

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1114.25

WARD: Harold Wood **Date Received:** 26th August 2025

ADDRESS: Tomkyns Manor, Tomkyns Lane
Upminster

PROPOSAL: Single storey rear extension to replace conservatory, and alterations to fenestration

DRAWING NO(S): 200 Rev 00
201 Rev 00
202 Rev 00
203 Rev 00
204 Rev 00

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

SITE DESCRIPTION

The site is located within the Metropolitan Green Belt and the Thames Chase Community Forest. Furthermore the site is within a Site of Nature Conservation Importance. The site is not listed, nor within a Conservation Area.

DESCRIPTION OF PROPOSAL

Consent is sought for a single storey rear extension to replace conservatory. Also shown on plans is the intention to replace an existing window with full length glazing at ground floor.

RELEVANT HISTORY

P0287.21	Proposed driveway entrance gate.	
	Apprv with cons	26-04-2021
P0295.03	Erection of garage	
	Apprv with cons	14-04-2003
P1800.02	Attached double garage	
	Refuse	02-12-2002
P0957.02	Erection of entrance gates	
	Apprv with cons	12-08-2002

D0039.99	Covered swimming pool	
	Permitted dev	30-03-2000
P0752.99	Single storey rear extension (Conservatory)	
	Apprv with cons	20-08-1999
P0151.99	Single storey rear extension	
	Refuse	30-04-1999
P1179.98	Revised proposals for rebuild of residential annex approved under application P0356.98 (Additional veranda, porch, chimney and changed fenestration)	
	Apprv with cons	27-07-1999
P0356.98	Alterations and extensions	
	Apprv with cons	29-09-1998

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comments through direct notification, a site notice was displayed by the applicant at the site and the application was advertised in the local press. No letters of representation were received.

The following comments were made by other stakeholders:

LBH Tree Officer: No object subject to conditions requiring tree protection/no felling/lopping (compliance).

RELEVANT POLICIES

Havering Local Plan 2016-2031 - Policies 26, 28 and 34.

Residential Extensions and Alterations SPD

NPPF

London Plan 2021 - In particular Policy G2

MAYORAL CIL IMPLICATIONS

The proposals would not require any contributions under the CIL regulations.

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken. In determining this planning application aerial view images and submitted drawings were used to assess the site's constraints.

GREEN BELT IMPLICATIONS

Section 13 of the National Planning Policy Framework (NPPF/the Framework) attaches great importance to the Green Belt, the essential characteristics of which are its openness and permanence. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities are required to ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Para 154(c) of the NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The subject building has been subject to historic additions, however in view of what amounts to a limited overall increase in floor area and volume it would be hard to reason that the replacement addition would contribute to disproportionate additions to the subject dwelling. Its overall depth and proportions are relatively modest in the context of what is a large and individually designed dwelling.

Given that it is a rear extension it would be obscured from views of the public realm. On balance, having regard to the proposals it is considered that cumulatively they would align with Council design guidance and would be in keeping with the design and appearance of the subject dwelling. Fundamentally whilst altering the appearance of the dwelling it would not do so to the point that the extension would dominate its original plan form. The increased massing shown would be sympathetic and would exhibit an adequate degree of subservience.

The alterations to the existing window opening do not raise any Green Belt considerations.

Officers do not consider, on balance, that there would be conflict with the purposes of including land within the Green Belt and more specifically the exception given at Para 154(c). In light of there being no material harm to the Green Belt, the proposed alterations as shown are not regarded to contribute to disproportionate additions. Accordingly there is no requirement for "Very Special Circumstances" (Para 153 of the Framework) as the development is not inappropriate.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The National Planning Policy Framework states that Green Belts should seek to retain and enhance landscapes and visual amenity. This Residential Extensions and Alterations SPD aims to provide clear design guidance to householders, developers, planners, the public and other parties involved in bringing forward residential extensions and alterations within Havering. It seeks to explain what the Council looks for when considering planning applications, and aims to ensure householder development is sympathetic to the existing property and the street scene and does not detrimentally affect the living conditions of neighbouring properties.

It is not unusual for dwellings in the Green Belt to grow incrementally, permitted development allows for extensions and alterations to these dwellings which in some cases can entirely transform their appearance. In design terms officers do not regard the appearance of the dwelling or concept of the extension proposed to be harmful to the subject dwelling or wider local character particularly given it

is obscured from view of the street scene. Adjacent neighbours have similarly designed rear extensions.

It is considered that the proposals would align with guidance within the Residential Extensions and Alterations SPD and Policy 26 of the Local Plan.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34 also which further requires consideration of human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

There would be no amenity impacts arising from any aspect of the proposals, owing to the relationship of the subject dwelling to shared boundaries/neighbours due to the distances involved.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

TREES

At Paragraph 136 of the NPPF it is recognised that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. The Framework requires planning policies and decisions to ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. These objectives are reflected in Havering Local Plan Policies 27 and 30.

There is a preservation order (13-82) for the site. On review this relates to those trees (of whichever species) fronting Warley Road and on the opposing side of Tomkyns Lane, rather than any within the immediate vicinity of the site. No tree survey or impact statement has been provided by the applicant, presumably due to the development being so removed from those preserved trees. Whilst it is unlikely that the proposals would impact any root protection area for any trees, it is considered reasonable to impose a condition preventing the removal of any trees and requiring tree protection measures be carried out through the course of development.

A condition will be imposed requiring a scheme of tree protection to be maintained throughout the development and also requiring that no trees are to be felled consistent with the applicant's intentions.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended accordingly.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 Time limit

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 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 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.

4 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.

5 No felling/lopping (any trees)

During construction of the development hereby permitted, the trees located at Tomkyns Manor, Tomkyns Lane, Upminster, RM14 1TP 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 Havering Local Plan 2016-2031.

6 Tree Protection (any trees)

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with 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.

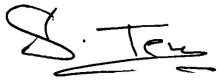
Reason:- In order to maintain the existing vegetation at the site which makes an important contribution to the character of the area and to accord with Policy 27 of the Havering Local Plan 2016-2031.

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:



Suzanne Terry

21st October 2025