



Appeal Decision

Site visit made on 26 February 2021

by **R Jones BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 25 March 2021

Appeal Ref: APP/B5480/D/20/3263360

213 Ardleigh Green Road, Hornchurch RM11 2ST

- 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 Sandip Chokshi against the decision of the Council of the London Borough of Havering.
 - The application Ref P1182.20, dated 20 August 2020, was refused by notice dated 15 October 2020.
 - The development proposed is described as 'existing roof to be stripped back to original hipped roof, prior roof extension, with proposed hip to gable roof extension on both flank sides and installation of a full width rear dormer.'
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Decision

1. The appeal is allowed and planning permission is granted for existing roof to be stripped back to original hipped roof, prior roof extension, with proposed hip to gable roof extension on both flank sides and installation of a full width rear dormer at 213 Ardleigh Green Road, Hornchurch RM11 2ST in accordance with the terms of the application, Ref P1180.20, dated 20 August 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL08; and PL09.
 - 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the existing building.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be constructed on the side elevations of the dwelling.

Procedural Matter

2. In March 2021, after the main parties had submitted their statements, the Major published The London Plan 2021. It comprises the spatial development strategy for London and forms part of the development plan. The London Plan replaces all earlier versions. Policy D3 of the London Plan, which relates to a design-led approach, is similar to its predecessor, Policy 7.4. As this policies

has not significantly altered through the plan making process, I have proceeded to determine the appeal on the submitted evidence.

Main Issues

3. The main issues in the appeal are the effect of the proposed development on: the character and appearance of the area; and the living conditions of the neighbouring occupiers of No.211 Ardleigh Green Road.

Reasons

Character and appearance

4. No.213 Ardleigh Green Road is a modest detached bungalow with a pyramid hipped roof form and projecting gable to the road. The neighbouring bungalows, Nos. 211 and 215 Ardleigh Green Road (Nos.211 and 215), are of a similar design and proportions to No.213 albeit that No.215 has been extended to provide accommodation in the roof.
5. The proposal is to retain the projecting gable but replace the hipped roof with a gabled roof and rear dormer. The proposed gable roof would extend the ridgeline either side by around 4m and would inevitably increase the bulk and mass of No.213 when viewed from Ardleigh Green Road. However, the wider character and appearance of Ardleigh Green Road is mixed with examples of detached chalet bungalows and two-storey semi-detached houses with a range of roof forms, including gables. I did not find any notable uniformity to the street scene or a predominance of hipped roof designs. Whilst larger in mass and scale than its neighbours, the gable roof extension would not be visually dominant and would not cause harm to the mixed character of the area I have described.
6. The proposed dormer would be around 7.9m width, nearly the full width of the rear elevation with a limited set in from the flank of the gable roof. It would, however, be set down from the ridge of the gable roof and above the eaves and as a result would appear well contained within the roof, consistent with the guidance in the Council's *Residential Extensions and Alterations Supplementary Planning Document (2011)* (SPD).
7. The SPD further advises that '*dormer windows should normally be located facing the rear garden so they are not visible from the street and do not harm the appearance and character of the original house.*' Because of the location of No.213 close to the corner of Ardleigh Green Road and Ardleigh Close, the rear of the bungalow and the dormer extension would be visible from Ardleigh Close, to an extent at odds with the SPD guidance.
8. The scale of both the dormer and gable roof extension means they would be prominent from Ardleigh Close but they would be viewed in the context of the roof extension to the neighbour at No.215 and the larger two-storey houses on the opposite side of Ardleigh Green Road. The depth of the roof profile front to back would be reduced helping to minimise the overall massing of the extension. Further, the views from gardens would be largely limited to the immediate neighbours at No.211 and 215 with wider views filtered by landscaping along the boundaries of properties. As such, the proposal would not appear overly dominant or particularly intrusive, such that it would cause harm to the appearance of Ardleigh Close or the rear garden environments.

9. Consequently, the proposed development would accord with London Plan Policy D3 and Policy DC61 of the Havering Core Strategy and Development Control Policies Development Plan Document (2008) (CS). These, amongst other things, requires development to respond to local distinctiveness, respect the scale, massing and height of its surroundings and complement the character of an area.

Living conditions

10. No.211 Ardleigh Green Road (No.211) is a bungalow, similar in design and scale to No.213 and set close to the common boundary. There is flat roof extension to the rear of No.211 that extends beyond the original rear building line of No.213. On the original flank elevation of No.211 are two windows that are agreed between the parties as being to a bedroom and bathroom. The window to the bathroom is obscure glazed. Because of the close proximity of No.211 and No.213 and their orientation, the bungalows, to a degree, already overshadow each other including the flank windows. The replacement of a hipped roof with a gable would mean that the flank of the roof would be much closer to the No.211. I am not, however, persuaded, nor do I have any evidence before me, that this would significantly increase the overshadowing already experienced by No.211.
11. No.213 currently has a long roof profile to the boundary with No.211 and the proposed gable roof will foreshorten this depth notwithstanding the dormer extension. Although the height on this flank would increase by around 3.15m over the existing eaves, the reduced depth would result in a more open aspect from the flank windows of No.211, rather than having an overbearing effect or creating a 'wall of development'.
12. Consequently, the proposal would not cause harm to the living conditions of neighbours at No.211 and there would be no conflict with CS Policy DC61, or the SPD in so far as they both resist development that results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy.

Conditions

13. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty and precision. A condition requiring the use of materials matching that of the existing building is also necessary to ensure an appropriate appearance for the development.
14. A condition has also been included, as requested by the Council, to ensure that no windows or openings are formed in the flank elevation of the dwelling without prior permission. This is considered necessary to ensure there is no loss of privacy for the occupiers of the neighbouring properties at No.211 and No.215 Ardleigh Green Road.

Conclusion

15. For the reasons given above, the appeal is allowed.

R. Jones

INSPECTOR