

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1129.25

WARD: Rainham & Wennington **Date Received:** 26th August 2025

ADDRESS: 91 BRISCOE ROAD
RAINHAM

PROPOSAL: Variation of conditions No. 2 (approved drawings) and no 9 (alterations to roof) of planning permission P1632.11 dated 19/12/11 to permit alterations to roof design (Rear two bed bungalow for the elderly with detached single garage)

DRAWING NO(S): BR 001 A
BR 002 A

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

SITE DESCRIPTION

The application site is located on the western side of Briscoe Road, south of Anthony Mews.

The property is currently developed with a detached bungalow dwelling approved in planning applications P1632.11 and P0557.22. There is an open planning enforcement file (reference: ENF15/25) with regards to some breaches of what was approved.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the variation of conditions No. 2 (approved drawings) and no 9 (alterations to roof) of planning permission P1632.11 dated 19/12/11 to permit alterations to roof design (Rear two bed bungalow for the elderly with detached single garage).

The changes are:

1. Design of gable windows from triangle to diamond shape
2. Number of rooflights from six to ten
3. Facing brickwork used throughout
4. Staircase to access loft storage - layout change
5. One bedroom instead of two to create additional living space area - layout change

RELEVANT HISTORY

P0783.25	Regularisation of the following (further to enforcement officer site visit) in reference to application nos. P1632.11 & P0557.22
	1. Design of gable windows from triangle to diamond shape 2. Number of rooflights from six to ten 3. Facing brickwork used throughout 4. Staircase to access loft storage - layout change 5. One bedroom instead of two to create additional living space area - layout change
	Withdrawn 18-08-2025
P0682.23	Variation of Condition nos. 2 and 9 of Planning Permission P1632.11 dated 19/12/2011 to permit alteration to the roof design to accommodate 2 no. dormer windows and rooflights (Rear two bed bungalow for the elderly with detached single garage)
	Refuse 25-08-2023
P0557.22	Variation of condition Nos. 2 (Accordance with Plans) and 9 (Alterations to roof) of Planning Permission P1632.11 dated 19/12/11 to permit alteration to roof design (Rear two bed bungalow for the elderly with detached single garage)
	Apprv with cons 31-08-2022
P1142.21	Single storey, 5-bed detached dwelling with associated parking, amenity space, and habitable roof space.
	Refuse 09-08-2021
Q0209.14	Discharge of Conditions 3, 4, 5, 6, 7, 8 and 9 of P1632.11
	ALL DECISIONS 13-11-2014 ISSUED
P1632.11	Rear two bed bungalow for the elderly with detached single garage
	Apprv with cons 19-12-2011
P2006.02	New pitched roof dormer to front elevation
	Apprv with cons 09-01-2003
P1370.99	Retention of tiled pitch roof to replace original flat roof to garage
	Apprv with cons 07-12-1999

CONSULTATIONS/REPRESENTATIONS

Letters were sent to neighbouring owner/occupiers. Objections from six neighbours were received noting concerns relating to:

- Contempt for local residents and the planning office.
- Impact on sewage system.
- Impact on access for emergency vehicles.
- Only as a result of complaints did an enforcement officer visit.
- More roof lights, staircase will lead to more bedrooms later.
- Overlooking and loss of privacy.

- Impact on garden scene.
- No need for so much storage.
- Sets a precedent.
- Noise and disturbance from open velux windows.

Relevant material planning considerations will be discussed in the following sections of this report.

RELEVANT POLICIES

NPPF 2021

London Plan Policies:

D6 Housing quality and standards

D4 Delivering good design

D3 Optimising site capacity through the design-led approach

D14 Noise

D1 London's form, character and capacity for growth

H1 Increasing housing supply

H2 Small sites

T6 Car parking

T6.1 Residential parking

Local Plan (2016 - 2031)

Policy 3 Housing supply

Policy 7 Residential design and amenity

Policy 12 Healthy communities

Policy 24 Parking provision and design

Policy 26 Urban design

Policy 27 Landscaping

Policy 33 Air quality

Policy 34 Managing pollution

Policy 35 On-site waste management

Policy 36 Low carbon design, decentralised energy and renewable

Residential Extensions & Alterations SPD 2011

MAYORAL CIL IMPLICATIONS

Not CIL liable.

STAFF COMMENTS

An in-person site visit was not undertaken. Site photos were requested from, and provided by the agent in support of the application. In determining this planning application photos, Google

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

DESIGN/IMPACT ON STREET/GARDEN SCENE

Condition 2 of P1632.11 was:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

And condition 9 states:

Notwithstanding the provisions of Classes B and C to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no alterations shall be made to the roof of the dwelling hereby approved without the prior written approval of the Local Planning Authority.

The proposal seeks to make the following changes:

1. Design of gable windows from triangle to diamond shape
2. Number of rooflights from six to ten
3. Facing brickwork used throughout
4. Staircase to access loft storage - layout change
5. One bedroom instead of two to create additional living space area - layout change

The building and the associated landscaping have been assessed to be acceptable in this location.

The external changes are the change to the gable windows from a triangular to a diamond shape, an increase in the number of rooflights from six to ten and facing brickwork used throughout. These changes would have minimal impact on the appearance of the dwelling or the street scene generally. The materials are suitable in this location and the internal changes would have no impact on the street scene.

IMPACT ON AMENITY

Policy 7 states the council will not support where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties and has unreasonable adverse effects on the environment by reason of noise impact, vibrations and disturbance.

It is considered that the proposal would not be overbearing to surrounding properties; the increased number of rooflights and the change in shape of the gable windows would not cause any overlooking into neighbouring properties enough to warrant a refusal. Rooflights and gable windows are already approved. Internal photos and notes from a Planning Enforcement Officer show the roof with storage units being built and that the rooflights are high level and not easily seen out of. A condition should be applied to state that the loft room shall be used for storage only and not as habitable space.

The internal changes and materials would have no amenity impact.

HIGHWAY/PARKING

No changes in parking layout is proposed. As such, no further assessment is required in this instance.

KEY ISSUES/CONCLUSIONS

It is considered that the proposal would not cause a detrimental impact on the neighbourly properties or the street and garden scene. It is in compliance with policies and guidelines. Therefore, it is recommended that approval be granted.

RECOMMENDATION:

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

1 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.

2 SC45A (Removal of permitted development rights) EDIT DETAIL

Notwithstanding the provisions of Classes B and C to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no alterations shall be made to the roof of the dwelling hereby approved without the prior written approval of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

3 Non Standard Condition 31

The loft room shall be used for storage only and not as habitable space.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

4 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

INFORMATIVES

1 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

Authorising Officer:

Habib Neshat

24th October 2025

Habib Neshat