

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0660.25

WARD: Havering-atte-Bower **Date Received:** 14th May 2025

ADDRESS: 8 Kiln Wood Lane
Havering-atte-bower
Romford

PROPOSAL: Demolition of existing porch and existing rear extension, single storey side/rear extension, new front porch with pitch roof, replacement of existing single dormer with new double dormer on side, removal of existing raised terrace and walkway, replaced with smaller terrace to rear and new stepped access to the side

DRAWING NO(S): 23.208-01 H
23.208-02 B
23.208-03 B
23.208-04 B
23.208-05 H
23.208-06 J
23.208-07 J
23.208-08 H

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 relates to 8 Kiln Wood Lane, Romford, a detached bungalow. It benefits from a rear extension and conservatory as well as a detached outbuilding to the side and detached garage at the rear. Located within the Metropolitan Green Belt, it is not a listed building nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the demolition of existing porch and existing rear extension, single storey side/rear extension, new front porch with pitch roof, replacement of existing single dormer with new double dormer on side, removal of existing raised terrace and walkway, replaced with smaller terrace to rear and new stepped access to the side.

RELEVANT HISTORY

D0005.25	Certificate of Lawfulness for a single storey side extension PP is required	03-03-2025
Y0004.25	Single storey rear extension with an overall depth of 8m, a maximum height of 4m, and an eaves height of 4m. (PRIOR APPROVAL) Pr App Ref Val	13-01-2025
P1142.24	Single storey side/rear extension, new front porch with pitch roof and bay windows, extension of existing raised terraces to side and rear and proposed new outbuilding following demolition of existing porch and existing rear extension Refuse	25-11-2024
P0518.24	Single storey side/rear extension, new front porch with pitch roof and bay windows, loft extension with additional dormer to the front, extension of existing raised terrace with steps to side and rear and proposed new outbuilding following demolition of existing porch and existing rear extension Refuse	17-07-2024
P1421.02	Two storey rear extension including side dormer windows Apprv with cons	18-09-2002

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to neighbouring properties. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No responses were received.

RELEVANT POLICIES

* NPPF

* London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy G2 - London's Green Belt

* 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

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floorspace from the proposed developments would not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken by the case officer as one was not deemed to be necessary. In determining this application, site photographs provided by the applicant, ones used for the assessment of P0518.24 and P1142.24, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

This application is a resubmission of a previously refused planning application P1142.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons:

1. The site is within the Metropolitan Green Belt and the proposed development would not align with any of the relevant exceptions set out in Section 13 of the NPPF and would therefore comprise of inappropriate development. The proposed developments, by reason of their scale, bulk, massing and appearance, would result in disproportionate, unsympathetic and visually intrusive additions to the original house over and above the host property which would result in material harm to the character and openness of the Green Belt. In the absence of any Very Special Circumstances which would outweigh the harm of inappropriateness and harm to openness the proposed development is unacceptable in principle and in contrast to the objectives of the NPPF 2023 including the purposes of including land within the Green Belt and Policy G2 of the London Plan 2021.

2. The proposed raised terraced area and walkway, by reason of its height, depth, siting and proximity to the shared boundary with the neighbouring property no. 14 Kiln Wood Lane, would result in direct overlooking and loss of privacy to these neighbouring occupants, and would have a significant adverse impact on the living conditions of these occupiers, contrary to the Residential Extensions and Alterations Supplementary Planning Document and Policy 7 of the Local Plan 2021.

This application differs from the previously refused scheme in the following key areas:

1. Whereas the scheme proposed under P1142.24 was for a side/rear extension (with new front bay window) projecting 4m wide at its maximum point and 7m deep with a 9.6m wide and 3m deep rear raised terraced area, the side/rear extension proposed under this application would project 2m wide at its maximum point, 7.3m deep with a 5.2m wide and 900mm deep rear raised terraced area.

2. The existing outbuilding within the site would be retained.

GREEN BELT IMPLICATIONS

The site lies within the Green Belt. Provisions for proposals affecting the Green Belt are set out in paragraph 153 of the NPPF. Specifically, this paragraph states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

Paragraph 154 goes on to state that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt". There are exceptions to this however. Regarding the extension or alteration of a building, paragraph 154(c) states that exceptions include "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The planning history of the site indicates that there have been a number of additional developments to the original site. For example, planning permission was granted for a two storey rear extension including side dormer windows in 2002 (application reference: P1421.02). The application site also benefits from a rear conservatory, detached outbuilding to the side of the site and a detached garage at the rear which are not original.

