

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1349.24

WARD: St Andrew's **Date Received:** 8th October 2024

ADDRESS: 144 Stanley Road
Hornchurch

PROPOSAL: Erection of a single storey side/rear extension following demolition of existing garage and hip to gable loft conversion with rear dormer and roof lights to front

DRAWING NO(S): 855-P201 Revision A
855-P202 Revision C

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

SITE DESCRIPTION

The subject site is a single storey bungalow at 144 Stanley Road, Hornchurch.

DESCRIPTION OF PROPOSAL

The application seeks consent for the erection of a single storey side/rear extension following demolition of an existing garage and a hip to gable loft conversion with a rear dormer and roof lights to the front.

It is noted that the application is partly retrospective, as works have started on site. The garage has been demolished and the single storey side and rear extension is in the process of being constructed.

During the course of the application, it was noted that there were some discrepancies on the plans. For instance, the height and roof of the existing dwelling appeared to be materially different and much higher (approximately 1 metre) than Google Streetview images of the existing dwelling. Following negotiations with the agent, revised plans were received on 26th February 2025. It was not deemed necessary to re-consult neighbouring properties, as the revisions involved correcting some discrepancies on the plans and did not affect the proposal.

RELEVANT HISTORY

P0502.25 Retrospective permission for the installation of ramp with balustrade and privacy screen to rear garden

	Awaiting Decision	
E0014.25	Certificate of lawfulness for the enlargement of existing outbuilding for use for the purposes of domestic storage and home office/studio within the curtilage of an existing dwelling	
	Awaiting Decision	
D0521.24	Certificate of lawfulness for proposed loft conversion to existing C3 dwellinghouse. Enlargement of roof and erection of roof dormer.	
	Awaiting Decision	
E0062.24	Single storey side and rear extension	
	Awaiting Decision	
P1350.24	Demolition of existing garage and the erection of a single storey side/rear extension with steps, addition of a first floor with hipped roof and new front porch	
	Awaiting Decision	
D0370.24	Certificate of Lawfulness for a single storey side/rear extension following demolition of existing garage and hip to gable loft conversion with rear dormer and roof lights to front	
	Withdrawn	13-11-2024
P0972.24	Change of Use from C3 to C4 HMO including demolition of existing garage, single storey side/rear extension, raised patio with steps, additional first floor with increase of ridge height from hip to gable, conversion of roof space to habitable use with rear dormer, new front porch and additional vehicle crossover	
	Withdrawn	05-09-2024

CONSULTATIONS/REPRESENTATIONS

10 neighbouring properties were notified of the proposal. Two letters of representation were received with detailed comments that have been summarised as follows:

- The proposal is half built.
- Loss of privacy.
- Requested the Case Officer undertake a site visit.
- It is alleged that people are climbing over the walls of neighbouring properties to access the large space on the side of the rear extension.
- Damage to neighbouring property.
- The depth of the rear extension.
- Concerns that rain water guttering will encroach on neighbouring land.
- Concerns regarding the proximity of the side extension to a neighbouring garage.

In response to the above comments, comments that the application is partly retrospective are not material planning considerations. Concerns regarding people climbing on the walls of neighbouring properties and guttering, encroaching on neighbouring land and damage to neighbouring property are civil matters and are not material planning considerations. The Case Officer telephoned the resident and advised that photographs of the site have been submitted and the majority of the issues raised are civil matters. A Certificate of Ownership (Certificate A) has been submitted stating

that on the 21 days before the date of the application, nobody except the applicant was the owner of any part of the land or building to which the application relates and the Council has to accept this at face value. The remaining issues will be addressed in the following sections of this report.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 24 (Parking provision and design) and 26 (Urban Design), of the Havering Local Plan (2016-2031). The Havering Community Infrastructure Levy Charging Schedule and the Residential Extensions and Alterations SPD are relevant.

Policies D1 (London's form, character and capacity for growth), D4 (Delivering good design), T6 (Car parking), T6.1 (Residential parking) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The increase in the floor space is less than 100sqm in area, and therefore is exempt from any CIL liability (both Mayoral CIL and Havering CIL).

STAFF COMMENTS

It is noted that this application is partly retrospective. There is an enforcement case, reference ENF/406/24 for an alleged unauthorised raised platform on the side, which is under investigation.

A site visit was undertaken by the case officer. Site photographs were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The main issues in this case are the impact on streetscene, the impact on amenity and highway/parking issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Stanley Road slopes uphill on a west to east axis. There is a single storey double garage with a pitched roof located to the west of the site. There is a row of single storey detached bungalows with hipped roofs located in the immediate vicinity and to the east of the site.

The garage has been demolished. It is considered that the single storey side/rear extension integrate satisfactorily with the existing dwelling.

An existing Certificate of Lawfulness, E0062.24, for a single storey side and rear extension was issued on 20th March 2025. A Certificate of Lawfulness, D0521.24, for a proposed loft conversion to

existing C3 dwellinghouse, enlargement of roof and erection of rear dormer and front roof light was issued (planning permission not required) on 20th March 2025.

It is considered that the proposed hip to gable loft conversion with rear dormer and roof lights to the front is similar in terms of its scale, bulk and design, to the loft conversion, enlargement of roof and erection of rear dormer and front roof light approved under the Certificate of Lawfulness D0521.24. When considering the merits of this application, consideration has been given to the reasonable fall-back position that the Certificate of Lawfulness D0521.24 can be implemented. Therefore, it is considered that there are insufficient grounds to refuse this application.

In any event, the proposed works are not considered unduly harmful to the streetscene. This is a detached bungalow and the full gabling of the roof would not result in any unbalancing. There is some variety in the streetscene, with examples of both hipped and gabled roof properties and in this context the streetscene is not materially harmed.

