

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0798.25

WARD: Upminster **Date Received:** 16th June 2025

ADDRESS: 6 Lichfield Terrace
Upminster

PROPOSAL: Single storey rear extension

DRAWING NO(S): 001
002
003

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 houses a semi-detached residential house. The property is not listed, nor is it within a conservation area. The surrounding area is residential in nature, containing mainly semi-detached properties.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension.

RELEVANT HISTORY

D0169.25	Certificate of lawfulness for proposed single storey rear extension with flat roof and skylights	
	PP is required	30-05-2025
P1133.09	Extension to existing double garage including demolition of existing non-compliant work. Provision of double pavement vehicle crossover by London Borough of Havering	
	Apprv with cons	07-10-2009
P0240.08	Detached outbuilding	
	Apprv with cons	04-04-2008

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. Objections have been received from one neighbour with concern that the extension would block light to their flank extension window, affect their right to light and property value.

Officer comment - this is assessed in the amenity section of this report but the impact on property values or right to light are not material planning considerations.

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

- Section 5 Rear extensions

MAYORAL CIL IMPLICATIONS

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

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The height of the proposed flat roofed extension would be 3m with a roof lantern 0.45m high. The height complies with the guidance outlined within the 'Residential Extensions and Alterations' SPD. The depth of the proposed rear extension would be up to 3.5m metres from the rear wall of the original dwelling, meeting the recommended 4 metres in the guidance outlined within the 'Residential Extensions and Alterations' SPD. It is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the street scene or the immediate garden scene.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of privacy.

It is considered that the proposed extension would not unacceptably impact on the amenity of the

adjacent residents at no.5, in terms of loss of light or overshadowing, as they have a rear extension and the proposed extension would be much less than the guidance of 4m. The height of the extension is considered to be reasonable and not overbearing.

There are no overlooking concerns with no windows in the side elevations. A condition is recommended to ensure that the flat roof of the proposed rear extension is not used as a balcony to protect the amenity of the neighbouring dwellings.

With regards to the extension blocking a flank window in the rear extension of the neighbouring house, Section 6.9 of the SPD states that "in cases where neighbouring properties have been previously extended to the side with extensions incorporating primary flank windows to habitable rooms, each application will be determined on its particular merits but with generally less weight being afforded to any loss of light or other amenity arising from the development". It would be difficult to refuse this application on this basis alone.

There would be no impact on any other neighbours due to separation distances.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will create any highway issues.

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:

Habib Neshat

