

Delegated Report

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

Case Officer:	Cari Jones	Valid Date:	21 August 2021
Officer Recommendation:	Approved	Expiry Date:	16 October 2021
Application Number:	21/01563/HSE	Recommended Date:	05 October 2021
Address:	51 Langhorne Road, Dagenham, Barking And Dagenham, RM10 9RA		
Proposal:	Construction of a hip-to-gable roof extension and construction of a first floor rear extension.		

Planning Constraints

The application site is located within the Becontree Estate.

Consultations

Consultee:	Date Consulted:	Summary of response:
N/A		

Neighbour Notification

Date Consultation Letter Sent:	23.08.2021
Number of Neighbours Consulted:	8
<i>No response received.</i>	

Relevant Planning History

Application Number:	21/01207/HSE	Status:	Approved
Description:	Construction of a single storey side and rear extension.		
Application Number:	21/00812/HSE	Status:	Refused
Description:	Construction of a single storey side and rear extension including 2 roof lights on the flat roof		
Application Number:	21/00279/HSE	Status:	Refused
Description:	Construction of a single storey rear and side extension including two roof lights on the flat roof.		

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)

London Plan (March 2021)	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

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial 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.

	Policy SP2 - Delivering a well-designed, high quality and resilient built environment
--	---

The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020)	Policy DMD1 - Securing high quality design Policy DMD4 - Heritage assets and archaeology remains Policy DMD6 - Householder extensions and alterations Policy DMNE3 - Nature conservation and biodiversity
Supplementary Planning Documents	Residential Extensions and Alterations (SPD) (February 2012)

ASSESSMENT

Principle of the Development	
<i>Is the proposed development acceptable 'in principle'?</i>	YES
<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.

Achieving High Quality of Urban Design	
<i>Does the proposed development respect the character and appearance of the existing dwelling?</i>	YES
<i>Does the proposed development respect and accord to the established local character?</i>	YES
<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i>	YES
<i>Is the proposed development acceptable and policy compliant?</i>	YES
	<p>The application site is a two storey end-of-terrace dwellinghouse located within a banjo cul de sac on Langhorne Road. This application seeks permission for the construction of a hip-to-gable roof extension and construction of a first floor rear extension.</p> <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 shortterm, 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. The London Plan (2021) policies D1, D4 and D8 all echo the principles of the NPPF with regards to well-designed spaces. Policy D4 of the London Plan particularly emphasizes that all development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.</p> <p>Policy BP8 of the Borough Wide DPD covers the protection of residential amenity and states that developments should not lead to any significant overlooking or overshadowing of neighbouring properties. Policy BP11 of the Borough Wide DPD and policy DMD6 of the Draft Local Plan Reg 19 ensures that development is designed in a sensitive and appropriate manner which minimises impact on surrounding neighbours and respects the character of the area. Likewise, proposals should be designed sympathetically so that they respect and reflect the original and surrounding properties.</p> <p>The Becontree Estate, of which this property forms part, was built as Homes for Heroes in the period 1921 to 1934 and at the time was the largest municipal estate in the world. As such, it forms part of the rich local history of the area and is referenced in policy CP2 of the Core Strategy as forming an important symbol of the past. Policy CP2 seeks to respect the local context and reinforce local distinctiveness. Policy BP2 of the Borough Wide Development Policies DPD also references the heritage value of the Estate and although this dwellinghouse is not situated in a conservation area, this policy recognises the distinctive local character and historical importance of the Becontree Estate. The policy is concerned with preserving heritage areas of their instinctive and historically important features and ensuring developments do not detract from the heritage area's significance. This is further supported by policy BP11 of the Borough Wide DPD.</p> <p><u>Hip-to-gable extension</u></p> <p>The Residential Extensions and Alterations (SPD) (February 2012) states that "In most circumstances, a hip-to-gable extension or half-hipping of a roof will not be considered acceptable as this would materially alter the character of the roof and be out of keeping with the surrounding area."</p> <p>It is noted that the street scene along Langhorne Road is characterised by terraced rows of houses whereby the properties in each terraced row are uniform in design. Each terrace row consists of two-storey dwellings that share a single building frontage and roof scape. As shown on google maps the</p>

<i>Officer Comment:</i>	dominant roof type in the area is hipped, as such, it would be expected that the proposed development respect and reflect the built form and character of the host dwelling.
	As stated previously, the application site forms part of a terraced row in which all properties are uniform in design and share a single building frontage and roof scape. The properties on the end of each terrace are symmetrical and have hipped roofs, as such, there is a definitive start and end to each terrace row. The proposal will introduce a new roof design at this location which generally isnt supported. Notwithstanding, officers acknowledge that the the property is tucked away within the banjo cul de sac and behind the terraced row fronting Langhorne Road. As such, the site is not visible from the street scene and thus there will be no significant harm generated upon the local character. Furthermore, it is also considered that a hip-to-gable extension could easily be constructed under permitted development rights which would set precedence within the street.
	Therefore, for the reasons outlined above, the proposed hip-to-gable roof extension is considered to respect the character and appearance of the existing dwelling and accord to the established local character. The proposal is therefore in keeping with the above development plan policies.
	<u>First floor rear extension</u>
	Regarding the construction of first floor rear extensions, the Residential Extensions and Alterations (SPD) (February 2012) states that the depth of any proposed first floor extension as measured from the main rear wall should not exceed the distance from the proposed extension to the corner of the adjacent property. Where the adjacent property has a solid roof extension, the distance shall be taken from the corner of the extended part. As such, no part of the proposed extension should extend beyond a 45 degree angle as taken from the corner of the adjoining property. Furthermore, it is important that the design of your extension is sympathetic towards the original house. Particular attention should be paid to ensure the roof treatment reflects the character of the original dwelling.

