

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0809.25

WARD: Mawneys **Date Received:** 17th June 2025

ADDRESS: 65 Mowbrays Road
Romford

PROPOSAL: Detached garage in rear garden

DRAWING NO(S): 10
11 A

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

SITE DESCRIPTION

The host property is an end-of-terrace residential property which is not a listed building and is not within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant seeks planning permission for an outbuilding to the rear for use as a garage

RELEVANT HISTORY

D0187.23	Certificate of Lawfulness for conversion of roof space to habitable use to include a rear dormer, front roof lights, and conversion of roof from hip to gable end
	PP not required 13-06-2023
Y0029.23	Single storey rear extension with an overall depth of 6m, a maximum height of 3.45m, and an eaves height of 3m. (PRIOR APPROVAL)
	Pr App Not Req'd 01-03-2023

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the neighbouring properties. Three objections have been received with the following comments:

- concern about blocking access to the garages.
- dominant and visually intrusive.
- Same size as a caravan.

- Must not use as HMO or living space.

Access on private land is not a material planning consideration but a matter between owners, this outbuilding is shown as a garage and not a HMO or living accommodation and the size and scale are considered later in this report.

RELEVANT POLICIES

London Plan (adopted 2021):

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)

Residential Extensions and Alterations Supplementary Planning Document (SPD)

- Chapter 9 (Annexes, Outbuildings and Garages)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space would be less than 100 square metres.

STAFF COMMENTS

An in-person site visit was not necessary. Site photos were provided by the agent in support of this application. In determining this planning application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The SPD does not provide specifics on the height/depth of outbuildings instead noting they should be subordinate in comparison to the host dwelling while Officers must consider scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

The outbuilding would have a footprint of 11.7m by 3.7m with a height of 3.5m and an eaves height of 2.5m. It would replace an outbuilding with a footprint of 6.5m by 5m with a height of 4m and an eaves height of 2.3m. The height of the building was reduced during the course of this planning

application. The outbuilding is suitably subservient in comparison to the main dwelling and would not overly dominate the long plot.

Overall, 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. Section 9.5 of the Residential Extensions and Alterations Supplementary Planning Document states that; 'outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties'.

It is considered that the outbuilding would not unacceptably impact on the amenity of the adjacent residents as it is appropriate in terms of its size and scale.

By virtue of the outbuilding being single storey and there been existing boundary fencing separating all neighbours it is not anticipated that there would be any loss of privacy through harmful overlooking. No doors or windows are shown on the flank walls (windows were removed during the course of this planning application) and the velux roof windows are high level.

The outbuilding is shown on the plans to be a garage for the applicant to enjoy, which is classed as an incidental use to the main house. A condition should ensure that the outbuilding would only be used for purposes incidental to the enjoyment of the main house and not be used as a separate unit of accommodation.

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

HIGHWAY/PARKING

The proposal would have no impact on the highway.

KEY ISSUES/CONCLUSIONS

The proposed development would not cause a detrimental impact upon the residential amenities of the neighbouring properties, or harm the visual amenities of the surrounding area.

It is therefore recommended that planning permission is granted.

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 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 or rear walls 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 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

INFORMATIVES

1 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 applicant via email. The revisions involved a reduction in the roof height and the removal of flank windows. The amendments were subsequently submitted on 26.8.25.

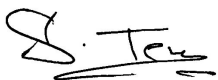
2 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining access road 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:



Suzanne Terry

1st September 2025