

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P1146.24

**WARD:** Mawneys

**Date Received:** 20th August 2024

**ADDRESS:** 43 Lowshoe Lane  
Romford

**PROPOSAL:** Single storey rear infill extension

**DRAWING NO(S):** 3633-00  
3633-01  
3633-EX01  
3633-EX02  
3633-EX03  
3633-EX04  
3633-PL01 B  
3633-PL02 B  
3633-PL03 B  
3633-PL04 B

**RECOMMENDATION:** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### RELEVANT HISTORY

#### 425/84 - Extension (Approved)

|          |                                                                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P0834.24 | Single storey rear extension following demolition of existing conservatory and alterations to external steps.                                                    |
|          | Refuse 02-08-2024                                                                                                                                                |
| Y0073.14 | Single storey rear extension with an overall depth of 6m from the original rear wall of the dwelling house, a maximum height of 3.4m and an eaves height of 2.4m |
|          | Pr App Not Req'd 02-05-2014                                                                                                                                      |
| P0367.04 | Half hip to gable with front and rear dormer windows                                                                                                             |
|          | Apprv with cons 26-04-2004                                                                                                                                       |
| P0065.91 | Front single storey extension. (Change of roof line on extension)                                                                                                |
|          | Apprv with cons 20-02-1991                                                                                                                                       |
| P0122.90 | Ground floor front extension ( Revised plans received 14.5.90)                                                                                                   |
|          | Apprv with cons 18-07-1990                                                                                                                                       |

## CONSULTATIONS/REPRESENTATIONS

No comments/objections were received from neighbours consulted in relation to this application.

## RELEVANT POLICIES

\* NPPF

\* London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

\* Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 26 (Urban Design)

\* Residential Extensions and Alterations Supplementary Planning Document

## STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photos provided by the planning agent as part of the previous planning application for the site (reference: P0834.24), Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

This application is a resubmission of a previously refused planning application P0834.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons:

1. The proposed extension, by reason of its depth when joined to the existing rear extension and increase in height compared to the existing conservatory, would be intrusive and unneighbourly and have an adverse effect on the amenity of adjacent occupiers at no. 41 Lowshoe Lane, Romford, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

The original proposals consisted of a single storey rear extension 3m high that when joined to the existing extension of the dwelling would mean the dwelling would benefit from extensions that project a cumulative depth of 6m. Concerns were expressed about the impacts of the cumulative depth of extensions to the dwelling as a result of the proposal on the attached neighbours. Following negotiations with the agent, the scheme was revised to a single storey rear infill extension. Neighbours were re-consulted about the amended proposal.

This application therefore differs from the previously refused scheme in the following key areas:

1. The existing conservatory would not be demolished in place of a ground floor rear extension and instead, a single storey infill extension behind the existing WC is proposed.

Subject to any conditions imposed, the proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Local Plan, including Policies 7 and 26. The proposed development accords generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

The proposed infill extension would result in the extensions to the host dwelling lying closer to the shared boundary with the unattached neighbour but given it would be set of the common boundary by about 2.5m, it is deemed it would not be harmful to their amenity. All other neighbours are considered to be sufficiently separated from the proposal such that they would not suffer harm to their amenity as a result of the extension.

To safeguard the privacy of the adjoining neighbours, a condition will be imposed to ensure that no other openings will be added to side of the proposed extension unless specific permission is obtained in writing from the Local Planning Authority.

The proposal would therefore be considered to be acceptable with no undue impact on the character and appearance of the host property, the rear garden scene or the amenity of nearby occupiers.

## **RECOMMENDATION:**

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

### **1 SC4 (Time limit) 3yrs**

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **2 SC32 (Accordance with plans)**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

### **3 Non Standard Condition 31**

The proposed development hereby approved shall be constructed in accordance with the materials detailed on the drawings '3633-PL03 B' and '3633-PL04 B' submitted as part of the application unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

#### **4 SC46 (Standard flank window condition)**

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 submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) 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.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

## **INFORMATIVES**

### **1 Approval following revision ENTER DETAILS**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via telephone on 15/10/2024. The revisions involved amendments to the bulk, scale and massing of the proposed developments. The amendments were subsequently submitted on 16/10/2024.

**Authorising Officer:**



Raphael Adenegan

11th November 2024