

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0822.25

WARD: Mawneys **Date Received:** 18th June 2025

ADDRESS: Land adjacent to 1 Hood Walk
Romford
Essex

PROPOSAL: Construction of a two-storey, 2-bed end-of-terrace dwelling with amenities and landscaping

DRAWING NO(S): A.02.3.1
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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 features a plot of land located to the side of the end-terraced residential dwellinghouse 1 Hood Walk. The site is not listed nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the construction of a two-storey, 2-bed end-of-terrace dwelling

with amenities and landscaping.

RELEVANT HISTORY

P0079.22	Two storey, 2-bed, detached dwelling with associated amenity space. Refuse	15-03-2022
P2085.21	Two storey, 1-bed, end terrace dwelling with associated amenity space and cycle storage. Refuse	24-12-2021
ENF/427/21	Alleged unauthorised rear and / or side extension	

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones directly adjoining the application site, were consulted about this application. The representations received can be summarized as follows:

- Loss of light
- Loss of privacy and overlooking
- Increase parking stress
- Scale and design would not be in-keeping with character of surrounding houses
- Visibility issues for drivers at junction of Hood Road and Lynton Avenue
- Construction works would block use of parking bays

Comments from the stakeholders consulted below can also be summarised as follows:

- * Anglian Water - No comments
- * Essex & Suffolk Water - No response
- * Thames Water - No response
- * London Fire Brigade (Hydrant Officer) - No additional hydrants required. Happy for works to go ahead as planned.
- * London Fire Brigade (Fire Safety Regulation) - No comments
- * LBH Highways - No objection on parking grounds. Not considered that the proposal will change the existing sight lines for vehicles or pedestrians using Hood Road or Lynton Avenue.
- * LBH Policy - Submission of preliminary ecological appraisal required.
- * LBH Public Protection - Recommended conditions relating to Low NoX boilers and air source heat pumps were ones to be proposed as well as active electric vehicle charging facilities.
- * LBH Street Name and Numbering - No response

* LBH Waste and Recycling - Waste and recycling sacks should be presented by 7am on the boundary of the property facing Hood Walk.

* Place Services (Ecology) - No objection subject to conditions

RELEVANT POLICIES

* National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

* Havering Local Plan (2016-2031)

- Policy 3 Housing supply
- Policy 5 Housing mix
- 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
- Policy 27 Landscaping
- Policy 30 Biodiversity and Geodiversity
- Policy 32 Flood management
- Policy 34 Managing pollution
- Policy 35 Waste management

* The London Plan (2021)

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D11 Safety, security and resilience to emergency
- Policy D14 Noise
- Policy G6 Biodiversity and access to nature
- Policy H1 Increasing housing supply
- Policy H8 Loss of existing housing and estate redevelopment
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T2 Healthy Streets
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking

- Policy T7 Deliveries, servicing and construction

* The Residential Extensions and Alterations Supplementary Planning Document (SPD)

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations.

The proposals would result in the formation of a new dwelling with approximately 75sqm of floor area. This would translate to a contribution of:

- MCIL (£25 per sqm) - £1,875

- HCIL (£125 per sqm) - £9,375

Each contribution would be subject to indexation

STAFF COMMENTS

This application is a resubmission of a previously refused planning applications P0079.22 and P2085.21.

P0079.22, which proposed a 2 bedroom detached dwellinghouse with a gabled roof measuring approximately 7.7m wide and 5.6m deep located at the rear of 1 Hood Walk, was refused planning permission for the following reasons:

1. The proposed dwelling would give rise to a cramped form of development, on an uncharacteristically small plot, giving rise to garden sizes which are materially out of keeping with that prevailing in the locality and resulting in an intrusive and overbearing form of development when seen from the streetscene and the wider rear garden environment, harmful to local character and contrary to Policy D6 of the London Plan (adopted 2021).

2. The proposed dwelling would, by reason of its detached nature and proximity close to the shared boundaries either side of the site, appear as an unacceptably dominant and visually intrusive feature in the streetscene, harmful to the established local pattern of development and closing down the characteristic gap between end-terraced and semi-detached properties within the surrounding area. It would therefore be harmful to the character and appearance of the surrounding area contrary to Local Plan Policies 7 and 26.

