

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0682.25

WARD: Elm Park **Date Received:** 20th May 2025

ADDRESS: 47 Ennerdale Avenue
Hornchurch

PROPOSAL: Two storey side extension and front porch

DRAWING NO(S): GLA-01L
GLA-02L
GLA-03L
GLA-04L REV:A
GLA-08L
GLA-09L

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

SITE DESCRIPTION

Residential, two storey semi-detached dwelling finished in pebble-dash. Parking on the drive and in the garage to the front of the property. The surrounding area is characterised by two storey dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for two storey side extension and front porch.

RELEVANT HISTORY

Y0144.25 Single storey rear extension with an overall depth of 5m, a maximum height of 3.70m, and an eaves height of 2.56m. (PRIOR APPROVAL) PROPOSED DEPTH REVISED PRIOR TO APPLICATION BEING MADE LIVE - HOWEVER DESCRIPTION NOT AMENDED, HENCE RE-NOTIFICATION OF NEIGHBOURS BEING CARRIED OUT.
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

RELEVANT POLICIES

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

LONDON PLAN:

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

Policy D4 Delivering good design

Policy T4 Assessing and mitigating transport impacts

Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).

Policy 24 (Parking provision and design).

Policy 26 (Urban Design).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space does not exceed 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Photos were provided by the agent in support of the application and the photos were used in assessing the application. In determining this planning application, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

Revised plans were sought during the planning process as clarity was needed in respect to the materials being used on the proposed development, as there was conflict with the details on application form and the photos from the site. A revised plan with the proposed elevations was provided showing the materials to be used. This revised plan was received on 28/07/25. Neighbours were not re-consulted as this was sought for clarity. The revised plan indicated that proposal would be finished in pebble-dash to match the existing dwelling.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed porch would measure approximately 1.22m deep, 2.08m wide and 3.25m high with a mono-pitched roof. The attached neighbour has flat roof front porch. Inspection of the site and

surroundings reveals that there are numerous front extensions and porches nearby of various styles and designs.

In this context, it is considered that the proposed front porch extension would not have an unacceptable impact on the character with the immediate vicinity and therefore no objections are raised.

The proposed two storey side extension would be visible from street and rear garden environment.

The character of many streets in the borough is derived from the uniform spacing of dwellings. Side extensions should be carefully designed so they do not interrupt this rhythm and do not detract from Havering's open and spacious character. Side extensions are highly visible from the street, so it is important that their design closely reflects the original house in terms of finishing materials, roof style and positioning and style of windows.

The first floor of the two storey side extension would be set back 1m from the front wall of the dwelling to create a break in the roof line and to provide a subservient appearance and as previously mentioned the depth of the front extension complies with Council guidelines. A pitched roof would connect the ground and first floor side extension. The proposed first floor side extension would be built up to the boundary with No.108 Rosewood Avenue.

It is considered the proposed two storey side extension would relate acceptably to the existing property as it would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing. No objections are raised from a visual point of view.

IMPACT ON AMENITY

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

The proposed porch would be set in from the boundaries on either side so not to impact on the amenity of the adjacent neighbours at No.45 Ennerdale Avenue and No.108 Rosewood Avenue, the separation distance would mitigate the impact.

The two storey side extension would be located on the south east side of the dwelling. It is not envisaged that this part of the proposal would have any impact on the amenity of the attached neighbour at No.45 Ennerdale Avenue as they are located to the north west and this part of the proposal would be located on the opposite side of the dwelling and be screened by the application dwelling. As a result, it is considered that the proposed two storey side extension would not unacceptably on the adjacent neighbours at No.No.45 Ennerdale Avenue.

As previously mentioned, the proposed two storey side extension would be built up to the boundary with No.108 Rosewood Avenue. This neighbour has an irregular shaped garden with a large outbuilding to the rear of the proposed two storey side extension. The proposed two storey side extension has been set back 1m at first floor level to create a break in the ridgeline.

Orientation is particularly important and extensions of this may be acceptable where they are proposed to the north of the adjoining property which is case in this instance, as the two storey side

extension would lie to the north east of this neighbouring dwelling at No.108 Rosewood Avenue.

The most used area of amenity space is generally to the rear of the application dwelling as this is the most private part to a dwelling. There is a separation distance of approximately 8.5m between the neighbouring side extension of No.108 to the proposed side extension and this would increase further to the application dwelling itself and their rear extension.

Taking the above into consideration, it is considered that the proposed two storey side extension would not unacceptably impact on the amenity of the adjacent neighbours at No.108 Rosewood Avenue.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

Taking the above into consideration, it is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours at No.45 Ennerdale Avenue and No.108 Rosewood Avenue.

It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions, particularly as the first floor windows of the application dwelling and the neighbouring properties already overlook the rear garden areas of surrounding residential properties. No flank windows are proposed.

To safeguard the privacy of the adjoining neighbours, a condition would be imposed to ensure that no openings will be added to side of the proposed extensions unless specific permission is obtained in writing from the Local Planning Authority.

In all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The application site is within a PTAL area of 2. Policy T6.1 of the London Plan requires for a site within a PTAL 2-3 that has 3 bedrooms maximum parking standards of 1 space per dwelling apply, which the site will be able to provide for. Although, the two storey side extension will erode the space to the side of the dwelling for additional parking.

Photographic evidence and the OS Map clearly shows that parking can be accomplished within the site for one parking space and therefore no objections are raised in line with the policies outlined within the London Plan.

KEY ISSUES/CONCLUSIONS

The proposal is 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(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 SC45 (Standard Porch Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no porches shall be erected to the front or side of the extension hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

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.

INFORMATIVES

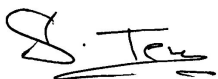
1 Land Ownership Informative Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

2 Approval following revision

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 Mr K Ramessur (Agent) by e-mail & phone. The revisions involved clarity in respect to the materials being used on the proposed development, as there was conflict with details on the application form and the photos from the site. A revised plan showing the proposed elevations was provided with the materials to be used. The amendments were subsequently submitted on 28/07/25.

Authorising Officer:



Suzanne Terry

29th July 2025