

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0357.25

WARD: Squirrels Heath **Date Received:** 17th March 2025

ADDRESS: 52 Great Gardens Road
Hornchurch

PROPOSAL: Garage conversion, replacement of roof, alterations to fenestrations and internal alterations.

DRAWING NO(S): B293870-1100 A
B293870-3100 A
B293870-3000 A
Location Plan

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for a garage conversion, replacement of roof, alterations to fenestrations and internal alterations.

1. The replacement roof would increase the height of the existing garage from a maximum of approximately 2.7m to 3m.
2. The existing garage door would be replaced by windows.

RELEVANT HISTORY

P0362.21	Conversion of garage to habitable use to include alterations to front elevation Apprv with cons 11-06-2021
N0015.09	Minor amendment to P0508.07 - existing garage structure which has been extended to the rear, to be reduced at the 'front' to allow the installation of an additional window assembly to the side elevation. Approve no cons 30-11-2009
P1046.08	Proposed alterations to previous approval with reduced depth rear extension and pitched roof over whole new rear area Apprv with cons 15-07-2008
P0508.07	Single storey rear extension

CONSULTATIONS/REPRESENTATIONS

Letters of notification regarding the application were sent to surrounding neighbouring occupants, including those adjoining the application site. No representations were received.

The following responses were also received from the stakeholders consulted below:

- * LBH Public Protection - No objections on land quality or air quality grounds

RELEVANT POLICIES

- * NPPF

- * London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

- * Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

- * Residential Extensions and Alterations Supplementary Planning Document (SPD)

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 photographs provided during the application process, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

This application is not CIL liable as no new floorspace would be created by the proposed developments.

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.

Given there is a hardstanding area to the front which provides parking space for two vehicles, it is not considered that the loss of the garage would give rise to any highways or parking issues.

The proposals would therefore be considered to be acceptable with no undue impact on the character and appearance of the host property, the street 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 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.

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:

Habib Neshat

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12th May 2025