

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1128.25

WARD: Cranham **Date Received:** 28th August 2025

ADDRESS: 77 Moor Lane
Upminster

PROPOSAL: Single storey rear extension and alterations to fenestration

DRAWING NO(S): 24.0145-A-PL-10-100A
24.0145-A-PL-10-300
24.0145-A-PL-10-301
24.0145-A-PL-10-302

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 forms part of a pair semi-detached bungalows, which is located on the western side of Moor Lane.

Parking available on the driveway to the front of the property. The surrounding area is characterised by mixed of semi and detached residential properties. The site is not located within a Conservation Area or listed.

DESCRIPTION OF PROPOSAL

Planning permission is sought for single storey rear extension.

RELEVANT HISTORY

P0203.25 Proposed single rear extension and loft conversion including a hip-to-gable roof extension with L-shape rear dormer.

Refuse 21-05-2025

Reason for Refusal:

1.The proposed development to facilitate the loft conversion including hip-to-gable roof extension with L-shape rear dormer in terms of its scale, massing, design and character would appear incongruous development to the existing host building, unbalance the appearance of this semi-

detached pair and appear as an unacceptably dominant and visually intrusive feature in the street scene, rear gardens and the surrounding area. As such, the proposal is contrary to Policies 7 & 26 of the Havering Local Plan and the Council's Residential Extensions and Alterations SPD (2011).

D0285.25

Certificate of Lawfulness for hip to gable loft conversion with rear and side dormers and roof lights to front

PP not required

18-08-2025

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour notification.

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 planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

Since the previous refused planning application ref. P0203.25 for proposed single rear extension and loft conversion including a hip-to-gable roof extension with L-shape rear dormer. The loft conversion including a hip-to-gable roof extension with L-shape rear dormer has been removed from this current scheme.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed L-shaped extension would project a further 1.4m deep beyond the attached L-shape rear extension at no. 75 (south) and projects 500mm deep beyond the un-attached rear/side extensions at no. 79 (north). The footprint of the of the enlarged rear extension would still be modest size, as the extension would still be single storey in height at 2.85m, only projects a total 3.4m deep beyond the attached existing rear extension at no. 75 (including part of the extension angle away) and retains a setback from the shared un-attached boundary no. 79.

The cumulative depth would be only 2m deep more than 4m rule (including a 45 degrees angle at 5.9m deep (south) at with an overall height of 2.85m above ground level.

The single storey rear extension would be mainly visible from the rear garden area apart for oblique views from the spaces between the properties. As such, the roof form would lessen the bulk and mass when viewed from the rear gardens along Moor Lane.

As result of the above proposed works, the existing side living room window would be replaced with utility room door and two side windows for toilet and en-suite (north). These works are also acceptable in terms of design and appearance.

Given the above, it considered the scale of the extension and associated fenestration to the rear and side does not create unacceptably impact the existing host building, adjoining properties or the surrounding area and no objections are raised.

IMPACT ON AMENITY

Consideration has been given to the amenity impact of the proposal on the adjoining properties, primarily in respect of privacy, overshadowing and loss of daylight/sunlight to Nos. 75 (south) and 79 (north) Moor Lane.

When comparing the existing to the proposed situation, the rear extension to the existing property would still have minimal amenity impact to the adjoining properties to the north and south, as the ground floor extension would be single storey in height and project a further total of 3.4m into the rear and side elevations of the property, which is within guidelines set out in the SPD.

In addition, the impact is minimal to warrant a reason for refusal on amenity grounds, as both adjoining properties have some type of rear/side extensions to their properties.

It is proposed to replace the existing side living room window with utility room door and two side windows for toilet and en-suite (north). If planning permission granted all side windows and doors would be imposed with a condition that they all glazing is obscured glazed, in order safeguard

adjoining property to the north from any loss of privacy or overlooking issues.

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

HIGHWAY/PARKING

No new highways issues are raised.

TREES

In the previous application, the Council's Tree officer was consulted and raised no objections to this scheme, as the current design is situated away from trees. The existing Conifer tree in the rear garden has been removed. Replacement planting is advised, however due to the level of canopy cover on site and the tree is not protected as such not considered necessary.

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. In addition, the previous reason for refusal 1, ref. P0203.25, as set out above has been overcome and addressed.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Materials Section of the application form 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.

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 SC34 (Obscure glazing) ENTER DETAILS

The proposed side windows and door (north) all glazing shall be permanently glazed with obscure glass not less than LEVEL 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

5 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.

6 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.

7 Non Standard Condition 31

During construction of the development hereby permitted, the trees located within the boundary of and adjacent to 77 Moor Lane, Upminster, RM14 1ET shall not be lopped or felled without the written consent of the local planning authority.

Reason:

In order to maintain the existing vegetation at the site, which makes an important contribution

to the
character of the area, and to accord with Policy 27 of the Council's Local Plan.

8 Non Standard Condition 32

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason:

In order to maintain the existing vegetation at the site, which makes an important contribution to the
character of the area, and to accord with Policy 27 of the Council's Local Plan.

INFORMATIVES

1 Non Standard Informative 1

The implementation of both D0285.25 and P1128.25 at the same time may invalidate one or both of these applications and as a result a fresh planning application may be required as the proposal would be contrary to the approved plans and the resultant volume may exceed the 50 cubic metres allowance allowed for the proposed loft extension under permitted development.

2 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>

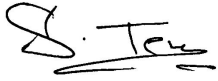
3 Cert of Lawfulness Building Regs

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.

4 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:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

17th October 2025