

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1327.25

WARD: Elm Park **Date Received:** 13th October 2025

ADDRESS: 9 Northwood Avenue
Hornchurch

PROPOSAL: Demolition of existing conservatory. Proposed partial two storey and single storey rear extension with patio steps.

DRAWING NO(S): P01 Rev D
P04 Rev J

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

Residential, two storey end terraced dwelling finished in pebble-dash, painted render and brick. Parking on drive to front of property. The property is not a listed building, is not located within a conservation area and is not the subject of any other designations relevant to the assessment of this application.

DESCRIPTION OF PROPOSAL

The proposal is for the a proposed partial two storey and single storey rear extension with patio steps following the demolition of existing conservatory.

RELEVANT HISTORY

P0564.25	Demolition of existing conservatory. Proposed partial two storey and single storey rear extension.
	Refuse 26-06-2025

CONSULTATIONS/REPRESENTATIONS

Letters of notification were sent to 5 neighbouring properties.

No representations were received on the application.

RELEVANT POLICIES

National Planning Policy Framework (2025)

National Planning Practice Guidance

London Plan (2021) policies: D1 - London's form, character and capacity for growth; D4 - Delivering good design; and T6 - Car parking

Havering Local Plan (2021) policies: Policy 7 - Residential design and amenity; Policy 24 - Parking provision and design; and Policy 26 - Urban design

Havering Residential Extensions and Alterations Supplementary Planning Document (SPD) (2011)

STAFF COMMENTS

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

This application is a resubmission of a previously refused planning application P0564.25. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons.

1. The proposed partial two storey and single storey rear extension would, by reason of its scale, size and bulk would result in a development that would not appear subordinate to the dwelling house, resulting in unduly dominant form of development in the garden scene and unbalance the row of terraced properties, contrary to Policy 26 of the Havering Local Plan (adopted 2021) and the Residential Extensions and Alterations Supplementary Planning Document (2011).
2. The proposed first floor rear extension would, by reason of its size, scale, bulk and position close to the shared boundaries, would lead to an overbearing form of development that would appear unduly dominant and visually intrusive to the adjoining occupiers at No.7 and No.11 Northwood Avenue. The development would detrimentally impact neighbouring amenity contrary to Policy 7 of the Havering Local Plan (adopted 2021) and the Residential Extensions and Alterations Supplementary Planning Document (2011).

This application differs from the previously refused schemes in the following key areas:

1. The depth of the ground floor rear extension has been reduced from 5m to 4m.
2. The depth of the first floor rear extension has been reduced from 5m to 3m.
3. Roof of the first floor rear extension has been altered from a gable to hip roof during this application.
4. First floor flank window design changed to have fanlights during this application.
5. Width of the steps have been reduced during this application to prevent over-looking.
6. Width of the first floor rear extension has been reduced during this application

The effect of these changes will be assessed in the context of the following:

PRINCIPLE OF DEVELOPMENT

The principle of altering and extending the existing dwelling is considered acceptable and policy compliant, subject to the proposal appropriately addressing the relevant detailed planning considerations.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Local, London-wide and national planning policy and guidance seeks to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates successful places in which to live and work and helps make development acceptable to communities. Development plan policies seek to ensure that new development is designed so that it respects the distinctive identity and character of the site and area, is of a high architectural quality, provides site specific design solutions, reinforces and complements the streetscene, responds to local patterns of development and respects the visual integrity and established scale and massing of the site and wider area. It also supports the use of high-quality materials that integrate with surrounding buildings. The Havering Residential Extensions and Alterations SPD provides further guidance on how an appropriate design can be achieved.

It is found that the revised design, size, siting and scale of the development are such that it would not result in any significant harm to the character and appearance of the site, the streetscene nor the area more widely. There are a number of similar examples nearby. The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

IMPACT ON AMENITY

Local, London-wide and national planning policy and guidance seeks to secure development which protects amenity. Policy 7 of the Havering Local Plan identifies that development should be of a high design quality that ensures the amenity and quality of life of existing and future residents is not adversely impacted. To protect amenity the Council will support developments which do not result in unacceptable overlooking or loss of privacy, outlook, daylight and sunlight. The Council will also support development which does not cause unacceptable levels of noise, vibration and disturbance. Further advice on how to achieve these objectives is provided in the Havering Residential Extensions and Alterations SPD.

