

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Sarangan

Surname

Ilango

Company Name

Address

Address line 1

27 Hacton Lane

Address line 2

Address line 3

Havering

Town/City

Hornchurch

Country

Postcode

RM12 6PH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

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"

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](#).

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

36.00	square metres
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Number of additional bedrooms proposed

Number of additional bathrooms proposed

0

Development Dates

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

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When are the building works expected to commence?

06/2022



When are the building works expected to be complete?

09/2022



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:

Proposed materials and finishes:

Matching brickwork

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Flat roof finished in felt or fibre glass

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

UPVC Double glazed

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

UPVC double glazed

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

DUTY PLANNER ADVICE

Date of meeting: 17/01/2022

Reference number: ENQ-1005502

Enquiry address: 27 Hacton Lane, Hornchurch

Attendees: Applicant and Agent

Nature of proposal and information supplied:

Applicant wishes to look at a way forward for a 6 metres (m) deep single storey rear extension following Y0363.21 being refused at validation.

Advice given:

The duty planner officer discussed the application site, the surroundings and it was noted the application dwelling is a two storey semi-detached dwelling.

For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" and this is attached for your review

Officer comments:

The height of rear extension at 3m as confirmed by the agent, complies with Council guidelines excluding the roof light. The roof light on top of the rear extension should be sufficient set in from the side of the extension on either side, not to impact on the neighbouring residents.

The SPD outlines as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4m in depth for a semi-detached dwelling. This is to ensure the extension is subordinate to the original dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4m dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring properties.

The depth of the proposal at 6m is more than Council guidelines and therefore the Council will need to assess if the additional depth beyond guidance, will impact on the neighbouring residents amenity.

No.29 Hacton Lane projects further back into the plot at the rear and it is noted that the neighbouring dwelling at No.25 has a conservatory. There is a drop in ground level from the dwelling towards the rear boundary and this needs to be shown on the drawings.

It is suggested that on the existing and proposed floor plans that the outline of the neighbouring properties including extensions are shown, so the Council can assess the impact of the proposal. No guarantees can be made regarding the depth of 6m until it is formally assessed, however, the neighbouring extensions/building may mitigate the proposal, however, this would need to be demonstrated. Also, the further the rear extension goes into the garden, the higher the roof will get from ground level.

Any patio/decking or raised platform above 30cm needs to be shown on the drawings as it requires planning consent. This will also need to be included on the description. I would discourage a very high, full width patio as this may impact on the privacy of the adjoining neighbours. It is suggested to have a landing and steps from the extension onto a lower patio.

Furthermore, if the patio is of a high nature then screen fencing may be required and any fencing above 2m in height from ground level will require planning consent.

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.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

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**

* "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.

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.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Haider

Surname

Karim

Declaration Date

13/03/2022

☒ Declaration made

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 opinions 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

Haider Karim

Date

13/03/2022