

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1064.25

WARD: Mawneys **Date Received:** 12th August 2025

ADDRESS: 3 Victory Way
Romford

PROPOSAL: Single storey side / rear extension and first floor rear extension

DRAWING NO(S): 3 RM78PB/4
3 RM78PB/2 C
3 RM78PB/3 C
3 RM78PB/1 C

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 houses a semi detached residential house with single-storey rear extensions and a rear dormer. The property is not listed, nor is it within a conservation area. The surrounding area is residential in nature, containing mainly semi-detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single-storey side and rear extension and a first floor rear extension.

RELEVANT HISTORY

Y0167.25	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.80m. (PRIOR APPROVAL)
	Pr App Ref Val 04-07-2025
P0361.09	Single storey rear extension
	Apprv with cons 01-05-2009
P0985.03	Single storey rear extension
	Apprv with cons 15-07-2003

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties with no objections received.

RELEVANT POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

Residential Extensions and Alterations Supplementary Planning Document Adopted 2011 (SPD)

- Section 5 Rear extensions
- Section 6 Side extensions

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does not exceed 100 square metres.

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The single storey rear extension would be 4m from the rear wall of the original dwelling, meeting the recommended maximum of 4m in the guidance outlined within the SPD for semi-detached housing. The height of the rear extension would meet the maximum of 3m guidance in the SPD. There would be adequate garden space left over for the residents to enjoy.

The single-storey side extension would be up to the side boundary with a flat roof less than 3m in height and a small pitch on the frontage. It is considered that the proposed side extension would not unacceptably impact on the character of the immediate vicinity.

The first floor rear extension would have a depth of 3m, spacing of more than 2m to the side boundaries and the roof would be much lower than the main roof and hipped back, which meets the guidance in the SPD.

It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the immediate street scene

IMPACT ON AMENITY

Consideration has been given to the impact of the proposal on the neighbouring properties, primarily in respect of overshadowing, loss of light and loss of outlook.

The single-storey side extension would be mainly within the front and rear building lines of both neighbours so there would be no impact on the amenity to both neighbours in terms of their front and rear windows. There are no sole habitable room flank windows at no.5.

The single-storey rear extension would have no material adverse impact on the amenity of both neighbouring houses as it would be within a 4m depth of the rear of both of the neighbouring houses. No windows are proposed in the flank walls of the single-storey rear extension so there are no overlooking issues. A condition could ensure that the flat roof of the rear extension is not used as a balcony area to prevent overlooking and loss of privacy.

The first floor rear extension would have a depth of 3m, spacing of more than 2m to the side boundaries and the roof would be much lower than the main roof and hipped back, which meets the guidance in the SPD and there would be no amenity impact on both neighbours. No windows are proposed in the flank walls of the first floor rear extension so there are no overlooking issues.

Overall, the development would not be unneighbourly.

HIGHWAY/PARKING

No highway issues.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above mentioned policies and guidance and approval is recommended.

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 SC10 (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.

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 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 walls of the dormer 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 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:-

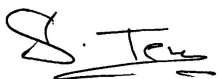
In the interests of the amenity of the occupiers of neighbouring dwelling.

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

3rd November 2025