

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0570.25

WARD: Squirrels Heath **Date Received:** 23rd April 2025

ADDRESS: 10 Redfern Gardens
Romford

PROPOSAL: Demolition of existing conservatory and erection of part single, part two storey rear extension, single storey side extension, front infill extension to create porch and loft conversion involving hip to gable roof extension, installation of rear dormer and roof lights to front.

DRAWING NO(S): 201Revision1
801 Proposed Revision1

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 comprises the existing two storey, semi-detached dwelling with parking space to the front and private amenity space to the side and rear. The application dwelling adjoins No. 9 via its northwest elevation. The surrounding area is primarily residential in nature, largely featuring two and two and a half storey semi-detached and terraced dwellings, and semi-detached bungalows. Further afield to the northeast lie some non-residential uses.

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for the demolition of existing conservatory and erection of part single, part two storey rear extension, single storey side extension, front infill extension to create porch and loft conversion involving hip to gable roof extension, installation of rear dormer, and roof lights to front.

RELEVANT HISTORY

P1622.07	Two storey side/rear extension
	Refuse 08-11-2007

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to 13 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 demolition of the existing conservatory would be acceptable in design terms, particularly as the conservatory is not visible from the highway.

The ground floor element of the proposed part single, part two storey rear extension would measure approximately 2.7m deep, 5.6m wide, and 2.8m in height from ground level to the top of its flat roof - this would be approximately the same depth and width as the existing conservatory, and only 0.1m more in height. As such, the scale of this extension would be acceptable. In addition, a number of dwellings in the immediate vicinity feature single storey rear extensions of a similar scale and design. The first floor element of this extension would measure some 1m deep, 2m in width, and would match the existing dwelling's eaves height. This extension would be of a small scale, which would be subservient to the existing dwelling. Furthermore, Nos. 2 and 7 feature first floor rear extensions of a larger scale than that proposed under this application. As a whole, the proposed rear extension would have no visual impact on the streetscene, owing to its location to the rear of the dwelling, and its general design would be in keeping with the existing dwelling and other nearby dwellings.

The proposed single storey side extension would measure approximately 1.9m wide, 7m deep, and 2.8m in height from ground level to the top of its flat roof. This scale would be proportionate to the

existing dwelling and it should be noted that several dwellings in the immediate area feature similarly scaled side extensions. This extension's visual impact on the streetscene would be limited by its setting back from the front elevation by approximately 4.9m.

The proposed front infill extension would measure some 2.3m wide, 0.9m in depth, and 3m in height from ground level to the top of its pitched roof. This extension would be of a modest scale and would not project beyond the existing front or side elevation. It would be similar in scale and appearance to other front porch extensions in the area, including the adjoining dwelling at No.9.

The proposed hip to gable conversion would bring symmetry to the pair of semi-detached dwellings of which the application dwelling forms a part of, as the adjoining dwelling features a gable end roof. In addition, the ridge height of the existing dwelling and the adjoining dwelling would not be exceeded as a result of these works. The proposed dormer would measure 5.3m wide, 3.6m deep and 2.1m in height. It would be located to the rear of the dwelling and set back from the eaves by 0.2m, and its windows would be well related to those below. Prior to the amendment of the proposed development, this dormer's southeastern side elevation extended up to, and formed part of, the side gable, whereas now it would be set in from the side gable by 0.2m and would no longer appear as part of this wall. In addition, the previously proposed side gable window to serve the loft extension has been removed. These changes are considered to be an improvement on the previous arrangement. The proposed front rooflights would be acceptable in design terms, as several dwellings in the area also feature front rooflights.

The proposed materials would be well matched to those seen in the construction of the existing dwelling, and are therefore acceptable.

As a result, the proposed development is acceptable in terms of its design and impact on the street/garden scene, and is therefore 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

It is not thought that the proposed part single, part two storey rear extension would appear as overbearing or lead to overshadowing, as the ground floor element would only project approximately 2.7m beyond the rear elevation of the adjoining dwelling (no further than the existing conservatory), and the first floor element would not project beyond the existing dwelling's main rear elevation. This extension would not give rise to overlooking, owing to the single storey scale of the proposed ground floor element, and the first floor element would not increase the number of windows over the existing arrangement. In addition, its rear elevation window would be fitted with obscured glazing.

The proposed single storey side extension would not appear as overbearing or lead to overshadowing or a loss of light, or cause overlooking, owing to its single storey scale, as well as it featuring no side windows and its front window being fitted with obscured glazing.

The proposed front infill extension would not appear as overbearing or lead to overshadowing or a loss of light, or cause overlooking, as it would not project beyond the existing dwelling's main front and side elevations, and it would not introduce further windows over the existing arrangement.

The proposed roof works would not cause the dwelling to appear as overbearing or lead to overshadowing or a loss of light as the existing ridge height would not be exceeded, and the works do not represent an inappropriate or disproportionate increase in scale. The proposed dormer would not give rise to unacceptable overlooking as views from its windows would primarily be directed down the rear garden rather than into neighbouring properties, and its windows would be located some 32m away from the nearest opposite dwelling, with trees inbetween. The front rooflights would not lead to overlooking as these would primarily allow the ingress of light rather than significant views outwards.

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) and the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

HIGHWAY/PARKING

The proposal would not give rise to any parking or highways implications.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and 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 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the

materials detailed under page 6 of the application form and approved plans (dwg. ref. 201 Revision 1, dated 19/09/2025) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding 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 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.

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 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 agent via email. The revisions involved revisions to the proposed plans. The amendments were subsequently submitted.

Authorising Officer:



Neil Goate

2nd October 2025