

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1287.25

WARD: Emerson Park **Date Received:** 24th September 2025

ADDRESS: 10 Yevele Way
Hornchurch

PROPOSAL: Loft conversion with increase in roof ridge height, 3x rear dormers and rooflights to front, single storey rear extension, single storey front extension and front boundary alterations

DRAWING NO(S): YW:10:JAWS:7
YW:10:JAWS:8
YW:10:JAWS:9A
YW:10:JAWS:10A
YW:10:JAWS:11A
YW:10:JAWS:12A
YW:10:JAWS:13A
YW:10:JAWS:14A
YW:10:JAWS:15A
YW:10:JAWS:16A
YW:10:JAWS:17

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 detached residential house with a two single-storey side extension and rear conservatory. The property is not listed, nor is it within a conservation area but it is located in the Emerson Park Policy Area. The surrounding area is residential in nature, containing mainly detached properties. There are various extensions in close proximity.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a single storey rear extension, a loft conversion with increased roof height with 3x rear dormers and roof lights to front, a front porch, internal alterations, alterations to fenestration and alterations to the front boundary wall.

This is a resubmission of a refused planning application (reference: P0588.25) which was refused for the following reason:

The proposed increased roof height, rear dormers and front wall, railings and gates would appear as an unacceptably dominant and visually intrusive feature in the street scene harmful to the established character and appearance of the surrounding area and appearing as a disproportionate and bulky addition to the host property, contrary to Policy 7 and 26 of the Havering Local Plan, and the Residential Extensions and Alterations Supplementary Planning Document.

The changes in this current planning application are:

- A reduction in roof height from 9m to 8.6m.
- A reduction in the rear dormer sizes and bulk.
- A reduction in front wall / railings height from 2m to 1.6m.

RELEVANT HISTORY

P0588.25	Single storey rear extension, loft conversion with increased roof height with 3x rear dormers and roof lights to front, front porch, internal alterations, alterations to fenestration, and alterations to front boundary wall.
	Refuse 09-07-2025
D0388.15	Certificate of lawfulness for proposed front garden boundary treatment comprising of a dwarf wall with fencing secured on to the wall maximum height not to exceed 1m
	PP not required 15-02-2016
P1493.15	Proposed boundary fence, sliding gates hard standing and soft landscaping and formation of carriageway crossing to the front of the house.
	Withdrawn 04-12-2015
P0901.15	Proposed boundary fence, gates and hard landscaping to front of dwelling
	Refuse 12-08-2015
P1288.06	2 Storey side & single storey front extension
	Apprv with cons 11-09-2006
P1224.05	Single and two storey side extensions
	Refuse 24-08-2005

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties with objections received from residents of three neighbouring houses with the following comments:

- Loss of light and overlooking.
- Overbearing impact.
- Too large and high.
- Top heavy and out of keeping.
- Already been refused.
- Disruption, noise and parking / access issues during construction.

These issues are addressed in this report apart from disruption, noise and parking / access issues during construction which are not material planning considerations.

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

- Section 5 Rear extensions
- Section 7 Porches and front extensions
- Section 8 Roof alterations

Emerson Park Policy Area Supplementary Planning Document

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

Emerson Park is one of the most mature and pleasant residential areas in the Borough. It has a distinctive character of varied and well maintained single family detached dwellings in spacious and well landscaped grounds.

The single storey rear extension would be 3.7m to 2.1m from the rear wall of the original dwelling, meeting the recommended maximum of 4m in the guidance outlined within the SPD for detached housing. It is considered that the proposed rear extension would not unacceptably impact on the character of the immediate vicinity. 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.

The front porch extension would be 1m in depth, meeting the recommended maximum of 1m in the guidance outlined within the SPD. It would integrate well with the single-storey part of the side extension and would not appear out of place in the street scene.

The small changes to the fenestration would have minimal impact on the appearance of the house or the street scene.

The increase in roof height by 0.9 m from 7.7m to 8.6m is substantially less than the refused planning application which had a 1.3m roof height increase from 7.7m to 9m. It is considered that a 0.9m roof height increase would not appear prominent and out of place in the street scene. The three rear dormers have been reduced in scale and bulk compared to the refused planning application and are now 2.7m and 3.2m in width rather than all with 3.4m widths and are now considered an acceptable scale. There are rear dormers nearby at Herbert Road.

The front wall with pillars and railings would have a height of 1.6m rather than the 2m height in the refused planning application. This reduction in height would no longer appear out of place in the street scene as it would match the height of a wall with railings at the neighbouring house at no.12. There is soft landscaping on the site to soften the impact of the wall and railings. Overall, it is considered that the proposed development would not unacceptably harm the existing open and spacious nature of the surrounding area.

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.

The single-storey rear extension and porch would have no impact on the amenity of both neighbouring houses as it would be small in scale and the spacing to nearby houses would mitigate any impact. No windows are proposed in the flank walls.

The raised roofline and rear dormers / front roof lights would have minimal impact on nearby neighbours due to ample separation distances to nearby houses.

The increased height of the front wall, railings and gates would have no amenity impact.

The small changes to the fenestration would have minimal impact on nearby amenity.

HIGHWAY/PARKING

No highway issues. The extensions do not result in a loss of parking created so there are no highway reasons to refuse this application.

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.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of

the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:

Habib Neshat

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11th December 2025