

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1024.25

WARD: Squirrels Heath **Date Received:** 4th August 2025

ADDRESS: 300A Brentwood Road
Romford

PROPOSAL: Replace existing garage with a single storey side extension

DRAWING NO(S): 1120-51-LP (REVISION 0)
1120/51-01

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 features a two-storey detached property containing flats at both ground and first floor level. No. 300A is located on the ground floor of the building whilst 300 is situated on the first floor. The building benefits from an attached side double garage. It is not a listed building, nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for side extension following the demolition of the existing garage.

1. The proposal would measure approximately 5.4m wide at its widest point, 8.1m deep at its maximum point and 3.4m high with a flat roof.

RELEVANT HISTORY

* L/HAV 6235/72 - Erection of 2 Garages (Approved)

* 791/76 - Vehicular Access (Approved)

* 2897/79 - Rear Extension (Approved)

* P1288.89 - Ground Floor Side Extension to Provide 2 Bedrooms (Approved)

P0990.24	Single storey side extension with habitable roof space following demolition of existing double garage
	Refuse
	11-09-2024

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupants, including ones adjoining the application site, were consulted about this application. No representations were received.

The stakeholders listed below also provided the following comments about the application:

- * Place Services (Ecology) - No objection

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 development 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.

This application is a resubmission of a previously refused planning application P0990.24. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons;

1. The proposed development, by reason of its roof design, would form an incongruous, dominant and visually intrusive feature that would be detrimental to the character and appearance of the subject building and the surrounding area contrary to Policies 7 and 26 of the Local Plan and Policy

D4 of the London Plan.

The appeal of the Council's decision to refuse that application was dismissed by The Planning Inspectorate.

This application differs from the previously refused scheme in the following key areas:

1. Whereas planning consent was sought for a side extension with a width of 5.4m at its widest point, 8.1m deep at its maximum point and a gabled roof with an eaves height of 3m rising to a maximum height of 5.69m, this application seeks consent for a side extension measuring approximately 5.4m wide at its widest point, 8.1m deep at its maximum point and 3.4m high with a flat roof.

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

Whereas the previously refused scheme was deemed unacceptable due to the bulk and height of its gabled roof design resulting in the formation of an incongruous, dominant and visually intrusive feature, the revised proposal features a side extension with a roof design significantly reduced in scale and massing with a flat roof design that would be similar in appearance to the roof design of the existing garages. As such, it is not deemed the revised proposal would cause harm to the character and appearance of the subject building or surrounding area and therefore the refusal reason of P0990.24 is deemed to have been overcome.

It is not considered the proposal would cause harm to the amenity of surrounding neighbouring occupiers.

Two spaces for car parking within the existing double garage would be lost as a result of the proposal but the hardstanding area to the front of the site has space for at least three vehicles (one in front of the proposal and two in front of the main building). As such, it is considered sufficient parking within the site would remain for vehicles as a result of the proposal and therefore no highways or parking issues are judged to arise from the proposed development.

The proposal would be located on a hardstanding area to the side of the site and therefore is not deemed to be eligible for biodiversity net gain requirements as there would be no loss of soft landscaping or habitat.

Overall, therefore, it is considered that the proposed developments would be acceptable and therefore it is recommended that planning permission is GRANTED subject to conditions.

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 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.

3 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.

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 wall(s) 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.

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:



