

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0411.25

WARD: Squirrels Heath **Date Received:** 25th March 2025

ADDRESS: 15 Balgores Lane
Romford

PROPOSAL: Construction of single storey rear extensions, part two storey front and rear infill extension.

DRAWING NO(S): 00-202 Rev. T04
00-204 Rev. T04
00-206 Rev. T04
00-207 Rev. T04
00-208 Rev. T04

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

SITE DESCRIPTION

The site comprises a detached bungalow dwelling located on the corner junction of Balgores Lane (front of property) and Balgores Crescent (rear of property). There is existing single storey side garages/outbuilding and rear extensions on site. The property is located within the Gidea Park Conservation Area (CA) and are part of the original 1911/11 and 1934 Exhibition House.

DESCRIPTION OF PROPOSAL

Since application has been valid, the front and rear dormers have been reduced in size.

Planning permission is sought for construction of single storey rear extensions, part two storey front and rear infill extension.

RELEVANT HISTORY

P1322.24	Construction of single storey rear and side extensions, front and rear dormer extensions with rear balcony, demolition of existing garage and erection of new garage and canopy to front and rear Withdrawn 10-03-2025
T0096.24	Tree 1 (unidentified species) is located directly behind main gate access to garden, the new owner of the property has expressed interest in having

this tree felled (stump to be left 2-3 inches above ground level)
Tree 2 located in rear garden next to fence is a yew tree, the property owner has expressed interest in having this tree felled (stump to be left 2-3 inches above ground level)

Tree Work Part App 09-10-2024

P1043.09

Change of use of existing garage for alternative and complementary therapies/ metaphysics
Awaiting Decision

CONSULTATIONS/REPRESENTATIONS

A site (confirmed by the agent via e-mail) and press notices were published for this application as well.

Officers comments: It should be noted that officers have not carried out public re-consultation on this application, by reasons that proposed changes (see full details in description of works) would create less impact on residential amenity and scale of works has been reduced in size.

No representations were received in response to the neighbour notification.

Gidea Park and District Civic Society raised objections on the grounds:

- 1.The rear bulky dormers to the rear are overbearing and presence to adjoin property.
- 2.The increase bulk and footprint to the property would create a negative impact on the street and surrounding area.
- 3.Materials are not in keeping with the area or the CA.

Officers' comments: In terms of points 1 to 3, see relevant section of this report for full assessment and comments.

Built Heritage and Historic Environment (BHHE) - raised no further objections to the amended scheme subject to condition that schedule of materials being used are submitted prior to commencement of work on site. (see relevant section of this report for full assessment and comments).

RELEVANT POLICIES

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" .

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).
Policy 24 (Parking provision and design).
Policy 26 (Urban Design).
Policy 27 (Landscaping).
Policy 28 (Heritage assets).
Policy 34 (Managing pollution).

LDF

SPD04 - Residential Extensions & Alterations SPD
SPD02 - Heritage SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal includes the creation of less than 100sqm of residential Gross Internal floor Area (GIA) and is therefore not liable for CIL payments.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The proposed replacement rear dormer has been replaced with two small rear dormer windows and two rear rooflights. Two front linked dormers have been replaced one small front dormer and the existing front dormer is to be retain on site. The roof of the proposed front porch has changed to a hipped tiled roof, which sits below the existing front dormer on site.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The issues for consideration in this case are the impacts of the proposal upon the special character and appearance of the Gidea Park Conservation Area.

The existing rear conservatory (east) and side detached garage (north) would be removed and replaced with a single storey rear extension. The proposed rear infill extension would project 2.1m deep, which would be in line with the existing rear dining room extension on site and 2.6m wide. This would read a piecemeal rear extension. Plus, remain single in height at 3.8m (max) with pitched tiled roof and 3m high at eaves level. The existing rear facade would be replaced with bio-folding doors and three sets of windows.

The removal of the modern rear conservatory and detached garage is not considered to have any adverse heritage impact. The proposed single-storey rear extension, which would replace the

existing piecemeal additions with a unified element, is considered an improvement. Although the overall footprint of the dwelling would increase, the removal of the detached garage would offset this to some extent. In any case, it is not considered that the proposal would reduce the garden size to a degree that would materially harm or undermine the spacious character of the area.

Overall, the proposed development is considered to adversely affect the architectural form of the host dwelling, thereby resulting in a negative contribution to the Conservation Area. As such, the proposal fails to preserve or enhance the character and appearance of the Gidea Park Conservation Area, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This supported by the BH officer.

The amended two rear dormers (east) would each measure 1.8m wide and 2m in height with pitched roof. Two 1m wide rear rooflights would be sited beside the rear dormers to the existing rear roofslope.

The amended proposed front dormer (west) measures approx. 1.2m wide with a flat roof and the overall height would be in line with the existing front dormer on site.

It is evident that the addition of rear rooflights, rear and front dormers are not an unusual feature within the wider streetscene or the conservation area. The scale of the rear and front dormers and rooflights to the rear would comply with normal guidance, are well placed, proportionate in scale and sit comfortably within the roof space.

The proposed front porch/extension (west) would project 1.2m deep and 3.9m wide. This would be in line with the existing front reception room. Plus, this would remain single in height with a hipped tiled roof.

The amended front and rear dormers along with the front porch are now supported by the BH officer.

In this instance, the proposed amendments and proposed materials to the extensions to the rear and front at ground and roof levels to the existing host building would not diminish the size of the rear garden and affects the Conservation Areas spacious character.

The Council's BHHE officer was re-consulted on the above application and raised no further objections, subject to specification schedule types and colour of the materials to be used for the external finishes submitted of works on site. The applicant has raised no objections to this pre-commence condition. Therefore, it would have a neutral impact on the site and CA.

Given the above, officers considered that the amended scale of development would not have an adverse impact in the rear garden environment to the detriment of the character and appearance of the Conservation Area. In addition, the proposed replacement rear extension, front and rear dormers along with the front porch and associated external alterations would not cumulatively undermine the openness and garden suburb character of the area, which the amended scheme would now preserve the character and appearance of the Conservation Area.

In terms of the NPPF, no harm is anticipated to the significance of the Conservation Area and the proposal would now comply with Section 16 of the NPPF.

In all it is considered the proposed development to the rear and front elevations does not unacceptably impact the existing host building or in context of the rear garden or the conservation area, adjoining properties or the surrounding area and no objections are raised. As such, it is not considered that the amended proposal warrants a reason for refusal on bulk, design or appearance grounds.

IMPACT ON AMENITY

The proposed ground floor extensions to the front and rear would also not affect the residential amenity of the adjoining un-attached property to the (no. 15) south, as the front porch/extension (north) is sited on the opposite side to this neighbour. Plus, single storey rear extension would be hidden by the existing single side outbuilding/garage (south).

Also, the proposed ground floor extensions to the front and rear would also not affect the residential amenity of the adjoining un-attached property to the (no. 2 Balgores Crescent) further southeast, as the front porch/extension (north) is sited on the opposite side to this neighbour. Plus, single storey rear extension would only project 2.1m deep, which is in line with the existing rear dining room extension and remain single storey in height. In addition, the rear extension would retained a setback of at least 12m from the shared side boundary to this neighbour.

Plus, the front and rear dormers along with the two rear rooflights would create minimal amenity impact on neighbours to north, south, west and east as the dormers would be sited at roof level.

Given the above, the proposed extensions to the front and rear elevations at ground and roof levels would have minimal amenity impact on the nearer neighbours to the southeast or south to warrant a reason for refusal on amenity grounds.

In view of the above I believe that this proposal will cause minimal material harm to either of the adjoining or opportunity properties, and cannot therefore be considered to have any adverse impact on neighbours, be un-neighbourly, or be intrusive to these neighbours to the north, south, west or east.

Given the above and subject to conditions, overall, the amended scheme is not considered unneighbourly or create any new amenity issues to these neighbours to the north, east, west and south.

HIGHWAY/PARKING

It is acknowledged that the existing side garage would be removed, however, there still sufficient space within the front forecourt for 2 car parking spaces. As such, no new highways issues are raised.

KEY ISSUES/CONCLUSIONS

Given the above, the amended application is considered to be in accordance with the abovementioned policies and guidance and approval subject to conditions 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 SC09 (Materials) (Pre Commencement Condition)

The development hereby granted consent shall not be commenced until a schedule with clear photographs of the types and colour of the materials to be used in the external finishes and details of the doors and windows have been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding 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.

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 J Zh via e-mail on 25.6.25. The revisions involved reduction in size rear and front dormers (see delegated report for full details). The amendments were subsequently submitted on 28.7.25.

2 Building Regs

You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

3 Party Wall

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



Raphael Adenegan

29th September 2025