
Appeal Decision

Site visit made on 4 December 2024

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 December 2024

Appeal Ref: APP/B5480/D/24/3352615

55 Parsonage Road, Rainham RM13 9LN

- 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 Khalid Mehmood against the decision of the Council of the London Borough of Havering.
 - The application reference is P1031.24.
 - The proposed development is for a roof extension, to include change in roof slope.
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Decision

1. The appeal is allowed and planning permission is granted for a roof extension, to include change in roof slope at 55 Parsonage Road, Rainham RM13 9LN in accordance with the terms of the application reference P1031.24, 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: Location plan, FV-2024-01, FV-2024-02, FV-2024-03, FV-2024-04.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the approved plans) shall be formed in the flank walls or proposed roof of the development hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.
 - 5) The roof lights/windows inserted on the proposed roof on either side of the extended dwelling as shown on drawing FV-2024-04 shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Main Issue

2. The main issue is the impact of the development on the character and appearance of the existing house and surrounds.

Reasons

3. The appeal site relates to a chalet bungalow located within a residential area. At my visit I observed that properties along Parsonage Road are generally set back from the highway with parking areas to the front and gardens to the rear. The streetscape exhibits a wide range of detached and semi-detached bungalows, chalet bungalows and two storey dwellings. There is significant variation in the height, bulk and forms of residences, which are eclectic in their design in a range of traditional, modern and contemporary styles. Buildings are constructed with a range of external facing materials such as brickwork, render, timber boarding, and a variety of different fenestration types and roof tiles.
4. The proposed gambrel design would result in a greater volume of built form on the upper level of the dwelling, however the appeal site is large enough to accommodate the proposal without appearing cramped or overdeveloped. Moreover, the gaps between either side of the dwelling and the two neighbouring properties would provide some visual relief and distinction between the buildings.
5. There are other examples of a gambrel roof form within the street scene at nos. 65 and 75 Parsonage Road; I am therefore satisfied that the scheme would not appear incongruous and would fit comfortably within the context of the multi-faceted range of roof forms found locally, and would respect those attributes which contribute to the local character.
6. I therefore conclude that the scheme would not result in harm to the character and appearance of the existing house and surrounds. It would comply with Policies 7 and 26 of the Havering Local Plan 2021, which seek to ensure new development is well-designed and respects the visual quality of an area.

Conditions

7. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. A condition requiring external materials to match those on the existing building would provide for a satisfactory appearance.
8. Restrictions on further windows in the flank walls and roof slopes, and obscure glazing to the windows in the roof below 1.7m cill height, would protect the living conditions of the occupants of the adjacent dwellings.

Conclusion

9. Having regard to the above and all other factors, the appeal succeeds.

C Hall

INSPECTOR