

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0175.25

WARD: Mawneys

Date Received: 7th February 2025

ADDRESS: 326 Mawney Road
Romford

PROPOSAL: Convert existing garage to form new habitable room.

DRAWING NO(S): 326MR00B
326MR001A
326MR002C
326MR003B
326MR004
326MR005
326MR006
326MR010
326MR100B

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 the conversion of the existing garage into a habitable room.

RELEVANT HISTORY

* 69/78 - Alteration of Porch + Bay Window Roof (Approved)

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones adjoining the site, were consulted about this application. The comments received can be summarised as follows:

- Proposal would block access to manhole for shared drainage system

Response: Matters relating to drainage are not a material planning consideration and so will not be addressed below.

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

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

STAFF COMMENTS

In accordance with the Local Planning Authority's current criteria for site visits an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs provided by the applicant, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The proposal included an additional front door but this was omitted during from the scheme during the application process.

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.

A car parking space would be lost inside the existing garage as a result of the proposal but given there is a hardstanding area to the front of the site which can accommodate two cars, the loss of the garage is not considered to give rise to highways/parking issues.

It is noted that the application site is situated in close proximity to the River Rom, which lies to the north of the site. As there are no extensions proposed to the subject property and as the proposals only involve the replacement of the existing garage door with a window, it is not envisaged that the

garage conversion would give rise to flooding issues.

The proposed development is thus considered to be acceptable and as such, it is recommended that planning permission is GRANTED subject to conditions.

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 SC10 (Matching materials)

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

Reason:-

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

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 email on 28/04/2025. The revisions involved the omission of an additional front door to the dwellinghouse. The amendments were subsequently submitted on 06/05/2025.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Raphael Adenegan', written in a cursive style.

Raphael Adenegan

12th May 2025