				Overshadowing:			
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Loss from habitable rooms?	NO	NO		Shadow cast into rooms?	NO	NO	
<i>Is it unacceptable?</i>	NO	NO		<i>Is it unacceptable?</i>	NO	NO	
Loss of Privacy:				Shadow into garden?			
Overlooking the garden?	NO	NO		<i>Is it unacceptable?</i>	NO	NO	
<i>Is it unacceptable?</i>	NO	NO		Overbearing:			
Overlooking into rooms?	NO	NO		Impact on habitable rooms?	NO	NO	
<i>Is it unacceptable?</i>	NO	NO		<i>Is it unacceptable?</i>	NO	NO	
Loss of Daylight:				Impact on gardens?	NO	NO	
Loss into habitable rooms?	NO	NO		<i>Is it unacceptable?</i>	NO	NO	
<i>Is it unacceptable?</i>	NO	NO					
<i>Officer Comment:</i>	<p>The proposed development is a modest loft conversion and rear dormer, this will not lead to a loss of light, privacy or daylight to the neighbouring properties. Officer's received an email from the occupants of 56 Lindisfarne Road (Rear of the Application site), giving supporting comments for the proposed development.</p> <p>For the reasons above, officers consider the proposed extension acceptable in regards to neighbouring amenity.</p>						

Delivering Sustainability	
<i>Does the proposed development promote or enhance biodiversity?</i>	N/A
<i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i>	N/A
<i>Officer Comment:</i>	Although the application has not incorporated any biodiversity enhancement measures, the proposed development would not impinge on the garden space of the property and would therefore have no overall impact on the biodiversity value of the site.

Meeting the Needs of Homeowners	
<i>Are all proposed rooms well-lit by daylight and naturally vented through opening windows?</i>	YES
<i>Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for?</i>	YES
<i>Officer Comment:</i>	The proposed extension is intended to rationalise and expand the layout of the existing dwelling through the provision of an additional bedroom and small bathroom. The proposed Loft conversion will get sufficient light and ventilation through the Rear Dormer windows

Other Material Considerations
N/A

CONCLUSION
The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.