

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1261.25

WARD: Hylands & Harrow Lg **Date Received:** 26th September 2025

ADDRESS: 37 Albany Road
Hornchurch

PROPOSAL: Single storey rear extension

DRAWING NO(S): AR/PA/01
AR/PA/02
AR/PA/03B
AR/PA/04A
AR/FS/01
AR/PA/06

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 contains a mid-terrace dwelling house.

The property is not listed, nor is it within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant seeks planning consent for a single-storey rear extension.

RELEVANT HISTORY

P0719.97	Single storey rear extension	
	Apprv with cons	07-08-1997

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. 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

- Section 5 Rear extensions

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the new floor space created would 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 / photos were used to assess the site and the proposal.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The depth of the proposed rear extension would be 4.5m to 3.7m, failing to meet the recommended 3m in the guidance outlined within the 'Residential Extensions and Alterations' SPD for terraced housing. However both neighbouring houses have rear extensions and there are various depths of rear extensions nearby so it would not appear out of place. The height is acceptable at 3m and the height was lowered during the course of this planning application. It is considered that the proposal is acceptably designed, would integrate well with the existing dwelling and will not unduly impact upon the immediate garden scene. There would be adequate garden space left over for the residents to enjoy.

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.

It is considered that the proposed rear extension would not materially impact on the amenity of the adjacent residents due to loss of outlook, light and overshadowing as both neighbouring houses have rear extensions.

No windows would be placed in the flank walls so there are no overlooking issues.

Conditions will also be imposed so that additional flank windows cannot be added to the extension without consent and that the roof shall not be used as a balcony area.

Overall, the development is considered to fall within the guidelines in the Supplementary Planning Guidance (Adopted 2011) for householder extensions and the proposal is not deemed to be unneighbourly.

HIGHWAY/PARKING

The proposal will not impact on the parking within the site and therefore no highway or parking issues would arise.

KEY ISSUES/CONCLUSIONS

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

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 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. The amendment was the reduction of the height of the extension. The amendments were subsequently submitted on 14.10.25.

Authorising Officer:



Habib Neshat

1st December 2025