

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0183.25

WARD: Emerson Park **Date Received:** 10th February 2025

ADDRESS: 56 Herbert Road
Hornchurch

PROPOSAL: Addition of first floor with hip roof and roof lights to rear, two storey front and rear extensions, alterations to external materials and fenestration and new boundary wall and gates to front

DRAWING NO(S): PL-6280_01
PL-6280_02A
PL-6280_03A
PL-6280_4A
PL-6280_06
PL-6280_07C
PL-6280_08C
PL-6280_09D
PL-6280_10E
PL-6280_11B
PL-6280_12A
PL-6280_14
PL-6280_15A

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 features a detached chalet bungalow. It benefits from a single storey side extension, loft conversion to include front and rear dormers and a detached garage within its rear garden environment.

Located in Sector 6 of the Emerson Park Policy Area, the site is not listed nor is located within a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of a first floor with hip roof and roof lights to rear, two

storey front and rear extensions, alterations to external materials and fenestration and new boundary wall and gates to front.

RELEVANT HISTORY

P2287.88 - Single Storey Side + Loft Conversion, Lounge/Kitchen Extension, WC + 2nd Bedroom, Bathroom (Approved)

P0994.91 - Detached Double Garage (Approved)

P0994.91	Detached double garage	
	Apprv with cons	20-09-1991

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers, including ones adjoining the application site, were consulted about the application. The representations received can be summarised as follows:

- Concerned regarding loss of daylight, privacy and blocking of views from bedroom

The following comments were also received from the stakeholders consulted below:

- * LBH Highways - Width and tapered style of access eases concerns regarding driver to pedestrian visibility.

Response: Matters relating to loss of views are not a material planning consideration and so will not be addressed below. All other concerns will be considered however.

RELEVANT POLICIES

National Planning Policy Framework

Havering Local Plan

- * Policy 7 - Residential design and amenity
- * Policy 24 - Car Parking
- * Policy 26 - Urban design
- * Policy 28 - Heritage assets

London Plan

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

Residential Extensions & Alterations Supplementary Planning Document 2011 (SPD)

MAYORAL CIL IMPLICATIONS

The Havering and London Mayoral CIL payment is applicable as the proposal is for extensions that create more than 100 square metres of additional floor space.

The existing dwelling has a floor space of approximately 170.5 square metres.

The additional floor space created by the proposed extensions equates to approximately 280.8 square metres, resulting in difference of 110.3 square metres (rounded down to 110 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 $110 \times £25 \text{ per sq.m} = £2,750$.

The Havering CIL has been implemented from the 1st September 2019, which 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 £13,750 ($£125 \times 110$) to mitigate the impact of the development.

Therefore, the total CIL liability to be paid is £16,500.

STAFF COMMENTS

An in-person site visit was not undertaken by the case officer during the application process as one was not considered to be necessary. Site photographs were received from the planning agent. In assessing this application, photographs, Google street view, aerial images and the submitted drawings were used to assess the site, its constraints and the developments subject of the application.

The original submission included a rear extension proposed to be set flush with the flank west side elevation wall of the main dwelling. During the application process, the scheme was amended so as for the extension to be set in from this wall by 0.1m. Furthermore, the proposal was revised so as to be situated further away from the rear boundary of the application site with 6 Curtis Road and the roof form of the extended property was also revised from featuring a crown to a double hipped roof. As these amendments resulted in a reduction in the bulk, scale and massing of the proposals, it was not deemed necessary to re-consult neighbours about the revisions.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The application site is situated within Sector 6 of the Emerson Park Policy Area.

Regarding developments within this sector, the EPPA SPD states that the minimum requirement is

for no part of any new building or extension to an existing building will be permitted to be built within a minimum of 1m from an adjoining common party boundary at ground floor or 2m at first floor.

The extensions proposed would comply with the policy at both ground and first floor level in relation to its distance from the common boundary with 58 Herbert Road. It would also be policy compliant regarding its distance at ground floor level from the shared boundary with 54A Herbert Road, but would not quite comply at first floor level as it would be located approximately 1.8m away.

It should be noted that the host property shares an angled boundary with the 54A Herbert Road and as a consequence is situated approximately 1.2m away from the common boundary with this neighbour. Therefore, given the exceptional circumstance of the first floor of existing building already being located within 2m of the common boundary, it is not considered that the proximity of the proposed extension to the shared boundary would give a cramped appearance to the street scene.

Furthermore, Herbert Road contains detached single and two storey houses of various styles and designs. In this context, it is not considered that the addition to a first floor to create a two storey dwelling would be out of character with the surrounding houses along the street.

