

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0676.25

WARD: Upminster **Date Received:** 20th May 2025

ADDRESS: 45 Park Drive
Upminster

PROPOSAL: Single storey rear extension with garage conversion

DRAWING NO(S): TRD-242500-A1/02
TRD-242500-A2/02

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 occupied by a two storey semi-detached property. At the front of the site is a driveway for off street parking and at the rear is a spacious garden. The surrounding area is characterised by semi-detached and detached residential properties.

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension with garage conversion.

RELEVANT HISTORY

P0618.02	Two storey side and single storey rear extensions
	Apprv with cons 31-05-2002

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 6 neighbouring properties. No comments have been received.

RELEVANT POLICIES

Havering Local Plan (adopted 2021)
Policy 7 - Residential Design and Amenity

Policy 10 - Garden and backland development
Policy 24 - Parking provision and design
Policy 26 - Urban Design

The London Plan (2021)
Policy D1 - London's form, character and capacity for growth
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.

STAFF COMMENTS

An amendment was requested and made to ensure the proposed extension does not exceed 4 meters in depth.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed garage conversion would result in the creation of a front wall infill and window. This change would incorporate material and fenestration to match the existing house, as such would not detrimentally impact the visual appearance of the dwelling. Whilst the proposed change would be visible to the street scene, it is not considered to have any significant impact on the character and appearance of the immediate area.

The proposed single storey rear extension due to its siting, scale, design and material finishing is not considered to have material impact on the character and appearance of the dwelling house and surrounding area.

The proposed scheme would preserve the character and appearance of the street scene and surrounding area.

IMPACT ON AMENITY

The application site shares the west boundary with No.43 Park Drive and the east boundary with No.47 Park Drive. Both neighbouring properties have existing single storey rear extensions.

The proposed rear extension would be integrated with the existing rear extension, resulting in a 4m deep rear extension. The proposed extension would project beyond the rear extension of No.43 by 1.6m. It is therefore not considered to result in material loss of outlook, sun/daylight and harmful

overshadowing to the occupants at No.43. The proposed development would increase the depth of the existing extension by approximately 1m and remain adjacent to the boundary shared with No.47. It is considered that due to the height, roof form and orientation of the proposed rear extension, the scheme would not result in a harmful overbearing appearance, loss of sun/daylight and overshadowing. The proposed garage conversion is not considered to have any detrimental impact on neighbouring amenity

The proposed extension would not result in harmful overlooking or loss of privacy. The proposal would have limited impact on the amenities of the neighbouring occupants.

HIGHWAY/PARKING

The existing site arrangement is considered to maintain sufficient parking for the residential property. The proposal is not considered to have adverse impact on parking.

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 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 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.

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

The windows inserted on the east side elevation (facing No.47 Park Drive) 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, in accordance with Policy 7 of the Havering Local Plan (adopted 2021).

6 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 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 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 by email. The revisions involved the correction of proposed

plans. The amendments were subsequently submitted.

3 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Authorising Officer:



Raphael Adenegan

7th August 2025