

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0820.25

WARD: Upminster **Date Received:** 19th June 2025

ADDRESS: 20 Huntsmans Drive
Upminster

PROPOSAL: Single storey rear extension

DRAWING NO(S): HD/01
HD/100
HD/101

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 face brick and painted render. Parking in the garage and on the drive to the front of the property. The surrounding area is characterised by two storey semi-detached dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension which would measure 4m deep with a flat roof and roof light above.

RELEVANT HISTORY

ES/HOR 865/53 - Estate layout - Refused.

ES/HOR 1065/55 - Residential development - Approved.

ES/HOR 1065/A/55 - 1 of 62 houses - Approved.

L/HAV 1766/73 - Rebuild garage, store and toilet extension - Approved.

D0111.25 Certificate of lawfulness for proposed 4m single storey rear extension.

PP is required 19-05-2025

P0090.22 Part single, part two storey rear extension, and first floor side extension over existing garage

Apprv with cons 01-04-2022

CONSULTATIONS/REPRESENTATIONS

Neighbouring properties were consulted and no representations were received.

RELEVANT POLICIES

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

Havering Local Plan (HLP)

Policy 7 - Residential design and amenity

Policy 24 - Parking provision and design

Policy 26 - Urban design

LONDON PLAN (LP):

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

Policy D4 - Delivering good design

Policy T6.1 - Car parking

National Planning Policy Framework (NPPF)

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the previous application D0111.25 which were used to assess this application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously declined Certificate of Lawfulness application D0111.25. The Certificate of Lawfulness was declined for the following reason.

The depth of the proposed single storey rear extension would be in excess of 3m in depth as under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and the MHCLG Permitted development rights for householders Technical Guidance (September 2019). It is noted that no prior approval householder application was submitted prior to the submission of the this certificate of lawfulness application. Mindful that works have commenced on site, a retrospective householder planning application will be required for the single storey rear extension.

Following a refusal of the above Certificate of Lawfulness application, a planning application has been submitted so the proposal can be formally assessed.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposal would be screened from the street scene by the existing dwelling and the neighbouring dwellings on either side and as a result, the proposal would be mainly visible from the rear garden environment.

The proposed flat roof single storey rear extension with the roof light above would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale and massing and therefore would not unacceptably impact on the rear garden environment. 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 depth and height of the single storey rear extension excluding the roof light at 4m and approximately 2.75m respectively complies with guidelines set out within the SPD for this type of extension to a semi-detached dwelling. The height of the flat roof excluding the roof light would be less than the 3m normally permissible.

The proposed roof light on top of the ground floor rear extension would be sufficiently removed from the sides of the extension so not to unacceptably impact on the adjacent neighbours.

No flank windows are proposed and therefore no loss of privacy would arise.

The neighbouring single storey rear extension at No.18 and the extended dwelling at No.22 Huntsmans Drive would mitigate the depth and height of the proposed single storey rear extension.

It is considered that the proposal would not unacceptably impact on the neighbouring amenity as the proposal complies with the spirit of adopted guidelines.

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.

To safeguard the privacy of the adjoining neighbours, two conditions have been imposed to ensure that no openings will be added to side of the proposed extensions or that the flat roof of the rear extension would not be used as a balcony, roof garden or similar amenity area, unless specific permission is obtained in writing from the Local Planning Authority.

The proposal is judged to be in accordance with all material planning policies and considerations and no material harm to interests of acknowledged importance will result. Approval is

recommended.

HIGHWAY/PARKING

It is considered that no highways or parking issues would arise as a result of the proposal and therefore no objections are raised.

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 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 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:-

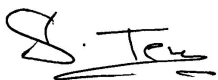
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - 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:



Suzanne Terry

1st August 2025