

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1021.25

WARD: Rush Grn & Crowlands **Date Received:** 4th August 2025

ADDRESS: 14 Beechfield Gardens
Romford

PROPOSAL: Erection of a two-storey side extension and a single-storey rear extension and external finishes to match the existing dwelling and porch to front

DRAWING NO(S): 14B/EXT 01 D
14B/PRO 01 F
14B/PRO 02 C

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

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two-storey side extension, a single-storey rear extension and porch to front.

1. At first floor level, the two storey side extension would measure approximately 2.5m wide and would be set flush with the front of the dwelling with a gabled roof.
2. The single storey rear extension would project beyond the side of the property and be built to the southern boundary of the site measuring approximately 5m deep at its maximum point.
3. The front porch would project approximately 80cm deep.

RELEVANT HISTORY

P2160.21	Single storey rear extension Apprv with cons	10-03-2022
P1583.21	Proposed ground floor rear extension, floor plan redesign and all associated works Refuse	04-10-2021
Y0296.21	Single storey rear extension with an overall depth of 6m, a maximum height of 3m and an eaves height of 3m (PRIOR APPROVAL) Pr App Ref Val	16-06-2021
Y0220.21	Proposed ground floor rear, floor plan redesign and all associated works at	

	14 Beechfield Gardens	
	Pr App Ref Val	30-04-2021
D0277.21	Certificate of lawfulness for conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and conversion of roof from hip to gable end.	
	PP not required	17-06-2021
P0782.21	Two storey side extension and porch to front involving demolition of shed to rear.	
	Apprv with cons	17-06-2021

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones adjoining the site, were consulted about the application. No representations were received.

RELEVANT POLICIES

* NPPF

* London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

* Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 26 (Urban Design)

* Residential Extensions and Alterations Supplementary Planning Document

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floor space from the proposed developments would not exceed 100 square metres.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs provided in support of the application, Google Street View, aerial view images and the submitted drawings were used to assess the proposal and the site's constraints.

The scheme originally submitted included a two storey side extension with a small setback from the front of the property. During the application process, the proposals were revised so as for the side extension to be set flush with the front of the dwelling. Neighbours were re-consulted about the changes to the application.

Subject to any conditions imposed, the proposed developments are acceptable in terms of its appropriate design, scale and mass. The proposals will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed developments are in accordance with the policies of the Local Plan, including Policies 7 and 26.

No objections are raised to the proposed two storey side extension or front porch from a visual standpoint.

The neighbouring property that would be most affected by the two storey side extension would be no. 12 Beechfield Gardens. Given the separation distance between the two properties, it is not envisaged the two storey side extension would harm these neighbouring occupiers. All other neighbouring occupants are considered to be sufficiently separated from the proposed side extension such that they it would not harm their amenity.

The proposed rear extension would project beyond the rear of the attached neighbour no. 16 Beechfield Gardens by 3m with the depth greater than this being within an angle of 45 degrees taken from the 3m dimension on the common boundary. The relationship of the extension along the attached shared boundary would comply with guidelines in the SPD and therefore the impacts of its depth on these neighbouring occupiers are deemed acceptable. It is acknowledged that its height would be in excess of guidelines but given the extension would be marginally set in from this boundary, the additional 30cm above policy is not envisaged to be so harmful to the amenity of these neighbours so as to warrant a refusal.

No. 12 Beechfield Gardens benefit from a side/rear extension that would partly mitigate the impacts of the proposed rear extension on their amenity. Given the rear extension to this neighbour coupled with the separation distance between the proposal and this neighbour's extension, it is not envisaged the proposal would cause harm to the amenity of these neighbouring occupiers.

All other neighbours would be sufficiently separated from the rear extension such that it would not cause harm to their amenity.

The projection of the proposed front porch would be minimal and it would be situated well away from surrounding neighbours such that it would not harm their amenity.

Overall, therefore, it is considered that the proposed developments would be acceptable and therefore it is recommended that planning permission is GRANTED for the proposals.

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 SC10 (Matching materials)

All new external finishes shall be carried out in materials to match those of the existing building to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate 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 plans) shall be formed in the flank walls of the buildings 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 areas of the extensions 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:-

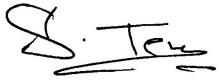
In the interests of the amenity of the occupiers of neighbouring dwelling.

INFORMATIVES

1 Approval - 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

21st October 2025