

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0795.25

**WARD:** Marshalls & Rise Pk **Date Received:** 10th June 2025

**ADDRESS:** 29 Pettits Boulevard  
Romford

**PROPOSAL:** Demolition of lean-to and erection of side infill to create downstairs shower room together with the conversion of attached garage to a habitable space

**DRAWING NO(S):** DWGFF002 2  
DWGFBE002 2  
DWGGF002 2  
DWGR00F002 2  
DWGSE002 2  
DWGBP001 1  
Location/Site Plan

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

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### DESCRIPTION OF PROPOSAL

Planning permission is sought for the demolition of lean-to and erection of side infill to together with the conversion of attached garage to a habitable space.

1. The infill extension would measure approximately 1.4m wide, 3m deep and 2.6m high.

### RELEVANT HISTORY

|          |                                                                                                                                                                   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Y0126.25 | Single storey rear extension with an overall depth of 6.0m, a maximum height of 2.7m, and an eaves height of 2.7m (PRIOR APPROVAL)<br>Pr App Not Req'd 12-06-2025 |
| P0585.25 | Single storey side extension following demolition of existing lean-to<br>Withdrawn 10-06-2025                                                                     |
| D0166.25 | Certificate of Lawfulness for the proposed conversion of an integral garage to a habitable space<br>PP is required 04-06-2025                                     |

### CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones adjoining the site, were consulted about the application. No representations were received.

## **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 because the newly created floor space from the proposed developments would not exceed 100 square metres.

## **STAFF COMMENTS**

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

Subject to any conditions imposed, the proposed developments are acceptable in terms of its appropriate design, scale and mass. The proposals will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed developments are in accordance with the policies of the Local Plan, including Policies 7 and 26 and accord generally with the guidance in the Residential Extensions and Alterations Supplementary Planning Document.

A parking space within the existing garage would be lost but given there is a hardstanding area to the front of the site which provides space for the parking of vehicles, no highways or parking issues are considered to arise from the loss of the garage.

Overall, therefore, it is considered that the proposed developments would be acceptable and therefore it is recommended that planning permission is GRANTED for the proposals.

## 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.

## 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:**

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

Neil Goate

18th July 2025