

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1270.25

WARD: Upminster **Date Received:** 29th September 2025

ADDRESS: 1 Fairfield Avenue
Upminster

PROPOSAL: Part single, part two storey side / rear extension following demolition of existing garage

DRAWING NO(S): PL-6310_11
PL-6310_17A
PL-6310_15A
PL-6310_16C

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 houses a semi-detached residential 2-storey dwelling house with an 'A frame' design.

The property is not listed, nor is it within a conservation area. The surrounding area is residential in nature, containing mainly semi-detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a part single, part two storey rear extension and a two storey side extension. This is a re-submission of a refused application (reference: P0487.25) which was refused for the following reason:

'The proposed development in particular with respect to the first floor extension would, by reason of its design, positioning, scale, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the street / garden scene harmful to the appearance and visual amenity of the surrounding area contrary to Policies 7 and 26 of the Havering Local Plan 2016 - 2031 (Adopted November 2021)'.

Compared to the refused application, the changes in this current application are:

- an increased set back of the side extension from the front elevation.
- a reduced width of the first floor rear extension and change to the roof design / bulk.
- a front dormer added to the side extension.

RELEVANT HISTORY

P0487.25	Demolition of existing garage and construction of double storey side extension, single with part double storey rear extension and internal reconfiguration.	
	Refuse	23-05-2025
P0266.98	Single storey rear extension	
	Apprv with cons	17-04-1998

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections have been 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 (SPD)

- Section 5 Rear extensions
- Section 6 Side extensions

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the floor space created does 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 were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The single-storey rear extension would meet SPD guidance which states that single-storey extensions should be more than 4m in depth and 3m in height on semi-detached houses.

The depth of the proposed 1st floor rear extension would be 3m meeting the guidance of 3m depth in Section 5 of the SPD. Compared to the refused application (reference: P0487.25), the width of

the first floor rear extension has been reduced from 5.9m to 5m to ensure that it would be subordinate to the main house and would not appear as a bulky addition which would appear prominent and out of place. The roof design has been amended to ensure that it integrates well with the main house. Having regard to local character and other flat roof first floor rear projections to other properties in Fairfield Avenue the proposal does not appear markedly out of character.

The 2-storey side extension would be a suitable scale and there would be a 1m to 1.85m set back from the front elevation and the roof would be lower than the main roof, meeting guidance.

The extensions would sit comfortably within the site and the refusal reason of the previous application has been addressed.

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 privacy.

The proposal would have minimal impact on the amenity of the adjoining neighbour at no.3 as the extensions meet the depth and spacing guidelines in the SPD. No windows are proposed in the flank walls facing no.3 so there would be no overlooking issues. Other nearby houses are a sufficient distance away to ensure amenity impact would be minimal.

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

HIGHWAY/PARKING

There is parking on the site frontage so there are no highway issues.

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 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 and as per details on the application form 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 walls of the dormer 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 rear 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.

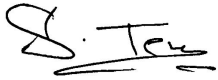
INFORMATIVES

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 revisions involved the reduction in the width of the first floor rear extension and a reduction in roof bulk. The amendments were subsequently submitted on 8.12.25.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

9th December 2025