

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0999.25

WARD: Mawneys **Date Received:** 28th July 2025

ADDRESS: 33 Horndon Road
Romford

PROPOSAL: Single storey rear extension and single storey front/side extension

DRAWING NO(S): 02 to 07

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site comprises the existing one and a half storey dwelling with parking and amenity space to the front and private amenity space to the rear. The surrounding area is residential in nature and features a mix of dwelling sizes and types, including two and two and a half storey terraced, semi-detached and detached dwellings, and semi-detached and detached bungalows, dormer bungalows and one and a half storey dwellings.

The site does not contain any listed buildings, nor is it located within a Conservation Area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey rear extension and single storey front/side extension.

RELEVANT HISTORY

P0230.25	single storey rear/side wrap-around extension
	Apprv with cons 02-05-2025

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 5 neighbouring properties. At the time of writing this report, no responses have been received.

RELEVANT POLICIES

Havering Local Plan (2016-2031)
Policy 7 - Residential Design and Amenity
Policy 10 - Garden and Backland Development
Policy 23 - Transport Connections
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
National Planning Policy Framework (Dec 2024)
Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed single storey side extension would measure 2.6m wide and 8.4m deep, with an eaves height of 2.7m and an overall height of 3.7m from ground level to the top of its hipped crown roof. By itself, this extension would be of an acceptable scale, being subservient and proportionate to the existing dwelling. The form and pitch of this extension's roof and the general appearance of the extension itself would be well matched to that of the main dwelling.

The proposed single storey rear extension would be roughly L-shaped and would measure approximately 11m wide, 8m deep and 2.7m in height from ground level to the top of its flat roof. This would measure 2m more in depth than the single storey rear extension that was previously approved under application ref. P0230.25. The scale of this extension, particularly its depth, would not be subservient to the scale of the existing dwelling as it would add 8m in depth to a dwelling where the main form measures approximately 11.4m deep. In addition, looking at the surrounding area no examples of similarly scaled single storey rear extensions.

Whilst consideration is given to the previously approved application, the proposed scheme would represent disproportionate additions on site, that would fail to preserve or enhance the character and appearance of the original dwelling house, site and surrounding area.

The submitted application form and plans do not specify exactly what materials would be used in the proposed development (except for UPVC windows and doors), but rather state that the proposed walling and roofing materials would match those seen in the construction of the existing dwelling. The use of matching materials would be acceptable, being in keeping with the existing dwelling's materials.

As a result, the proposed development is not acceptable in terms of its design and impact on the street/garden scene, and therefore is not in accordance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

IMPACT ON AMENITY

The proposed single storey side extension would not appear as overbearing or lead to overshadowing or a loss of light as it would be of a fairly modest single storey scale, it would not project further forward than the existing dwelling's front elevation, and the neighbouring dwelling at No.31 does not feature any north facing ground floor windows. This extension would not cause overlooking due to its single storey scale, absence of side windows, and the roughly 17.5m distance between its front window and the nearest opposite dwelling.

The proposed single storey rear extension would not project beyond the rear elevation of the neighbouring dwelling at No.33A, and it would only project approximately 1.8m beyond the rear elevation of No.31. No.33A features two south facing side windows that would look towards this extension. Looking at the plans submitted to support planning application ref. P0297.05 at No.33A, the window closest to the rear of the dwelling is a secondary kitchen window whilst the other window serves a bathroom. The bathroom window serves a non-habitable room - less weight is applied to the impact of proposals on such windows. The impact of the extension on the secondary kitchen window is not considered to be significant to warrant a refusal as the neighbouring kitchen is also served by a rear window. As such, the proposed development due to its single storey scale and design would not harm the amenity of the neighbouring occupants in terms of outlook, sun/daylight, overshadowing, privacy and would not appear overbearing.

Overall, the proposed development would not negatively impact the residential amenity of neighbouring occupiers, in compliance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

HIGHWAY/PARKING

The proposal is not considered have adverse impact on parking and highway safety.

KEY ISSUES/CONCLUSIONS

The proposal is not considered to be in accordance with the above mentioned policies and guidance and refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

The proposed development would, by virtue of its scale, size and design result in a

disproportionate addition to the existing dwelling that would not be subservient to preserve or enhance the character and appearance of the dwelling house, site and surrounding area. The proposal fails to comply with Policy 26 of the Havering Local Plan (adopted 2021) and the Residential Extensions and Alterations Supplementary Planning Document (2011).

INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy a decision was made on the application, which will enable the applicant to exercise a right of appeal if they so wish.

Authorising Officer:



Raphael Adenegan 22nd September 2025