The application form states that the proposed materials are red clay roof tiles and render and this will be secured by condition if minded to grant planning permission to ensure that the appearance of the development will harmonise with the character of the surrounding area.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwellings including loss of light, outlook and loss of privacy as is required by Policy 7 of the Havering Local Plan 2016-2031.

The Council's Residential Extensions & Alterations SPD states that as a general rule, houses can be extended from the rear wall of the original dwelling by up to 4 metres in depth for a detached house. This is to ensure the extension is subordinate to the original dwelling. The total height of a single storey extension should generally be no more than 3 metres for a single storey extension with a flat roof, in order to ensure there is no unreasonable loss of amenity to neighbouring properties or reduction in sunlight or daylight.

Stanley Road slopes uphill on a west to east axis. The neighbouring dwelling at No. 142 Stanley Road has a ground floor flank window, which serves a wet room, is obscure glazed and is a non-habitable room. No. 142 Stanley Road has a rear conservatory with clear glazed glass on its flank elevation.

The single storey rear extension has a depth of 4 metres, which complies with the SPD. The single storey rear extension has a height of approximately 3.58 metres with a flat roof, from ground level. It is noted the height is above the 3m normally permissible, however this due to the change in ground level within the site, which is characteristic of the neighbouring property at No. 142 as well. No. 142 Stanley Road is sited at a higher ground level. This neighbouring property has a conservatory to the rear of their dwelling, which would partly mitigate the single storey rear extension. The installation of flank windows on or close to the boundary are discouraged, as these windows claim light from exclusively outside of the site over land which a resident has no control. In such circumstances, the Local Planning Authority cannot undertake to safeguard the entry of light to the flank windows of the adjacent conservatory at No. 142. There is a separation distance of approximately 0.6 metres between the flank wall of the single storey rear extension and the eastern boundary of No. 142 Stanley Road, which helps to mitigate its impact. It is noted that the rear gardens of No. 142 and

144 Stanley Road have a north orientation.

There is a single storey double garage with a pitched roof located to the west of the site. The proposed block plan on Drawing No.855-P202 Revision C shows that the single storey side/rear extension is located within the boundaries of the site and therefore, it is considered that it doesn't adversely affect this double garage.

The rear gardens of No.'s 107-113 Abbs Cross Lane have a depth of between approximately 20-23 metres. Stanley Road slopes uphill on a west to east axis. The application site occupies a higher ground level than the neighbouring properties in Abbs Cross Lane, which back onto the site. Whilst the development will be noticeable from the rear garden, as the works do not exceed the current ridge height of the property and given the depth of the neighbouring rear gardens, the works are not considered intrusive or unneighbourly in relation to these properties and do not result in sufficient impact to amenity to justify refusal. It is considered that the hip to gable loft conversion would not result in a significant loss of amenity to neighbouring properties, taking into account the separation distances above.

No. 142 Stanley Road doesn't have any flank windows that are primary light sources to habitable rooms and is not considered materially harmed by the proposals.

It is considered that the proposed hip to gable loft conversion with rear dormer and roof lights to the front is similar in terms of its scale and bulk to the loft conversion, enlargement of roof and erection of rear dormer and front roof light approved under the Certificate of Lawfulness D0521.24. When considering the merits of this application, consideration has been given to the reasonable fall-back position that the Certificate of Lawfulness D0521.24 can be implemented. Therefore, it is considered that there are insufficient grounds to refuse this application.

Very limited information has been submitted regarding the existing and proposed ground levels on the site. There are no cross section drawings showing the existing and proposed ground levels within the site, particularly for the rear garden as well as existing and proposed boundary treatments. Details of boundary treatment on the side and rear boundaries of the rear garden will be secured by condition if minded to grant planning permission to protect neighbouring amenity.

According to the plans, the single storey side/rear extension doesn't have any flank windows. Conditions will be imposed to ensure that the flat roof of the single storey side/rear extension is not used as a balcony or roof garden and to prevent the insertion of flank windows to protect neighbouring amenity if minded to grant planning permission.

The proposed roof lights to the front of the dwelling would face the street, which is a public area and as such, they would not result in any loss of privacy.

It is considered that the rear dormer window would create additional overlooking of gardens - however, this is a common relationship with rear facing windows allowing views over gardens and therefore the harm is considered to be within acceptable tolerances. The bathroom window on the rear elevation of the proposed rear dormer can be obscure glazed and fixed shut by condition if minded to grant planning permission to protect neighbouring amenity.

HIGHWAY/PARKING

The site has a PTAL rating of 2. Policy T6.1 of the London Plan has a maximum car parking standard in Outer London PTAL 2-3 of up to one space per 3+ bedroom dwelling.

The existing garage has been demolished. The application form states that the proposed development will not add/remove any parking spaces. The proposed block plan states that the front garden of the property has a depth of 5.25 metres, but the proposed car parking space(s) have not been shown on the plans.

The proposed ground floor plan shows a brick wall on the front boundary of the site. It is not known if the brick wall will be demolished. In addition, it is not known if the existing crossover will need to be extended. There appears to be space for one vehicle on hardstanding to the front of the site, which is sufficient.

KEY ISSUES/CONCLUSIONS

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of the development plan have been met, and planning permission should be approved 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Materials Section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding 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 SC34A (Obscure and fixed glazing)

The proposed first floor bathroom window in the rear dormer shown on Drawing No. 855-P202 Revision C shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interests of privacy.

5 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.

6 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.

7 Boundary treatments

The single storey side/rear extension hereby permitted shall be demolished to ground level and all materials resulting from the demolition shall be removed within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

i. within 3 months of the date of this decision details of all proposed walls, fences and boundary treatment shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

ii. if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Reason:

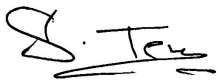
Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

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

3rd July 2025