

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0403.25

WARD: Squirrels Heath **Date Received:** 25th March 2025

ADDRESS: 500 Upper Brentwood Road
Romford

PROPOSAL: Part single, part two storey side/rear extension following demolition of of existing conservatory

DRAWING NO(S): UB500/ELC/PL05 A
UB500/ELC/PL04 A
UB500/ELC/PL03 A

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 which is located within a predominantly residential area. It is not within a conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

Permission is sought for a part single, part two-storey side and rear extension with the demolition of an existing conservatory.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbouring properties. No objections have been received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

LONDON PLAN (adopted 2021):

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

HAVERING LOCAL PLAN (2021-31)
Policy 7 - Residential design and amenity
Policy 24 - Car Parking
Policy 26 - Urban design

Residential Extensions & Alterations SPD 2011
For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

STAFF COMMENTS

An in-person site visit was not considered to be necessary. In determining this planning application, photos, Google Street View™, 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 single-storey rear extension would have a depth of 4m on the boundary with no.502 with a stagger up to 5m on the boundary with no.498 and a flat roof with a height of 3m, meeting SPD guidance.

The 2-storey side extension would have a roof lower than the main roof and hipped, a suitable width and a set back of 1m from the front elevation at first floor level, meeting SPD guidance. It would mirror a similar extension next door at no.498 and will give rise to a terracing effect. Consideration has therefore been given to a possible refusal of planning permission on this basis. However, there are various examples of extensions close to or on the boundary nearby and thus a degree of terracing already exists in this part of Upper Brentwood Road. The development would not therefore be out of character with its surroundings. Moreover, the lowered roofs and 1m set back from the front elevation at first floor would achieve a degree of visual separation. Given these circumstances, any potential impact upon character and appearance of this part of the street scene would be modest and not unacceptable.

The first floor rear extension would have a subordinate width, a lowered roof line hipped back into the main roof, a depth less than 3m and spacing of more than 2m from the shared boundary with the attached neighbour at no.502, meeting SPD guidance. The extension would sit next to a 2-storey extension at no.498 and the plans were amended during the course of this planning application to ensure that the rear building line at first floor is the same as no.502.

It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene. There would be adequate garden space left over for the residents to enjoy.

IMPACT ON AMENITY

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

As already mentioned the single-storey rear extension would have a depth of 4m on the boundary with no.502 with a stagger up to 5m on the boundary with no.498, meeting SPD guidance so would be unlikely to have an adverse amenity impact.

The 2-storey side extension and first floor rear extension would be within the existing front and rear building lines of the non-attached neighbour at no.498 and this house has no flank windows so there would be no amenity impact.

No windows are proposed in the flank walls and a condition could ensure that the flat roof of the rear extension is not used as a balcony area to prevent overlooking.

Overall, the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with 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 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(s) to the satisfaction of 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.

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 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. The revisions involved a reduction in the depth of the first floor rear extension. The amendments were subsequently submitted on 8.5.25.

Authorising Officer:

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

Raphael Adenegan

21st May 2025