

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0699.25

WARD: Harold Wood **Date Received:** 23rd May 2025

ADDRESS: 41 The Drive, Harold Wood
Romford

PROPOSAL: Single storey rear extension

DRAWING NO(S): 15.337.003 B
15.337.004 B

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 detached dwelling. The application site is located within a residential area and is not within a conservation area, nor is it a listed building

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension.

RELEVANT HISTORY

Y0375.18	Single storey rear extension with an overall depth of 6m from the original rear wall of the dwelling house, a maximum height of 4m and an eaves height of 3m(PRIOR APPROVAL)
	Pr App Not Req'd 07-12-2018

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to the neighbours attached to the boundary regarding the application. No representations were received.

RELEVANT POLICIES

NPPF - National Planning Policy Framework

HAVERING LOCAL PLAN 2021

Policy 26 - Urban design

Policy 7 - Residential design and amenity

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Not liable.

STAFF COMMENTS

An in-person site visit was not considered to be necessary. Site photos were sent in with the application. In determining this planning application, photos, Google Street ViewTM, 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 extension would be 5m to 2.55m in depth which exceeds Council guidance of 4m as set out in the Residential Extensions and Alterations SPD. The extension would sit next to an existing garage and the depth of 5m in this location would not appear out of place. The height, at 3m with a flat roof, meets SPD guidance and would integrate well with the main dwelling.

Overall, the extension is not considered to be out of place in the garden scene.

IMPACT ON AMENITY

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

In terms of the amenity impact on the neighbouring dwelling at no.43, the extension meets the guidance in the SPD which states that single storey rear extensions for detached dwellings are to be no greater in depth than 4m, with any greater depth to be taken at a 45 degree angle from the

4m point upon each common side boundary. There would be a spacing of around 1.1m from the extension to this side boundary further mitigating any amenity impact.

There would be no amenity impact on the neighbouring dwelling at no.39 as the extension would sit next to an existing garage along this boundary.

The height would be modest at less than 3m. There are no planning reasons to refuse this planning application due to the impact on amenity to the neighbours.

One small window would be placed on the flank wall of the extension but it would be 11m from the boundary fencing and a condition could ensure it is obscure glazed and fixed shut 1.7m above the floor level so there would be no overlooking issues.

A condition should ensure that the roof of the extension is not used as a balcony area to protect amenity.

Overall, the extension is not considered unneighbourly.

HIGHWAY/PARKING

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

KEY ISSUES/CONCLUSIONS

The proposal is considered to meet 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 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.

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 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 SC34C (obscure/non-opening & 1.7m above ground level).

The window inserted on the flank wall shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

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.

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 part of the

depth of the extension. The amendments were subsequently submitted on 23.7.25.

Authorising Officer:

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

Neil Goate

24th July 2025