

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0651.25

WARD: Emerson Park **Date Received:** 12th May 2025

ADDRESS: 10 Walden Way
Hornchurch

PROPOSAL: Single storey flat roof rear extension. Alterations to roof including rear extension and new rear box dormer. Installation of new bin/cycle stores. Internal alterations.

DRAWING NO(S): 553/200 Rev 1
553/201 Rev 1
553/220 Rev 0
553/701 Rev 0
553/190 Rev 0

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 is a detached dwelling with an existing single-storey rear extension. The site is not in a conservation area nor is the dwelling a listed building but it is located in the Emerson Park Policy Area. There are TPO events nearby.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning permission for a single storey flat roof rear extension, alterations to the roof including rear extension and new rear box dormer, installation of new bin/cycle stores and internal alterations.

RELEVANT HISTORY

D0160.25	Certificate of Lawfulness for alterations to external material from brick facing to render to include dormers PP is required 28-05-2025
P1805.23	Single storey rear extension and additional side window Apprv with cons 28-03-2024
W0134.23	Want to discuss refusal for 10 walden way, larger home extension. Want to

see what they can do under permitted development and planning

My client also wants to attend meeting. How do I give his details and I will send some photos. Where can I email these over to as their not uploading now.

Awaiting Decision

Y0098.23

Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)

Pr App Ref Val 06-04-2023

Y0071.23

Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)

Pr App Ref Val 15-03-2023

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring properties. No objections have been recieved.

Havering Council's Arboricultural Advisor - no objection subject to conditions.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011 (SPD)

- Section 5 Rear extensions
- Section 7 Loft alterations

MAYORAL CIL IMPLICATIONS

Not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is noted that the subject property is located in the Emerson Park Policy Area and great care is to be taken with regard to maintaining the original character of the area.

The Council's 'Residential Extensions and Alterations' SPD generally permits single storey rear extensions up to depths of 4m for a semi-detached or detached dwellings. It is acknowledged that the 5m depth of the proposed rear extension exceeds the above SPD. However, the proposed depth of the rear extension is not considered to be harmful to the existing appearance of the rear

garden environment which is characterised by many single rear extensions and a depth of 5m-6m has already been approved (reference: P1805.23). The height of less than 3m meets SPD guidance.

The loft changes with a shift of the roof around 2.7m to the rear and a box dormer the same size as existing would have minimal impact on the street scene. The roof height would remain the same and the box dormer would be the same scale as existing. The shift of the rear building line around 2.7m to the rear would not appear bulky or out of place with the building line at the new dwelling built at no.8a very similar (reference: P0489.24).

In light of the above, the proposal would integrate appropriately with the surrounding area.

IMPACT ON AMENITY

After careful consideration it is considered that proposed rear extension would not create an unreasonable loss of amenity to the neighbours. The extension would be 5m in depth but within 4m from rear building lines of both neighbours and the height would be less than 3m, meeting SPD guidance. There would be no windows or doors in the flank walls of the extension but additional flank windows are shown in the main dwelling serving non-habitable rooms so a condition should ensure that these are obscure glazed and fixed shut below 1.7m from the internal floor level. A condition should ensure that the flat roof of the extension is not used as a balcony area.

The loft changes with a shift of the roof around 2.7m to the rear and a box dormer the same size as existing would have minimal impact on the amenity of both neighbours. There is a new dwelling built at no.8a (reference: P0489.24) and the proposal would have a similar rear building line. The adjusted rear building line and replacement dormer would be more than 2m from the shared boundary with no.10a and within 3m in depth so there would be minimal impact in terms of light or overshadowing (in accordance with SPD guidance). The height of the roof would remain the same.

There are no flank habitable room windows at both neighbouring properties so the shift in the roof to the rear would have minimal impact.

In short, the proposal would not cause a material loss of amenity to surrounding neighbours.

HIGHWAY/PARKING

There would be no significant impact on parking or the use of the highway.

The bin and cycle stores are acceptable.

TREES

An Arboricultural Impact Assessment and General Arrangement Drawing was submitted during the course of this planning applications as there are TPO events nearby. The Council's Arboriculture Advisor has commented that the provided report is sufficient in setting out the impacts to the trees on site and suggest conditions to ensure trees are protected.

KEY ISSUES/CONCLUSIONS

The proposal would not harm the character of the area or adversely affect the living conditions of the neighbouring properties. In light of the above, it is recommended that planning permission is approved.

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 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.

3 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.

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 windows inserted on the flank walls 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.

7 Non Standard Condition 31

During construction of the development hereby permitted, the tree(s) located at 10 Wladen Way, Hornchurch shall not be lopped or felled without the written consent of the local planning authority.

During construction of the development hereby permitted, any trees within or near to the 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.

2 Building Regs

The approval of this application would not obviate the need to obtain separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

Authorising Officer:

Habib Neshat

Habib Neshat

31st July 2025