

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: Y0262.25

WARD: St Edwards

Date Received: 15th October 2025

ADDRESS: 108 Carlton Road
Romford

PROPOSAL: Single storey rear extension with an overall depth of 6m, a maximum height of 2.94m, and an eaves height of 2.74m. (PRIOR APPROVAL)

DRAWING NO(S):

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

SITE DESCRIPTION

Residential, two storey end terraced dwelling which is finished in face brick, painted render and brick.

DESCRIPTION OF PROPOSAL

Permission is sought for a single storey rear extension with an overall depth of 6m, a maximum height of 2.94m, and an eaves height of 2.74m. (PRIOR APPROVAL).

The 2.74m for the eaves height is measured to the top of the roof with the overall height to 2.94m is to the top of the parapet detail on top of the flat roof.

RELEVANT HISTORY

Building Control records undertook the final inspection in June 1933.

D0472.25	Certificate of Lawfulness for a hip to gable loft conversion with rear dormer, front roof lights and gable window and the construction of a rear outbuilding for use as workshop/storage incidental to existing dwelling Awaiting Decision
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CONSULTATIONS/REPRESENTATIONS

One representation was received in respect to this application with their comments summarised below:

- Loss of light due to size of proposal.

- Party wall Issues.

In response to the above comments, the legislation governing Larger Home Extension, prior approval process is clear that the focus is on amenity considerations in the event that an objection is received. The impact from the proposed 6m deep rear extension will be assessed in regards to impact on amenity only.

Party Wall issues are not a material consideration but a civil matter. The comments regarding a loss of light will be considered within the assessment below.

The legislation and the criteria for submitting a Larger homes Extensions, prior approval application has been drafted by Central Government and the not by the Local Planning Authority.

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, the Residential Extensions and Alterations SPD will be referred as "SPD".

LDF

SPD04 - Residential Extensions & Alterations SPD

STAFF COMMENTS

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

Revised plans were received during the course of the application. The submitted plans showed the red line around the site including the shared access to the rear of the properties along this section of Carlton Road. The agent revised plans to show the red line only around the curtilage of the site. This would not prevent the determination of the application and neighbours were not required to be re-consulted. The measurements on the application are those which are used to assess this prior approval application.

IMPACT ON AMENITY

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

The overall height excluding the parapet detail of the proposed rear extension complies with Council guidelines.

The overall depth at 6m for the proposed rear extension would be in excess of Council guidelines as outlined within the Residential Extensions and Alterations SPD.

The Council has considered any mitigating factors and in this instance, it is noted that No.106 has a single storey rear extension and the properties are separated by a shared side access between the properties, which allows for vehicles to gain access to the rear of their properties. It is considered that the neighbouring rear extension at No.106 and the width of the side access would mitigate the impact of the proposal.

No.110 Carlton Road has a single storey rear extension conservatory extension to the rear of their dwelling which is approximately 3m deep. This extension is constructed up to the boundary with the application site.

An overall projection beyond No.110's single storey rear extension of approximately 3m is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 3m deep extension on the boundary with a neighbour that has not previously extended.

The neighbouring single storey rear extension at No.110 would mitigate the depth of the proposed development.

Taking the above into consideration, it is considered that the proposal would not unacceptably impact on the amenity of the adjacent neighbours.

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.

Conditions will be imposed should the application be approved to ensure no windows or other openings to be allowed on the side of the extension unless consent is first sought and obtained in writing from the Local Planning Authority.

Overall, it is considered, the proposal would not unacceptably impact upon the amenity of the adjacent neighbours and the proposal would be within that envisaged as acceptable within guidelines.

KEY ISSUES/CONCLUSIONS

Prior approval is therefore given for the proposed 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.

INFORMATIVES

1 Party Wall

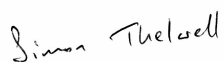
Party Wall Informative

This 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>

Authorising Officer:



Simon Thelwell

25th November 2025