



Planning Service
Mercury House, Mercury Gardens
Romford RM1 3SL

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www.haverling.gov.uk/planning

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

73 and 75

Suffix

Property Name

Address Line 1

The Grove

Address Line 2

Address Line 3

Havering

Town/city

Upminster

Postcode

RM14 2ES

Description of site location must be completed if postcode is not known:

Easting (x)

555577

Northing (y)

185256

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

JOINT APPLICATION - NO. 73 AND 75 FIRST FLOOR SIDE EXTENSION, TWO STOREY AND PART SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT PORCH EXTENSION (73 ONLY).

Has the work already been started without consent?

- ☐ Yes
☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

UNREGISTERED

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

92.50

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

06/2022



When are the building works expected to be complete?

12/2022



Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

BRICK AND RENDER

Proposed materials and finishes:

RENDER TO MATCH EXISTING

Type:

Roof

Existing materials and finishes:

TILES FELT TO FLAT ROOFS

Proposed materials and finishes:

TILES TO MATCH EXISTING FELT TO FLAT ROOFS

Type:

Windows

Existing materials and finishes:

WHITE UPVC

Proposed materials and finishes:

WHITE UPVC

Type:

Doors

Existing materials and finishes:

WHITE UPVC

Proposed materials and finishes:

WHITE UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

MR

First Name

AIDEN

Surname

HUGHES

Reference

PE/01269/21

Date (must be pre-application submission)

23/11/2021

Details of the pre-application advice received

In addition, I have outlined some other point following our discussion and review of the plans submitted.

- The depth of the ground floor front extension is in line with policy, as it would be less than 1m.
- The first floor side extension needs to be set back 1m from the front wall of the dwelling to provide a subservient appearance. The Council could consider the potential of a gable roof for the first floor side as it would match the extended dwelling, however, due to the works being undertaken on the neighbouring land, the Council may need to see if a hipped roof would be preferable. It is also suggested that the eaves line of the first floor side extension be dropped so that a subservient appearance can be provided between the properties. (See page 24 of SPD). The gabled roof can be amended during the process if a concern.
- The ground floor rear at 6m cannot be done as part of the prior approval process as it goes beyond the flank wall of the dwelling house and therefore it needs to form part of the planning application. Normal guidelines states the depth should be no more than 4m and any greater depth should be within a 45 degree angle from the 4m point on the boundary. (see page 19 & 20 of SPD). It is noted the attached neighbour has a rear extension and the Council will need to assess if this is a mitigating circumstance and likewise with the detached neighbour as well. The design and impact on the neighbouring properties would need to be assessed once the application is submitted
- The roof of the first floor rear extension should be a hipped roof to be more in line with guidance compared to the gabled roof.
- The first floor rear is set off the attached boundary with No.71 by more than 2m which complies with guidance and the depth complies with Council guidelines. The proposed first floor rear extension would be built up to the boundary with No.75. An equivalent degree of amenity should be secured for the neighbouring dwelling on the non-attached boundary both in terms of the existing house and rear garden and in terms of the ability to build an extension in line with this SPD. For this reason two storey extensions built up to the property boundary of the non-attached dwelling will not normally be acceptable. I am aware that you may consider doing a joint application with the resident at No.75 so the first floor rear extensions would be built at the same time as this may mitigate the impact. Otherwise, the first floor rear would need to be set in 2m from the boundary with No.75 to overcome this matter. The proposed first floor rear extensions would be commenced jointly with No.75 and carried out as one single building operation in its entirety in accordance with any plans, should it be approved.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
DAVE BANCE	75 THE GROVE, UPMINSTER, RM14 2ES	28/02/2022

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dean McLeod

Date

25/02/2022