It is noted that there is a staggered relationship between No.7 & 9 Northwood Avenue. It is noted that No.7 has a single storey rear extension which would partly mitigate the proposal. An equivalent degree of amenity should be secured for the neighbouring dwelling on the non-attached boundary both in terms of the existing house and rear garden and in terms of the ability to build an extension in line with this SPD.

It is noted the proposed first floor rear extension would infringe upon a notional line taken from the boundary adjacent to the rear elevation of No.7 at first floor level created by a 2m separation distance and the 3m depth of the extension due to the staggered building line. However, in this case the failure to meet guidance is mitigated by the existing single storey rear extension at No.7

Northwood Avenue.

It is considered that the revised scheme would be within the realms of acceptability.

The proposal would be mitigated by the neighbouring ground floor rear extension at No.11 and the separation distance between the boundary and the revised first floor rear extension which would be policy compliant.

The proposed roof light on top of the ground floor rear extension would be sufficiently removed from the sides of the extension so not to unacceptably impact on the adjacent neighbours.

It is considered that the revised design, size, siting and scale of the development proposed are such that it would not result in any impacts on the amenities of the site, neighbouring occupiers nor the wider area to a degree that would justify a refusal of planning permission.

The new steps have been revised to be set in from the side to minimise the impact on the adjacent neighbours.

It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions.

To safeguard the privacy of the adjoining neighbours, a condition have been imposed to ensure that no openings will be added to side of the proposed extensions unless specific permission is obtained in writing from the Local Planning Authority.

Also, a condition would be imposed on the first floor flank window to be obscured glazed and fixed shut apart for openable fanlight as it would be a secondary light source and restrict a potential loss of privacy.

The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

HIGHWAY/PARKING

Policy 24 of the Havering Local Plan sets out the appropriate parking standards for different parts of the borough and states that where a development proposal would result in a net loss of car parking spaces the applicant will be required to demonstrate that there is no need for them. It also identifies that the Council will support proposals which consider the location and layout of parking provision as an integral part of the design process, site parking close to people's homes in areas with natural surveillance and provide appropriate landscaping, that visually screens car parking to the front of dwellings. The design and layout of the development is not found to result in any significant parking or highways impacts, it is therefore acceptable and policy compliant in these regards.

OTHER ISSUES

Equality and Diversity

The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public

organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. In considering this application and preparing this report officers have had careful regard to the requirements of the Equality Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

Other Matters

The development is not liable for a payment under the Havering or Mayoral Community Infrastructure Levy regimes, as it is for an alteration to an existing dwelling and the quantity of new floorspace created is less than 100m². This application is exempt from Biodiversity Net Gain requirements as it is householder development.

KEY ISSUES/CONCLUSIONS

The proposal is found to be acceptable and compliant with the objectives of the relevant planning policies and guidance. The proposal would not significantly harm the character and appearance of the site, the street scene or the surrounding area. The proposal's residential amenity and highways impacts are also considered to be acceptable. As there are no other material planning considerations which would justify reaching a different conclusion, it is recommended that planning permission is granted subject to conditions.

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 (Materials)

Before the development hereby approved is occupied the materials used on the external surfaces of the development must match those used on the external surfaces of the existing property. This applies unless differences are shown on the drawings hereby approved or are required by other conditions on this permission.

Reason

To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with Policy 26 of the Havering Local Plan (2021).

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 SC34B (Obscure with fanlight openings only)

The proposed first floor flank window adjacent to No.7 Northwood Avenue, Hornchurch as shown on drawing P04 Rev J shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:-

In the interests of privacy.

INFORMATIVES

1 Positive and Proactive Statement Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.

2 Approval following revision

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 Edith Garland Architecture (E-mail). The revisions involved changing the gable to a hip roof on first floor rear extension, changing design of flank window to have

fanlights and reducing the width of the steps & first floor rear extension. Neighbours were not re-consulted as the impact was being lessened. The amendments were subsequently submitted on 04/12/25 & 10/12/25.

Authorising Officer:



Raphael Adenegan

10th December 2025