

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1044.25

WARD: St Andrew's **Date Received:** 7th August 2025

ADDRESS: 139 Suttons Avenue
Hornchurch

PROPOSAL: Single storey ground floor rear extension

DRAWING NO(S): 64A01
64A04
64A9

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

SITE DESCRIPTION

The subject site comprises of a two storey terrace property, which forms part of a row of six terrace properties, and is located on the southern side of Suttons Avenue. There are existing rear staggered wall/addition on site (to be removed).

Parking available on the driveway to the front of the property. The surrounding area is characterised by terrace and semi-detached residential properties.

The site is not located within a Conservation Area and is not listed.

DESCRIPTION OF PROPOSAL

Planning consent is for a single storey rear extension.

RELEVANT HISTORY

Y0165.25	Single storey rear extension with an overall depth of 4.80m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
Pr App Ref Val	16-06-2025

CONSULTATIONS/REPRESENTATIONS

Neighbours were consulted about this proposal. No objections were received.

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 34 (Managing pollution).

LDF

SPD04 - Residential Extensions & Alterations 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. In determining this application, photos by Google Street View, aerial view images and submitted drawings were used to assess the application.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is acknowledged that the proposed 4m deep extension is more than 1m deep than the general rule for a terrace property. However, the proposal is similar to the approved single storey rear extensions at nos. 143 and 147 Suttons Avenue to the west, where both extensions extend 4m deep into the existing rear gardens, within the row of 6 terraces properties. The cumulative depth would be no more than 4m and remains single storey in height at 3m (max), which complies with the SPD. The roof light sited in the centre would only project above the flat roof by approximately 100mm.

The roof form would lessen the bulk and mass when viewed from the rear garden.

The proposal is therefore considered compatible with the rear garden environment.

IMPACT ON AMENITY

It is considered that the proposed development would be unlikely to materially impact on the amenity of no. 137 Suttons Avenue, which sits to the east of the subject property, as the ground rear extension only projects 1m beyond the attached rear extension at no. 137. Moreover, single storey and 3m in height, which is within Guidance.

It is acknowledged that adjoining property at no. 141 (west) only has a rear staggered wall/addition and the rear extension would project a further 3.4m beyond this. The orientation is generally favourable, with properties having south facing rear gardens and no. 141 lying to the west of the extension. It is noted the main living room window is set on the opposite boundary to the extension. The degree of infringement beyond Guidance is not significant and given these circumstances, on balance, no material harm to neighbouring amenity is considered to result.

Given the above and subject to conditions, overall, the scheme is not considered materially harmful to neighbouring amenity.

HIGHWAY/PARKING

No new highways issues.

KEY ISSUES/CONCLUSIONS

Given the above, the 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 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 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 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>

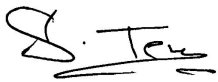
2 Building Regs

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 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:



Suzanne Terry

7th October 2025