The proposed development will have a width of 3.00 metres, a depth of 2.50 metres and will comprise a pitched roof with an eaves height of 5.69 metres and a total height of 6.70 metres. The proposal will sit to the southerly side of the dwelling, above the existing ground floor rear extension and as indicated on the proposed drawings, the extension will not extend beyond a 45 degree angle from the adjoining property. It is considered that the design and roof treatment of the proposed development will respect and reflect the character of the host dwelling.
Notwithstanding, to ensure the amenity, character and in particular the roof form of the first floor extension is maintained and respected, Officers have attached a condition on this application to remove the permitted development rights in relation any development falling within Class B of the Town and Country (General Permitted Development) Order 2015.
The proposed first floor extension therefore accords with the above development plan policies and objectives.
<u>Conclusion</u>
Overall, Officers consider that the proposed development will respect the character and appearance of the existing dwelling and the established local character. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above.

Delivering Neighbourly Development							
	Number 53 Langhorne Road	Numbers 43-49 Langhorne Road	Number 33 Langhorne Road		Number 53 Langhorne Road	Numbers 43-49 Langhorne Road	Number 33 Langhorne Road
Outlook:				Overshadowing:			
Loss from habitable rooms?	NO	YES	NO	Shadow cast into rooms?	NO	NO	NO
Is it unacceptable?	NO	NO	NO	Is it unacceptable?	NO	NO	NO
				Shadow into garden?	NO	NO	NO
Loss of Privacy:				Is it unacceptable?	NO	NO	NO
Overlooking the garden?	NO	NO	YES	Overbearing:			
Is it unacceptable?	NO	NO	NO	Impact on habitable rooms?	NO	NO	NO
Overlooking into rooms?	NO	NO	NO				

<i>Is it unacceptable?</i>	NO	NO	NO
Loss of Daylight:			
Loss into habitable rooms?	NO	NO	NO
<i>Is it unacceptable?</i>	NO	NO	NO

<i>Officer Comment:</i>	<p>Policies BP8 and BP11 of the Borough Wide Development Document have specific regard to protecting residential amenity. Policy BP8 stresses that All developments (including alterations, extensions, conversions and infill developments) are expected to have regard to the local character of the area and help to create a sense of local identity, distinctiveness and place and not lead to significant overlooking (loss of privacy and immediate outlook) or overshadowing (loss of daylight and sunlight).</p> <p>At a local level, policies DMD1 and DMD6 of the Draft Local Plan (2020) also emphasize that householder extensions and alterations must consider the impact on the amenity of neighbouring properties, avoiding significant overlooking (loss of privacy and immediate outlook) and overshadowing (loss of daylight and sunlight). The Altering and Extending your Home SPD (2012) advises of the importance for extensions to properties to be neighbourly, attractive, of high quality and work well for residents and neighbours.</p> <p><u>53 Langhorne Road</u></p> <p>This property adjoins the application site to the north and does not host any rear development. The proposed hip-to-gable extension will have no impact upon the amenity of this property. The proposed first floor rear extension will sit to the south of the host dwelling and will offset the mutual boundary with No 53 by 1.68 metres. The SPD advises that no part of the proposed extension should extend beyond a 45 degree angle as taken from the corner of the adjoining property. As shown on the proposed drawings, the proposed development will not extend beyond a 45 degree angle from this adjoining property and as such it is not considered that there will be any harm generated. The proposal is considered acceptable and in keeping with the development policies.</p> <p><u>43 45, 47 and 49 Langhorne Road</u></p> <p>The application site shares a boundary line with the rear gardens of this terrace row which is positioned to the south. Due to their relative positioning, officers are confident that the proposed works will not have any impacts on overshadowing or loss of daylight on these properties. There may be a slight loss of outlook as a result of the first floor rear extension that is proposed, which will be visible from the rear rooms of the properties. However, officers do not consider this to constitute unneighbourly impact due to the significant distance between the rear of these properties and the proposed development, and therefore find the proposal to be acceptable and in keeping with the development policies.</p> <p><u>33 Langhorne Road</u></p> <p>This property is located to the west and shares a rear boundary line with the application site. Due to their relative positioning, officers are confident that the proposed works will not generate any overshadowing or a loss of light or outlook on this property. There may be some increased overlooking into the rear garden from the proposed first floor rear extension, however officers do not consider this to constitute unneighbourly impact due to the significant distance between the rear of these properties and the proposed development, and therefore find the proposal to be acceptable and in keeping with the development policies.</p> <p>Overall, the proposed development is not considered to give rise to any unneighbourly harm and as such accords with the above development plan policies.</p>
-------------------------	--

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>	NO
<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

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.
--