

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Ryait
3 Hotham Close
West Molesey
KT81SH

APPLICANT

Sophy Njiri
54 Doncaster Way
Upminster
RM14 2PL

APPLICATION NO: P1225.25

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: Change of use from Class C3 to Class C2, and alterations to rear fenestration
Location: 54 Doncaster Way
Upminster

The above decision is based on the details in drawing(s):

1001 Revision P01

2000 Revision P01

2001 Revision P01

2002 Revision P01

Location Plan

for the following reason(s):

- 1 The proposal for a change of use from a residential dwelling (Use Class C3), to a children's home (C2) would be contrary to Policy 6 (i) of the Havering Local Plan as there is no identified need within the borough for additional places. As there is no identified need, the proposal results in the unacceptable loss of a residential dwelling, which is contrary to Policy 3 (xi) of the Havering Local Plan.
- 2 The applicant has not demonstrated that the development by virtue of its use and scale including proposed occupancy/levels of staffing would not be at odds with the suburban nature of its surroundings and would not result in undue harm to the residential amenity of

neighbouring occupiers through comings and goings, turnover of staff and residents in a manner distinguishable from the use of the property as a single dwelling house. The proposals would therefore be contrary to Policies 6, 7, 24, and 34 of the Havering Local Plan 2016-2031 and Policies H12 of the London Plan as well as the objectives of the NPPF.

- 3 The site is not well served by public transport. The applicant has not demonstrated that proposed use would not lead to increased comings and goings to the site over and above that of a single dwelling house and that an adequate degree of visitor and carer parking facilities would be provided. Therefore as a consequence this would result in an adverse impact on the safety and convenience of the local highway network through exacerbating pedestrian-vehicular conflict along pavements and traffic congestion within the area. As such there would be conflict with Policy 6 of the Havering Local Plan 2016-2031, Policy T6 of the London Plan as well as the objectives of the NPPF.

INFORMATIVE(S)

- 1 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Mr Ryait (Agent) by e-mail on 05/12/25.

Date: 5th December 2025



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practice to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.