3. The proposed development would, by reason of its scale, bulk and mass, position close to the boundaries of the site and position of upper floor windows, give rise to an intrusive and unneighbourly form of development, resulting in harm to the privacy and amenity of occupiers of neighbouring property at nos. 1 and 3 Hood Walk, contrary to the provisions of Local Plan Policy 7 and 10.

4. The proposed development would, by reason of the low ceiling heights and absence of designated internal storage, result in a low quality design that would be to the detriment of future

occupants, contrary to the provisions of Policy D6 of the London Plan (adopted 2021).

P2085.21, which proposed a two storey, 1-bed, end terrace dwelling measuring 7m high and 5m with a traditional hipped roof set off the southern boundary of the site by 2m was refused planning permission for the following reasons:

1. The proposed dwelling through the incongruous arrangement of fenestration and narrow plan form would appear visually at odds with the existing terraced row, whilst also extending beyond the front building line of premises to the rear thereby forming a visually intrusive and prominent piece of development detrimental to the character and appearance of the surrounding area and at odds with prevailing patterns of development thereby contrary to Policies 7 and 26 of the Havering Local Plan 2016-2031, the Residential Extensions and Alterations SPD, Policies D3 and D4 of the London Plan 2021 and Paragraph 130 of the NPPF.

In comparison to the two previously refused applications cited above, this proposal features a 2-bed dwelling that would be attached to no. 1 Hood Walk and benefit from a hipped roof and rear Juliette balcony and would measure up to 5.9m wide at its maximum point and be set off the southern boundary by approximately 1m.

PRINCIPLE OF DEVELOPMENT

The acceptability of any submission is reliant on a number of policy considerations including Policy 10 of the Local Plan (Garden and Backland Development) which requires consideration of the following:

- i. Ensure good access and, where possible, retain existing through routes
- ii. Retain and provide adequate amenity space for existing and new dwellings
- iii. Do not have a significant adverse impact on the amenity of existing and new occupants
- iv. Do not prejudice the future development of neighbouring sites
- v. Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated
- vi. Within the Hall Lane and Emerson Park Character Areas as designated on the Proposals Map, the subdivision of plots and garden development will not be supported, unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area

The proposal is judged to comply with parts (i), (iv) and (v) of Policy 10. Part (vi) would not apply in this case as the application site is not located in the Hall Lane or Emerson Park Character Areas. Matters relating to parts (ii) and (iii) will be addressed further on in the report.

DENSITY/SITE LAYOUT

Policy D6 of the London Plan requires that new residential development conforms to minimum internal space standards, with there being set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. These standards are reflected in the Havering Local Plan where at Policy 7 it requires compliance with the space standards referenced above.

Having applied the standards to the proposals, the proposed dwelling would exceed the required gross internal area for a 2 storey 2B3P unit and also meet the standards set out for bedroom sizes and floor-to-ceiling heights.

It is noted that the proposed dwelling would be dual aspect but with regards to the layout but would not benefit from at least 2.5sqm of built-in storage. However, this is not considered to be grounds to refuse the application for this reason only given the GIA of the proposed dwelling (75sqm) exceeds the minimum requirement (70sqm).

New dwellings must also demonstrate an acceptable arrangement of private amenity space. Policy-wise, D6 of the London Plan (2021) states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

The proposed dwelling would provide about 40 square metres of rear amenity space for future occupants which is regarded as acceptable for the occupants of a 2B3P unit.

Overall, therefore, the internal and external layouts of the proposed dwelling are deemed acceptable. The scheme would not have a significant adverse impact on the amenity of new occupants and would provide adequate amenity space for the new dwelling. The scheme would therefore comply with parts (ii) and (iii) of Policy 10.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Consideration has been given to the impacts of the proposed development on the character and appearance of the surrounding area.

