

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0257.25

WARD: Hylands & Harrow Lg **Date Received:** 14th October 2025

ADDRESS: 5 Acacia Avenue
Hornchurch

PROPOSAL: Single-storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m (PRIOR APPROVAL)

DRAWING NO(S): BL/DRG/30082025/02
BL/DRG/30082025/05
BL/DRG/30082025/06

RECOMMENDATION: It is recommended that **Prior Approval is Given**

SITE DESCRIPTION

The application site is a mid-terraced dwelling. It is not a listed building, nor is located within a conservation area.

An in-person site visit was not undertaken. Site photos provided by the agent in support of this application. In determining this prior approval application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

DESCRIPTION OF PROPOSAL

Prior approval is sought for a single-storey rear extension with an overall depth of 6m, a maximum height of 3m and an eaves height of 3m.

RELEVANT HISTORY

Y0047.16	single storey rear extension with an overall depth of 4.016 metre, a maximum height of 3.6 metres, and an eaves height of 2.7 metre.
	Pr App Not Req'd 24-03-2016
P1129.12	Change of use of garage to be used as an office.
	Apprv with cons 14-12-2012

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to neighbouring properties which share a boundary with the application site regarding the proposal. Comments from two neighbours and one local Councillor were received expressing concerns that can be summarised as follows:

- Out of keeping.
- Block light.
- Smells and noise from skylight.
- Issues with the family and non contact if any issues during works.

Officer's Response:

In deciding whether to give or refuse prior approval, only issues relating to the impact of the proposed extension on neighbouring amenity may be taken into consideration. As such, other issues raised will not be considered.

RELEVANT POLICIES

Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015.

For ease of reference, Residential Extensions and Alterations SPD will be referred to as the 'SPD'.

IMPACT ON AMENITY

Policy 7 (Residential Design and Amenity) of the Local Plan seeks to ensure any development would have an acceptable impact upon the amenities of the adjoining occupiers.

The SPD states that the total height of a single storey extension should be no more than 3 metres for a single-storey extension with a flat roof. The plans show a flat roof with a height of 3m which meets this guidance.

The SPD advises that terraced properties can be extended from the rear wall of the original dwelling by up to 3m, going on to suggest that if a greater depth is required it should be within an angle of 45 degrees taken from the 4m dimension on the property boundary. The depth of the proposed rear extension would not meet these guidelines with an overall depth of 6m.

In terms of the proposal's impact on the host dwelling's neighbours, both neighbours have rear extensions, which mitigate the overall depth of the extension, and the proposed extension would be less than 3m from these rear building lines. As such, the amenity impacts are in line with those envisaged as acceptable under the provisions of the SPD.

Overall, it is considered that the proposed development would not unacceptably impact on the amenity of the neighbours and would not result in material harm to amenity sufficient to justify refusal.

KEY ISSUES/CONCLUSIONS

Prior approval is therefore given for the single storey rear extension.

RECOMMENDATION:

It is recommended that **Prior Approval is Given**

1 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.

2 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 PRA Given Informative 1

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

IT IS IMPORTANT TO NOTE THAT THIS WRITTEN NOTICE DOES NOT INDICATE WHETHER OR NOT THE PROPOSED DEVELOPMENT WOULD COMPLY WITH ANY OF THE OTHER LIMITATIONS OF CONDITIONS OF SCHEDULE 2 PART 1 CLASS A. IF YOU WANT CONFIRMATION THAT THE PROPOSED DEVELOPMENT WOULD BE LAWFUL (eg. on the basis that it would comply with all of the limitations and condition of Schedule 2 Part 1 Class A) THEN YOU SHOULD SUBMIT AN APPLICATION TO THE LOCAL PLANNING AUTHORITY FOR A LAWFUL DEVELOPMENT CERTIFICATE.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Raphael Adenegan', written in a cursive style.

Raphael Adenegan

24th November 2025