

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0654.25

WARD: Marshalls & Rise Pk **Date Received:** 13th May 2025

ADDRESS: 43 Heather Way
Romford

PROPOSAL: First floor rear extension

DRAWING NO(S): S300
S301 Rev A
A102 to A104
SP102

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site is occupied by a mid-terraced property. The site offers off-street car parking at the front of the property and a garden at the rear of the site. The surrounding area is characterised by terraced and semi-detached residential properties.

The property is not listed and not within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a first floor rear extension.

RELEVANT HISTORY

Y0110.24	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.73m. (PRIOR APPROVAL)
	Pr App Not Req'd 06-06-2024

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 5 neighbouring properties. No comments have been received.

RELEVANT POLICIES

Havering Local Plan (adopted 2021)
Policy 7 - Residential Design and Amenity
Policy 24 - Parking provision and design
Policy 26 - Urban Design

The London Plan (2021)
Policy D4 - Delivering good design
Policy T6 - Car parking

OTHER
Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of The Havering Local Plan sets out to promote high quality design that contributes to the creation of successful places by supporting development proposals that, respect and complement the distinctive qualities, respect reinforce and complement the local street scene and respect the visual integrity and established scale of the building.

The proposed first floor extension would be sited to the rear, measuring approximately 2.5m in depth, 3.5m in width and 2.6m in height with a flat roof. The proposed external material would match the existing.

The Residential Extensions and Alterations SPD stipulates that all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end. The proposed flat roof form at first floor level fails to introduce an addition that would seamlessly assimilate with the original property. The proposal by virtue of its scale, size and design in relation to the host property is considered to appear bulky and prominent within the garden scene. The proposed first floor extension is considered to be out keeping with the character and appearance of the terraced row and surrounding area.

The proposal fails to preserve and enhance the character and visual appearance of the terraced property and wider area, and fails to adhere to the principles of good design, neighbourliness, and spatial planning as advocated by the SPD and the Local Plan Policy 26.

IMPACT ON AMENITY

Policy 7 of The Havering Local Plan states residential development should provide an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not impacted. The council will support developments

that do not result in unacceptable overlooking or loss of privacy or outlook, unacceptable loss of daylight and sunlight as well as unacceptable levels of noise, vibration and disturbance.

The proposed first floor extension would be positioned 1.1m from the south-west boundary shared with No.41 Heather Way and 1.3m from the north-east boundary shared with No.45 Heather Way.

The proposed first floor rear extension, by reason of its siting, scale, and separation from shared boundaries, is not considered to result in undue harm to neighbouring residential amenities with respect to outlook, overshadowing, or access to daylight/sunlight. Nevertheless, the proposal fails to comply with paragraph 5.13 of the Council's adopted Supplementary Planning Document (SPD, 2021), which sets out a minimum 2-metre separation distance between two-storey rear extensions and neighbouring boundaries to safeguard future development potential and mitigate cumulative visual impact. The proposed extension falls below this threshold, thereby unacceptably constraining the adjoining neighbours' ability to implement similar extensions without creating significant visual intrusion. The development is therefore contrary to the objectives of the SPD and the principles of good neighbourliness and equitable development.

The proposal would therefore be considered unacceptable in accordance with the Residential Extensions and Alterations SPD and Policy 7 of the Havering Local Plan (adopted 2021).

HIGHWAY/PARKING

The proposal would not give rise to any highways implications.

KEY ISSUES/CONCLUSIONS

The proposal is considered to conflict with the above mentioned policies and guidance and therefore refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

The proposed first floor rear extension, by reason of its flat roof design and limited separation distances to adjoining properties, would result in an unacceptable form of development that fails to respect the established character of the area and the amenity of neighbouring occupiers, contrary to Policy 26 of the Havering Local Plan (adopted 2021) and the Residential Extensions and Alterations Supplementary Planning Document (2011).

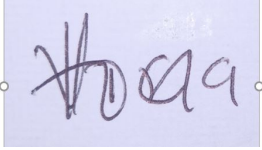
INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking

amendments, but given conflict with adopted planning policy a decision was made on the application, which will enable the applicant to exercise a right of appeal if they so wish.

Authorising Officer:

A handwritten signature in dark ink on a light blue background. The signature is stylized, appearing to read 'V Collins'.

Victoria Collins

30th July 2025