The undeveloped side and rear garden of the application premises maintains an open and spacious character in the street-scene. It is accepted that on the opposing side of the junction at 2B Hood Walk, a dwelling has been formed. However, this is not considered directly comparable in scale/massing or proximity to the boundary to the development under consideration next to 1 Hood Walk. There is also a two storey side extension to no. 9 Hood Walk, again this is not directly comparable, due to its subservience to the host property, lesser width and inset from the side boundary.

The proposed dwelling would project beyond the front building line of premises fronting Lynton Avenue and the scale and positioning of the attached dwelling (due to its close proximity to the southern boundary of the site) would appear cramped. Its close proximity to the street would have an intrusive effect upon Lynton Avenue where it would form a prominent and isolated feature set

beyond established front building lines and as such the overall plot layout would not respond to the local patterns of development. It would be visually intrusive within the wider street scene, given not only its proximity to the side boundary of the site, but its contrived chamfered design and roof form and the bulk of projection to the rear. The proposal is considered significantly harmful to the generally spacious pattern of development, which exists around the junction of Hood Walk and Nelson Close with Lynton Avenue.

The proposed dwelling would also be considerably narrower than other dwellings forming part of the terraced row, particularly when viewed from the front elevation facing Hood Walk, which reflects the cramped and uncharacteristic plot size and site constraints. The appearance of the dwelling whilst perceptible from the street-scene would be exacerbated by the built form of the dwellinghouse, specifically its chamfered flank wall design that follows the shape of the corner of the junction between Hood Walk and Lynton Avenue. This would form a departure from the adjoining properties and would serve to increase the visual prominence of the dwelling. The irregularity of the proposal's built form coupled with the provision of a first floor rear Juliette balcony would jar visually and contribute to the harm identified above.

In general, the proposed development would not be in-keeping with other properties within the terraced row and therefore is considered to be unacceptable from a design standpoint.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on neighbouring properties.

The neighbour that would be most affected by the proposal would be no. 1 Hood Walk. In terms of the impacts on this neighbour, the proposed dwelling would extend beyond the rear of this neighbouring property at ground floor level by 3m. The depth and height of the projection of the proposed dwelling beyond this neighbor at ground floor level would align with guidance contained within the SPD, which states that ground floor rear extensions should project no more than 3m beyond the rear of terraced dwellings, and therefore is judged as acceptable. It is also acknowledged that the first floor element of the proposed dwellinghouse would project beyond the rear of the attached neighbour by 3m but given the degree of inset of this part of the dwelling from the shared boundary (approximately 2.9m), it is not envisaged to cause harm to the amenity of these neighbouring occupiers particularly in terms of loss of light or outlook.

All other neighbouring properties are considered to be sufficiently separated from the proposed dwellings such that the proposals would not have an adverse impact on them in terms of loss of light and outlook.

It is acknowledged that new views would be introduced as a result of the proposed dwelling but it is considered any overlooking or loss of privacy would not be out of place in the suburban context and not dissimilar from the existing.

The scheme would therefore comply with part (iii) of Policy 10.

HIGHWAY/PARKING

The PTAL rating for the site is 2 which translates to poor access to public transport. This would translate to a high provision of parking being required.

No parking provision is made for the proposed dwelling. The surrounding area is served by on-street bays. Having regard to the objectives of the London Plan and mindful of the maximum provision within the Havering Local Plan 2016-2031 for a dwelling of the prospective occupancy sought there would be a requirement of 0.75 spaces per dwelling. Whilst there may be increased demand for on-street parking associated with the provision of an additional dwelling in this location, as a matter of judgement and mindful of a position to refuse permission being tested at appeal it is not considered that any perceived deficit is capable of substantiating a decision to refuse permission.

In regards to sight lines, the location already has what appears to be a 6ft boundary fence, meaning that there are no existing sight lines through the property itself. The proposed dwelling is contained within the site and therefore it is not considered that the proposal will change the existing sight lines for vehicles or pedestrians using Hood Road or Lytton Avenue. Therefore, it is considered sufficient visibility for drivers at this junction would remain as a result of the proposal.

REFUSE/RECYCLING AND CYCLE STORAGE

It is considered there would be sufficient space for refuse and cycle facilities within the site and this could be conditioned in the event of an approval.

