

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0878.25

WARD: Beam Park **Date Received:** 1st July 2025

ADDRESS: 27 Burwood Gardens
Rainham

PROPOSAL: Single storey rear extension following demolition of existing conservatory

DRAWING NO(S): 2407-PR-100 C

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension following the demolition of the existing conservatory.

1. The proposed extension would measure approximately 6.8m wide, 3.7m deep and 2.6m high to the eaves.

RELEVANT HISTORY

P1691.15	Erection of 1no. detached one-bedroom bungalow Withdrawn 06-01-2016
P0640.15	Erection of 1no. two-storey house attached to the side - alteration to planning permission P0012.15 to provide an additional single storey rear section. Apprv with Agreement 27-11-2015
P0012.15	Erection of 1no. two-storey house attached to the side. Apprv with Agreement 12-03-2015
P0979.14	Erection of 1 no. two-storey detached house Refuse 27-08-2014
P0377.14	Erection of 1no. two-storey detached house. Refuse 23-05-2014

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones adjoining the site, were consulted about the

application. No representations were received.

RELEVANT POLICIES

- * NPPF

- * London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

- * Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 26 (Urban Design)

- * Residential Extensions and Alterations Supplementary Planning Document

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space from the proposed developments would not exceed 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs provided in support of the application, Google Street View, aerial view images and the submitted drawings were used to assess the proposal and the site's constraints.

Subject to any conditions imposed, the proposed developments are acceptable in terms of its appropriate design, scale and mass. The proposals will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed developments are in accordance with the policies of the Local Plan, including Policies 7 and 26.

Whilst the proposed rear extension would not completely accord with the guidance in the Residential Extensions and Alterations Supplementary Planning Document for terraced properties depth-wise, no significant harm to the character of the area or amenity to neighbours can be demonstrated because the proposal would be no deeper at its maximum point than the existing conservatory so the overall depth of the extension is not considered to be harmful to the character and appearance of the rear garden scene.

The projection of the extension beyond nos. 27a Burwood Gardens and 53 New Zealand Way would be less than the 3m usually allowed by the SPD for extensions beyond terraced properties

and therefore any impacts on this neighbour are considered within acceptable realms.

All other neighbours would be sufficiently separated from the rear extension such that it would not cause harm to their amenity.

Overall, therefore, it is considered that the proposed developments would be acceptable and therefore it is recommended that planning permission is GRANTED for the proposals.

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 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 plans) shall be formed in the flank walls of the building 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:-

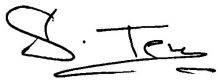
In the interests of the amenity of the occupiers of neighbouring dwelling.

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

11th August 2025