The volume of the original dwelling has been calculated by the LPA to be about 263 cubic metres and the proposed outbuilding 78 cubic meters. The volume of the extended dwelling has been calculated by the agent to be about 565 cubic metres. Overall, therefore, the proposals would result in an increase to the volume of developments within the site of about 302 cubic metres, an increase of 115%.

The proposal would increase the overall volume, bulk and amount of development on the site and the NPPF leaves it to the decision maker to determine whether development is disproportionate.

It is acknowledged that overall depth of the extension proposed under this application would be marginally deeper than the most previously refused scheme, however it is considered the substantial reduction in the width of the proposal would reduce the bulkiness of the enlarged built form of the dwellinghouse.

This, together with being mindful of the already existing extensions to the dwelling, means it is considered that the proposed extension would not be disproportionate to the size of the original dwelling and would not unacceptably impact on the visual openness of the Green Belt.

The first refusal reason of P1142.24 is thus judged to have been overcome by the revised scheme.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed extensions are considered to relate acceptably to the host dwelling in terms of their bulk, scale and massing. No objections are therefore raised to the proposals from a visual standpoint.

IMPACT ON AMENITY

The neighbouring property no. 2 Kiln Wood Lane is set away from the common boundary with the host dwelling by over 10m whilst no. 14 Kiln Wood Lane is set away from the shared boundary by

over 8m.

It is deemed the proposed side/rear extension would be sufficiently separated from both neighbouring dwellings either side of the subject property so as for it not to have significant adverse impact on the amenity of the neighbouring occupants.

The host dwelling already benefits from an approximately 9.8m wide and 600mm deep rear raised terrace area and the although the projection of the rear raised terrace area proposed would be slightly deeper (at 900mm), it would be set further off the shared boundaries with neighbours either side of the site and so is not considered to give rise to overlooking or loss of privacy that would be over and above existing conditions.

It is recognised that there could be some oblique views from the proposed side dormer windows into the rear garden of no. 14 but given there is already a side dormer in this location that serves an office, any overlooking or loss of privacy are considered unlikely to be over and above existing conditions.

There would be new windows within both flank walls of the dwellinghouse (the ones facing no. 2 would serve a utility and en-suite and the one facing no. 14 a dining room) but given there are already a flank windows in-situ in the locations of the new windows, any overlooking or loss of privacy from the new windows are considered unlikely to be over and above existing conditions.

The scheme would include a patio area to the western side of the dwellinghouse, part of which would be raised in order for the side entrance of the property to be accessed. The host dwelling already benefits from a raised terrace area to the side that is set off the boundary with no. 14 by approximately 8.7m and projects beyond the existing outbuilding. Unlike the one proposed under the previous application, this scheme's side raised terrace proposed would not project behind the front of no. 14's garage and at 7m away from the common boundary with this neighbour, would also be located a further 3m away than the one proposed under P1142.24. Given its location and degree of inset from the boundary, it is considered that views from the raised terrace area into the curtilage of no. 14 would be partly mitigated by the existing outbuilding within the application site and therefore would not give rise to overlooking or loss of privacy that would be significantly over and above existing conditions. The second refusal reason for P1142.24 is thus considered to have been overcome by the revised proposals.

Accordingly, it is considered that the impacts of the development in amenity terms would fall within acceptable limits.

HIGHWAY/PARKING

No highways or parking issues are judged to arise from the proposal.

TREES

It is acknowledged that there are trees within the application site but it is not considered that the proposals would have a harmful impact on these trees. It is noted that there are some small trees and shrubbery within the rear garden of the application site about but submitted plans indicate that

they would be fenced off by Heras fencing to prevent damage during any works and in the event of an approval, a condition relating to methods to protect them during any works could also be imposed.

KEY ISSUES/CONCLUSIONS

The proposals have been revised significantly from the earlier refused scheme. The application is now considered to be in accordance with the above-mentioned policies and guidance and 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 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.

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 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 plans) shall be formed in the flank walls of the building 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 extensions 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.

6 Non Standard Condition 32

During construction of the development hereby permitted, any trees within or near to the application site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason:-

In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

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:



Neil Goate

15th July 2025