

Appeal Decision

Site visit made on 24 June 2019

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th July 2019

Appeal Ref: APP/B5480/D/19/3227564
145 Betterton Road, Rainham RM13 8ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Majharul Hoque against the decision of the Council of the London Borough of Havering.
 - The application Ref P0136.19, dated 28 January 2019, was refused by notice dated 13 March 2019.
 - The development proposed is a 'single storey front porch, single storey rear extension, loft conversion with hip to gable extensions and side dormers'.
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Decision

1. The appeal is dismissed in so far as it relates to the loft conversion with hip to gable extensions and side dormers.
2. The appeal is allowed in so far as it relates to the single storey front porch and single storey rear extension at 145 Betterton Road, Rainham RM13 8ND and planning permission is granted in accordance with the terms of the application, Ref. P0136.19, dated 28 January 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved drawing Ref. RA1274/REVB/01 (in so far as it relates to the single storey front porch and single storey rear extension).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the host dwelling.

Main Issues

3. The Council raises no issue with the proposed front porch and single storey rear extension and explains that they comply with policy DC61 of the adopted London Borough of Havering Core Strategy and Development Control Policies Development Plan Document and the Council's adopted Supplementary Planning Document titled '*Residential Extensions and Alterations*', which promote good design that responds well to its surroundings. I have no reason to disagree and on this basis, the main issue to consider is the effect of the proposed loft
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conversion with hip to gable extensions and side dormers on the character and appearance of the host dwelling and the local area.

Reasons

4. The appeal relates to a detached bungalow. A variety of dwelling types in a range of styles and external finishes are to be found locally. The dwelling is deeper than it is wide and the proposed loft conversion involves changing the hipped roof form at the front of the appeal property to a gable. I share the Council's position that this approach, in itself, is visually acceptable.
5. The proposed box dormers would run along the full length of the side elevations of the bungalow and would 'wrap around' the rear elevation. Collectively, they would amount to a very bulky addition, which would occupy a large proportion of the roof profile of the host dwelling and would not respond well to its modest scale and proportions. As a result, this element of the scheme would be overly dominant and would harm the well ordered character and appearance of the existing dwelling. This harm would be visible, in part, from certain vantage points within Betterton Road and also from the rear gardens of the neighbouring dwellings.
6. For the above reasons, I conclude that the proposed loft conversion with hip to gable extensions and side dormers would harm the character and appearance of the host dwelling and that of the local area, contrary to the development plan policy and design guidance referred to above.
7. In reaching my decision, I am mindful that a range of dormers, of various sizes and designs are to be found within the local area. I do not know the precise planning background behind the examples highlighted, but those that are similar to the appeal proposal only reinforce the concerns I have outlined.
8. In light of the above factors, and having considered all other matters raised, the appeal, in so far as it relates to the loft conversion with hip to gable extensions and side dormers, does not succeed. The single storey front porch and single storey rear extension are acceptable. As they are physically separate and functionally independent of the roof alterations, a split decision can be issued.

Conditions relating to the single storey front porch and single storey rear extension

9. In addition to the standard conditions which limit the lifespan of the planning permission and direct that the development takes place in accordance with the approved plans, the Council has suggested several conditions relevant to the porch and rear extension. I agree that the external materials of the porch and extension should match those of the host dwelling in order to ensure a visually acceptable development. However, I can see no reason why conditions removing permitted development rights relating to the erection of a porch or preventing the introduction of ground floor flank windows should be imposed.
10. In allowing the appeal for the single storey front porch and single storey rear extension, I shall impose the conditions outlined above accordingly.

David Fitzsimon INSPECTOR