

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Haider

APPLICANT

Mr Kuldip Singh Rai
9 Barton Road
Hornchurch
RM12 4A

APPLICATION NO: P0338.25

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: Single storey rear annexe ancillary to main dwelling
Location: 9 Barton Road
Hornchurch

The above decision is based on the details in drawing(s):

HK/01

HK/02

HK/03

Site Plan - Scale 1:500

Location Plan - Scale 1:1250

Proposed Block Plan - Site Plan - Scale 1:500

for the following reason(s):

- 1 The proposed annexe would, by reason of its cramped appearance, scale, bulk, mass and position close to the boundaries of the site and projection forward of the neighbouring property, appears as an unacceptably dominant and visually intrusive feature in the street scene and rear garden environment harmful to the appearance of the surrounding area and inconsistent with the prevailing open character of the rear garden scene and pattern of development within the locality, contrary to Policy 26 of the Local Plan 2021, the Residential Extensions and Alterations SPD (2011), Policy D4 of the London Plan and also the guidance within the NPPF.

- 2 The proposed development, by reason of its excessive depth, height, position close to the boundaries of the site and projection forward of No.1 Saunton Road, would be an intrusive and unneighbourly development as well as having an adverse effect on the amenities of adjacent occupiers contrary to Policy 7 of the Havering Local Plan and the Residential Extensions and Alterations SPD (2011).

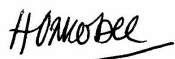
INFORMATIVE(S)

1 Preparation for Re-submission Informative

The applicant should note that the proposal shown would be built up to all three boundaries. The proposal would have a pitched roof. It is noted that Certificate A on the application has been completed which means that no part of the development should encroach outside of the application site including guttering. Mindful that a gutter is required on the rear elevation due to the roof design, there may be encroachment. This matter would need to be clarified on any re-submission.

- 2 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Mr Karim (Agent) by e-mail on 20/05/25.

Date: 21st May 2025



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at

www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and

Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.