

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0334.25

WARD: Mawneys **Date Received:** 13th March 2025

ADDRESS: 20 Hayden Way
Romford

PROPOSAL: Single storey rear extension

DRAWING NO(S): 25.002.002 A
25.002.003
25.002.010

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

SITE DESCRIPTION

The application site features a semi-detached dwelling house. The application site is located within a mixed commercial/ residential area and is not within a conservation area, nor is it a listed building

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension.

RELEVANT HISTORY

D0157.11	Certificate of Lawfulness for hip to gable extension of the main roof & erection of a rear dormer window. insertion of roof windows on the front roof plane
PP not required	13-10-2011

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application. No objections have been received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN 2021:

Policy 26 - Urban design

Policy 7 - Residential design and amenity

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Not liable.

STAFF COMMENTS

An in-person site visit was not considered to be necessary. Site photos were sent in with the application. In determining this planning application, photos, Google Street ViewTM, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 seeks to ensure that new development is of the highest standard of design which respects, reinforces and complements the local street scene and are informed by the distinctive qualities, identity, character and geographical features of the site and local area. In particular the form, scale, massing, height of the surrounding neighbouring buildings, public amenity and detailed design.

The property already benefits from a rear extension with a depth of around 2.25m. Permission is now sought for a single storey rear extension with an additional depth of 4m, so the cumulative depth of the extension would be 6.25m. It is designed with a flat roof with a maximum height of less than 3m.

At around 6.25m, the overall the depth of the extension significantly exceeds Council guidance by 2m as set out in the Residential Extensions and Alterations SPD. Nevertheless the extension would not appear out of place as spacing of 1.25m to 3m would remain to the side boundaries and the extension would sit comfortably on the site.

Overall, the extension is not considered to be out of place in the garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwelling in terms of loss of light, outlook, sense of enclosure and loss of privacy.

The proposal would be create a cumulative depth of rear extensions of 6.25m which exceeds the SPD guidance; however the impact on amenity would be mitigated by the modest height and the spacing of 1.25m to 3m to the side boundaries. The extension would sit next to an existing rear extension at no.22.

A window and a door would be placed on the flank wall of the extension but the spacing of 3m to the shared boundary with no.18 would mitigate any amenity impact with regards to overlooking.

A condition should ensure that the roof of the extension is not used as a balcony area to protect amenity.

Overall, the extension is not considered unneighbourly.

HIGHWAY/PARKING

No highway or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

The proposal is considered to meet the above-mentioned policies and guidance and an approval is recommended.

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 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

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

3 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.

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 walls of the dormer 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.

5 SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

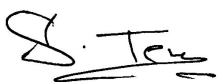
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:



Suzanne Terry

8th May 2025