The rear extensions would not comply with policy set out in the SPD depth-wise at both ground and first floor level. However, the extended dwelling would not any deeper than the two storey property at no. 54A Herbert Road next door and given the substantial bulk, scale and massing of other two storey properties in the rear garden environment of the locality (such as at no. 54 Herbert Road nearby), it is not considered that the extensions would be so harmful to the character and appearance of the rear garden scene so as to warrant a refusal.

At approximately 70cm, the projection of the front extension would be minimal and no objections are raised to its bulk, scale and massing from a visual standpoint.

As for the front boundary treatment proposed, this would feature a 500mm high brick wall with wrought iron railings and pillars measuring up to 1.69m high. Front boundary treatment with brick walls and pillars as well as metal railings are a common feature of Herbert Road so it is not considered that this aspect of the proposal would be out of character with the street scene.

The design of the fenestration of the extended dwelling is considered acceptable and the proposed external material changes, the agent clarified that the extended dwelling would be rendered in white instead beige as existing. No objections are raised to the material palette or rear roof lights from a visual standpoint.

IMPACT ON AMENITY

Consideration has been given to the impacts of the proposed developments on neighbouring amenity.

Regarding the impacts on 54A Herbert road, the extensions proposed to the host dwelling would not project beyond the rear of this neighbour. However, it is noted that this neighbour benefits from two flank windows which face the application site which would be affected by the addition of a first floor.

Based on the floor plans submitted for a planning application for extensions to that neighbour (reference: P0702.25), both windows serve bedrooms. Regarding the flank window closest to the rear of no. 54a, plans available to the LPA of historic planning applications for the neighbouring dwelling (references: P1930.88 and P1283.90) show that the property did not historically benefit from this flank window so this neighbouring property has created a situation where this flank bedroom window is reliant on outlook and light from the application site. Notwithstanding this, whilst it is acknowledged that the addition of a first floor would result in some loss of light and outlook to both of this neighbour's existing flank bedroom windows, given the separation distance between the windows in question and the extended dwelling (over 3m) coupled with the fact that a 45 degree notional line taken from the sill of the flank windows would not be infringed upon by the extended dwelling, on balance, it is considered that the impacts of the extended dwelling on no. 54A would not be so significant so as to warrant a refusal.

It is noted that planning permission was granted for extensions to no. 54A in October 2025. Were that consent to be implemented, this neighbour would benefit from four flank windows facing the application site. One of these windows would be a secondary window to a rear bedroom so it is considered that this would continue to receive satisfactory light from its rear window. The other windows would serve en-suites (both obscure-glazed) and a dressing room and less weight is applied to the impact of the proposal on such windows. Staff do not consider that significant harm would be caused to the amenity of this neighbour were it to extend in accordance with the plans approved under P0702.25 through loss of light, outlook or privacy and, therefore, the impact of the proposal on this neighbour is considered to be within acceptable realms.

The visual bulk of the host dwelling from the rear gardens of no. 58 Herbert Road would increase as a result of the proposals. However, given the subject property would not be any closer to the shared boundary with this neighbour together with the approximately 17m separation distance between the patio area of this neighbour and the flank wall of the extended dwelling, it is not considered that the proposals would be significantly harmful to the occupants of this neighbouring property.

In terms of impact on 6 Curtis Road, the scheme as originally submitted raised concerns given the proximity to the rear boundary. The bulk of the rearmost part has been reduced and gap to boundary increased. The proposal, as revised, would still introduce a noticeably larger building when viewed from 6 Curtis Road, particularly the garden area. However, given the separation distance of the extension from the edge of this rear boundary (approximately 7m) coupled with reduced bulk of the extension at roof level (by virtue of its amended double hipped roof form), the form of development would not be significantly harmful to the occupants of this neighbouring property through loss of outlook or light. Overlooking from existing windows already exists and the extension would not materially worsen that.

It is not considered that the proposed front boundary treatment would be harmful to neighbouring amenity.

HIGHWAY/PARKING

No highways or parking issues would arise from the proposals.

TREES

It is noted that the application site benefits from trees and hedging that would be removed but these trees are not protected and so could be removed at any time without consent. Furthermore, their removal is also considered to be partially offset by the trees and hedging proposed within the site as shown on the proposed site location plan.

KEY ISSUES/CONCLUSIONS

The application 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 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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the Havering Local Plan 2021.

3 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the 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.

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 plans) shall be formed in the flank walls of the building 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, and in order that the development accords with Policy 26 the Havering Local Plan 2021.

INFORMATIVES

1 Approval and CIL (enter amount)

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, £13,750 would be payable.

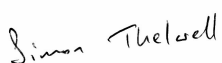
The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £2,750 amount would be payable, subject to indexation.

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.

2 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via email and telephone. The revisions involved amendments to the roof form and proximity of the proposed extensions to no. 6 Curtis Road. The amendments were subsequently submitted on 11/11/2025.

Authorising Officer:



Simon Thelwell

28th November 2025