

Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

Case Officer:	Harry Moorhouse	Valid Date:	21 August 2020
Officer Recommendation:	Approved	Expiry Date:	16 October 2020
Application Number:	20/01689/HSE	Recommended Date:	07 October 2020
Address:	16 Puffin Close, Barking, Barking And Dagenham, IG11 0GT		
Proposal:	Construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.		

Planning Constraints

None.

Consultations

None.

Neighbour Notification

Date Consultation Letter Sent: 21/08/2020

Number of Neighbours Consulted: 3

No response received.

Relevant Planning History

Application Number: 20/01915/HSE **Status:** Pending Consideration

Description: CONSTRUCTION OF SINGLE STOREY REAR 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
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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.

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
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Local Development Framework (LDF) Core Strategy (July 2010)	Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP3 - High Quality Built Environment
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Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)	Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design
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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.

The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, June 2020)	Strategic Policy SP2 - Delivering a well-designed, high quality and resilient built environment Policy DMD1 - Securing High Quality Design Policy DMD6 - Householder Extensions and Alterations
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ASSESSMENT

Principle of the Development

<i>Is the proposed development acceptable 'in principle'?</i>	YES
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<i>Officer Comment:</i>	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.
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Achieving High Quality of Urban Design

<i>Does the proposed development respect the character and appearance of the existing dwelling?</i>	YES
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<i>Does the proposed development respect and accord to the established local character?</i>	YES
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<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i>	YES
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<i>Is the proposed development acceptable and policy compliant?</i>	YES
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<i>Officer Comment:</i>	<p>Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, landuses, materials, detailing and landscaping.</p> <p>This is further supported by policy BP11 of the Borough Wide DPD and Policies SP2, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, June 2020) which requires development to recognise and celebrate local character and use local context to inform detail, materials and landscape. Further they support proposed development which makes a positive contribution to the surrounding area with high quality design which is sympathetic to the design of the original dwelling with regards to scale, form, materials and detailing.</p> <p>The Residential Extensions and Alterations SPD states that dormer windows should, in the vast majority of circumstances, be located to the rear of your property. Dormers at the front and side of a property will, in most circumstances, be out of character with the surrounding area and will be considered unacceptable. A dormer window should be designed so that it sits entirely within the roof slope and does not unduly dominate the house. No part of the dormer should extend above the ridge and beyond eaves or flanks of the roof. The front edge of the dormer should be set back from the eaves of the roof to avoid the roof being squared off. Further it states that the materials used in the construction of the dormer should match those used in the existing house.</p> <p>The application site is located on the western side of Puffin Close and is a mid terrace two-storey property. The application seeks permission for a loft conversion including the construction of a rear dormer window and the installation of front rooflights. Officer's note that the application site has had its permitted development right's removed and was constructed under application 00/00489/FUL within Zone 9, Barking Reach Phase 2A, Thames Road, Barking. The proposed rear dormer will have a depth of 4 metres, a width of 3.6 metres and a height of 2.2 metres, set in 0.4 metres from the bottom edge of the eaves and the ridgeline and approximately 0.15 metres from the sides of the roof. As such the dormer will sit comfortably within the eaves of the roof and is not considered to unduly dominate the</p>
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roof. A condition shall be attached to the decision notice for this application to ensure that the external materials of the dormer will reflect that of the original house and as such should be tile hung to respect the existing dwelling. Further it is noted that the windows will be UPVC in line with those used on the existing house which is considered acceptable.

Officers note that this form of development, involving loft conversions is not common within the surrounding area but it is acknowledged that No. 13 Puffin Close has a previously approved and since constructed a rear dormer window in addition to two front rooflights which form a material planning consideration in this application. Further Officers are aware of an additional application for a rear dormer at No. 17 Puffin Close which is currently pending consideration.

As such Officers consider the proposed development to accord with the aforementioned policies and is acceptable in regards to the development plan and the material planning considerations present at this site in regards to design.

Delivering Neighbourly Development

	No. 17 Puffin Close	No. 15 Puffin Close	No. 13 Galleons Drive		No. 17 Puffin Close	No. 15 Puffin Close	No. 13 Galleons Drive
Outlook:				Overshadowing:			
Loss from habitable rooms?	NO	NO	NO	Shadow cast into rooms?	NO	NO	NO
Is it unacceptable?				Is it unacceptable?			
Loss of Privacy:				Shadow into garden?			
Overlooking the garden?	YES	YES	YES	Is it unacceptable?			
Is it unacceptable?	NO	NO	NO	Overbearing:			
Overlooking into rooms?	NO	NO	NO	Impact on habitable rooms?	NO	NO	NO
Is it unacceptable?				Is it unacceptable?			
Loss of Daylight:				Impact on gardens?	NO	NO	NO
Loss into habitable rooms?	NO	NO	NO	Is it unacceptable?			
Is it unacceptable?							

Officer Comment:

The application site is a two storey mid-terrace property on the western side of Puffin Close with a western facing garden and seeks permission for a loft conversion including the construction of a rear dormer window and installation of two front rooflights.

Policy BP8 and BP11 of the Local Development Framework Borough Wide Development Policies has specific regard to protecting residential amenity. Policy DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, June 2020), require developments to consider the impact on the amenity of neighbouring properties with regard to significant overlooking (loss of privacy and immediate outlook) and overshadowing (unacceptable loss of daylight/sunlight). Furthermore, the SPD advises of the importance for extensions to properties to be neighbourly, attractive, of high quality and work well for residents and neighbours.

Officers acknowledge that the additional windows on the proposed dormer will be forward facing and as such occupiers will be able to see the gardens of the neighbouring properties No.15 and No.17 Puffin Close and also some of that of No.13 Galleons Drive due to the nature of dormer windows being at a height. Despite this Officers consider overlooking to be present currently due to the nature of terraced properties and the configuration of dwellings within the immediate surrounding area and as such do not consider the overlooking caused by the proposed development to result in a significant loss of privacy due to mutual overlooking at present.

Officers do not consider the proposed development to be unneighbourly with regards to its impacts on neighbouring dwellings and as such is considered in accordance with the development plan policies outlined within this section of the report. Officers consider the development acceptable in regards to neighbouring amenity.

Delivering Sustainability

<i>Does the proposed development promote or enhance biodiversity?</i>	NO
<i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i>	YES
<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 appropriately sized and lit home extensions.

Other Material Considerations	
As discussed, property No. 13 Puffin Close also hosts a rear dormer and two front roof lights.	

CONCLUSION	
The proposed development for the installation of a rear dormer and installation of two front roof lights 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.	