OTHER ISSUES

BIODIVERSITY NET GAIN (BNG)

From 2 April 2024 Biodiversity Net Gain became mandatory for small-sites through changes to Section 90 of the Town and Country Planning Act (1990).

It is acknowledged that the habitat plan in the submitted Biodiversity Net Gain assessment indicates that the majority of the site is modified grass however satellite images of the site show that this is not the case.

There is no evidence before officers that the development would be exempt from BNG or that a satisfactory outcome could not be achieved. In the event of approval, it is considered that the statutory BNG condition would be applicable.

KEY ISSUES/CONCLUSIONS

On the 12th December 2024, the Government published the Housing Delivery Test result for 2023. The Housing Delivery Test Result for Havering for 2023 is 61%. In accordance with the NPPF the "Presumption" due to housing delivery therefore applies.

In terms of housing supply, based on the latest 2024 Housing Trajectory, Havering is able to demonstrate 3.4 years supply of deliverable housing sites. The Havering Local Plan was found sound and adopted in 2021 in the absence of a five year land supply. The Inspector's report

concluded:

"85. Ordinarily, the demonstration of a 5-year supply of deliverable housing land is a prerequisite of a sound plan in terms of the need to deliver a wide choice of homes. However, in the circumstances of this Plan, where the housing requirement has increased at a late stage in the examination, I ultimately conclude that the Plan, as proposed to be modified, is sound in this regard subject to an immediate review.

86. This is a pragmatic approach which is consistent with the findings of the Dacorum judgement. It aims to ensure that an adopted plan is put in place in the interim period before the update is adopted and the 5-year housing land supply situation is established."

The Council is committed to an update of the Local Plan and this is set out in the Council's Local Development Scheme. Therefore, in the meantime whilst the position with regard to housing supply is uncertain, the "Presumption" due to housing supply is applied.

The Presumption refers to the tilted balance set out in Paragraph 11(d) of the NPPF as if the presumption in favour of sustainable development outlined in paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged.

Para 11(d) states that where the policies which are most important for determining the proposal are out of date, permission should be granted unless (i) the application of policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development, or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Fundamentally this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The proposed development would offer a modest contribution to housing supply and delivery and this would weigh in favour of the development.

However paragraph 135(d) of the NPPF requires developments to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

For the reasons outlined within the officers report the proposed development is unacceptable in regard to its character and appearance of the surrounding area - This is a key aspects of sustainable development.

It is for the reasons given above that the Council maintains that the grounds for the refusal of the scheme are sufficiently strong and therefore that the adverse impacts of the scheme would significantly and demonstrably outweigh its benefits.

Therefore, the proposal does not benefit from the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF.

The proposed development is therefore considered unacceptable and a REFUSAL is recommended.

RECOMMENDATION:

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

1 Reason for refusal - Streetscene

The proposed dwelling, by reason of its design, built form, overall width, proximity to the southern boundary of the application site and projection beyond the front building line of premises along Lynton Avenue, would give rise to a cramped form of development on an uncharacteristically small plot that would appear as a visually intrusive feature in the streetscene and is harmful to the established pattern of housing within the terraced row and also result in the loss of the existing spacious character around the junction of this and neighbouring properties with Lynton Avenue. The proposal would therefore be contrary to Local Plan Policies 7 and 26 as well as Paragraph 135(d) of the NPPF which requires fundamentally that development add to the overall quality of the area whilst also establishing or maintaining a strong sense of place.

INFORMATIVES

1 Refusal and CIL

In the event that this application is allowed through the appeals process the proposals would be liable for the following CIL contributions:

Mayoral CIL (MCIL2) contribution of £1,875 (x £25 per sqm).

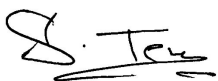
Havering CIL (HCIL) contribution of £9,375 (x £125 per sqm)

Each contribution would be subject to indexation.

2 Refusal - No negotiation

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, notification of intended refusal was given to the agent via email on 02/10/2025.

Authorising Officer:



Suzanne Terry

9th October 2025