

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0830.25

**WARD:** Beam Park **Date Received:** 20th June 2025

**ADDRESS:** 39 Blewitts Cottages, New Road  
Rainham

**PROPOSAL:** Single storey side extension

**DRAWING NO(S):** 011  
Proposed Block Plan 1:200

**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 mid-terrace residential 2-storey dwelling house. The property is not listed, nor is it within a conservation area. The surrounding area is residential in nature, containing mainly terraced houses. There are various extensions in close proximity. The site is in Flood Zone 2 and a suitable Flood Risk Assessment has been submitted according to Environment Agency Standing Advice.

### **DESCRIPTION OF PROPOSAL**

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

### **RELEVANT HISTORY**

None found.

### **CONSULTATIONS/REPRESENTATIONS**

Letters were sent to the immediate neighbouring properties and no objections have been received.

### **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 (SPD)

- Section 5 Rear extensions
- Section 6 Side extensions

### **MAYORAL CIL IMPLICATIONS**

Contributions would not be required under CIL regulations as the proposal would result in a net increase of less than 100m<sup>2</sup>.

### **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 side / rear extension would replace an existing lean-to extension and would have a height of 3m with a flat roof, meeting SPD guidance. The depth would be 3.2m next to an existing rear projection of the house. Although this depth exceeds the SPD guidance of 3m for rear extensions on terraced housing, in this case it would sit next to an extension at the neighbouring house and an existing projection at the application house so would integrate well with the main dwelling with a modest depth and height and would not look bulky or out of place in the 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.

The side / rear extension would have minimal impact on the amenity of the adjoining neighbouring houses as it would not project more than 3m from their rear building lines and the roof height would be modest.

There would be minimal impact on any other neighbour due to separation distances.

A condition should be added to any approval to ensure that the roof of the single storey rear extension cannot be used as a balcony to prevent loss of privacy to the neighbouring gardens.

There are no flank windows.

Overall, the development would not be un-neighbourly.

### **HIGHWAY/PARKING**

There are no highway issues.

## **KEY ISSUES/CONCLUSIONS**

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 walls of the dormer 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:**



Neil Goate

5th September 2025