

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1274.25

WARD: Squirrels Heath **Date Received:** 30th September 2025

ADDRESS: 39 Rowan Walk
Hornchurch

PROPOSAL: Variation/Removal of condition no. 3 & 4 of planning permission ref: P0868.25 dated 09/09/2025 to allow for revisions to original plans

DRAWING NO(S): 02-151
02-161
02-162 Revision.A
02-163 Revision.A
02-164 Revision.A
02-171 Revision.B
02-172 Revision.A
02-181 Revision.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 comprises of a detached bungalow with a conservatory and an attached garage. The front garden has soft landscaping and crazy paving to the front of the property. Off-street car parking is provided to the front of the property. The property is not listed, nor is it within a conservation area. The surrounding area is residential in nature, containing single and two storey dwellings of various styles and designs.

DESCRIPTION OF PROPOSAL

This application is a variation of condition no. 3 & 4 of planning permission ref: P0868.25 dated 09/09/2025 to allow for revisions to original plans.

Planning permission is sought for the increase in ridge height to provide first floor accommodation, including habitable loft with front rooflights, single / double storey front and side extension and single storey rear extension including habitable loft with front rooflights.

RELEVANT HISTORY

ES/HOR 1562/56 'P' - Meeting house - Refused.
1579/57 - Bungalow & detached garage - Approved.

P0868.25	The proposal is for the increase in ridge height to provide first floor accommodation, including habitable loft with front rooflights, single / double storey front and side extension and single storey rear extension including habitable loft with front rooflights
	Apprv with cons 09-09-2025
P2340.21	PROPOSED FIRST FLOOR ADDITION, GROUND FLOOR DEMOLITION OF EXISTING CONSERVATORY TO BE REPLACED BY SMALL REAR EXTENSION. ALSO INCLUDES A FRONT DORMER AND FRONT EXTENSION.
	Apprv with cons 04-03-2022

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to the neighbour consultation.

RELEVANT POLICIES

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

LONDON PLAN:

Policy D1 London's form, character and capacity for growth
Policy D4 Delivering good design
Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).
Policy 24 (Parking provision and design).
Policy 26 (Urban Design).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The Havering and London Mayoral CIL payment is applicable as the proposal is for a extended dwelling and creates more than 100 square metres of additional floorspace. The gross internal floor area of the existing dwelling is approximately 114.33 square metres and this can be deducted from the gross internal floor area of the extended dwelling. The dwelling would have a total of area of 326.54 square metres once extended. The difference equates to 212.21 square metres which is

rounded up to 213 square metres.

The Mayoral CIL has a charging rate of £25 per square metre of net additional floor space of the proposed development and therefore the liability equals $213 \times £25 \text{ per sq.m} = £5,325$.

The Havering CIL has been implemented and has a charging rate of £125 per square metre of net additional floor space of the proposed development in Zone A. The proposal would be liable for Havering Community Infrastructure Levy contributions of CIL of £26,625 ($213 \times £125$) to mitigate the impact of the development.

The total CIL liability to be paid is £31,950 plus indexation.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the previous application P0868.25 and these were used to assess this proposal. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The principle of substantial extensions to this property has been established by the previous consent P0868.25 and this application relates solely to the changes outlined below in relation to the previously approved scheme.

This application is a variation of condition no. 3 & 4 of planning permission ref: P0868.25 dated 09/09/2025 to allow for revisions to original plans.

Condition 3 of P0868.25 states:

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.

Condition 4 of P0868.25 states:

The proposed windows serving the dresser, first floor bathroom, store and en-suite as shown on drawing 02-162 Revision.A shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:- In the interests of privacy.

The effect of these changes will be assessed in the context of the following:

The proposed changes to the application from P0868.25 would not unacceptably impact on streetscene or rear garden environment from a design point of view or would it impact on the parking/highway assessment.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light and loss of privacy.

The principle of substantial extensions to this property has been established by the previous consent P0848.25 and this application relates solely to the changes outlined above in relation to the previously approved scheme.

This application is a variation of condition no. 3 & 4 of planning permission ref: P0868.25 dated 09/09/2025 to allow for revisions to original plans which is relation to in accordance with the approved plans (condition no.3) and obscure glazing and fix shut windows which is covered by condition no.4.

The design of the first floor windows have been altered to have fanlights which would be open-able. A condition would be re-imposed on the proposed windows serving the dresser, first floor bathroom, store & en-suite as shown on drawing 02-162 Revision A in conjunction with the revised design of the windows shown on drawing 02-171 Revision B.

The windows will be obscured glazed and non-opening below 1.7m which to safeguard the privacy of the adjacent neighbours particularly No.87 Haynes Road who would be most affected.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

Taking the above into consideration, the safeguarding conditions imposed, in all, the development is considered to fall within the spirit of adopted guidelines for householder extensions and the proposal is not deemed to be unneighbourly.

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 (Time limit) Revised due to Variation

The development hereby permitted shall be commenced no later than 8th September 2028.

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding 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 SC34A (Obscure and fixed glazing)

The proposed windows serving the dresser, first floor bathroom, store and en-suite as shown on drawing 02-162 Revision.A & 02-171 Revision B shall be obscure-glazed not less than level 4 on the standard scale of obscurity, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason:-

In the interests of privacy.

5 SC34C (obscure/non-opening & 1.7m above ground level).

The window within the rear dormer window shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

6 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.

7 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.

8 Rear Dormer Window Finish

Notwithstanding the details shown on drawing nos. 02-171 Revision.A & 02-172 Revision.A accompanying the application, the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the roof of the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with Policy 26 of the Havering Local Plan.

INFORMATIVES

1 Approval and CIL

CIL Informative

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £5,325 would be payable due to result in a new residential property with 213m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £26,625 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

2 Party Wall

Party Wall Informative

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

3 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:



Neil Goate

25th November 2025