

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1350.25

WARD: Rainham & Wennington **Date Received:** 20th October 2025

ADDRESS: 29 Briscoe Road
Rainham

PROPOSAL: Demolition of conservatory, outbuilding and chimneys. Single storey front and rear extension, and rear garage. Raise ridge, re-tile roof, hip to gable loft conversion with rear dormer and roof lights to front. Alterations to elevations.

DRAWING NO(S): P01 Rev. B
P03 Rev. F

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

SITE AND SURROUNDINGS

The application site comprises the existing detached bungalow with amenity space to the front and private amenity space with a detached garage to the rear. The surrounding area is primarily residential in nature, with some open space and non-residential uses also. The dwellings along Briscoe Road include detached and semi-detached bungalows, dormer bungalows and two storey dwellings.

The application site does not contain any listed buildings, nor is it located within a Conservation Area.

THE PROPOSAL

Planning permission is sought for: 'Demolition of conservatory, outbuilding and chimneys. Single storey front and rear extension, and rear garage. Raise ridge, re-tile roof, hip to gable loft conversion with rear dormer and roof lights to front. Alterations to elevations.'

RELEVANT PLANNING HISTORY

Y0251.25 - Single storey rear extension with an overall depth of 8.00m, a maximum height of 2.69m and an eaves height of 2.69m (PRIOR APPROVAL) (This application consists of two separate extensions neither of which exceeds 8m deep) - Prior Approval refused

Y0251.25 Single storey rear extension with an overall depth of 8.00m, a maximum height of 2.69m and an eaves height of 2.69m (PRIOR APPROVAL) (This

application consists of two separate extensions neither of which exceeds 8m deep)

Awaiting Decision

Y0295.20

Single Storey rear extension with an overall depth of 6m, a maximum height of 3.15m, and an eaves height of 3m. (PRIOR APPROVAL)

Pr App Not Req'd 27-10-2020

P1275.20

Conversion of roof space to habitable use to include a rear dormer and two front dormers, conversion of roof from hip to gable end, new gable end window on both sides, and addition of front porch.

Apprv with cons 11-11-2020

REPRESENTATION SUMMARY

Notification letters were sent to 6 neighbouring properties. At the time of writing this report, no responses have been received.

Environmental Health - no noise, air quality or contaminated land concerns.

PLANNING POLICIES

Havering Local Plan (2016-2031)

Policy 7 - Residential Design and Amenity

Policy 10 - Garden and Backland Development

Policy 23 - Transport Connections

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

The London Plan (2021)

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy T6 - Car Parking

Other

National Planning Policy Framework (Dec 2024)

Havering Residential Extensions and Alterations SPD (2011)

MAYORAL CIL IMPLICATIONS

This application would be liable for Mayoral CIL of £25 per m2 and Havering CIL of £125 per m2 payments.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed demolition of the conservatory, outbuilding and chimneys would be acceptable in design terms, particularly as the conservatory and outbuilding have a limited visual impact due to their location to the rear of the dwelling and a number of dwellings in the area do not feature chimneys.

The proposed single storey front extension would measure approximately 5.4m wide and 1.4m deep, with an eaves height of 2.5m. This extension would be subordinate in scale to the existing dwelling and only represents the infilling of a gap rather than a significant increase to the dwelling's built form which projects beyond the main front elevation. In addition, the application dwelling is somewhat set back from the street and the front extension would appear as an integrated part of the dwelling rather than an extension.

The proposed single storey rear extension would measure a maximum of some 10.1m and a minimum of 8.1m wide, being stepped in by 2m away from the property boundary shared with No.31 beyond the initial 5.9m of its total 7.9m rearwards projection. This extension would feature a flat roof with a height of 3m. The scale of this extension, while considerable, would not be disproportionate to that of the main dwelling or unacceptable, particularly as its visual impact would be limited by virtue of its location to the rear of the dwelling. In addition, several dwellings in the area, including that at No.33, feature larger single storey rear extensions so that proposed here would not be out of keeping with the character and appearance of the area. The general design style of this extension would be acceptable.

The proposed rear garage would measure 2.5m wide, 6m deep and 2.8m in height from ground level to the top of its flat roof. This structure would be similarly scaled, designed and located to the existing outbuilding, and is therefore acceptable in design terms. The visual impact of this structure would be reduced as it would be set approximately 10m behind the proposed dwelling's front elevation and therefore well away from the street.

The proposed roof works include raising the dwelling's ridge height by approximately 1.3m and converting the roof form from hipped to a gable end. These alterations are considered to be acceptable in design terms, particularly as the streetscene is made up of dwellings with varying ridge heights and roof forms.

The proposed rear dormer would measure some 9.5m wide, 3.5m deep and 2.7m in height to the top of its flat roof. This dormer would be well contained within the roof's rear slope and its windows would be well related to those below, and its visual impact would be limited due to its location to the rear of the dwelling.

The proposed front rooflights are acceptable in design terms.

The proposed alterations to the dwelling's elevations, including those to the dwelling's fenestration are considered to be acceptable in terms of their design.

The proposed materials include brick and white render, which would match the materials seen in the construction of the existing dwelling, and dark concrete roof tiles, which would not be unacceptable in this location.

As a result, the proposed development is acceptable in terms of its design and impact on the street/garden scene, and therefore is in accordance with the relevant policies set out in the

Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

IMPACT ON AMENITY

The proposed single storey front extension would not appear as overbearing or lead to overshadowing or a loss of light as it would be of a minor scale and would not bring the application dwelling any closer to either of the neighbouring dwellings. This extension would not cause overlooking as its front window would be set at ground floor level and it would be located no closer to the dwellings opposite than the existing dwelling's foremost front window.

The proposed single storey rear extension is single storey. It would not project beyond the rear of the neighbouring dwelling at No.27. It is deeper than guidelines in the SPD in relation to No.31 but inset from the shared boundary and with a further inset of 2m away from the property boundary shared with No.31 beyond the initial 5.9m of its total 7.9m rearwards projection, which is considered to acceptably mitigate the impact. This extension would not give rise to overlooking as its windows would be set at ground floor level and views from these windows would be limited by the boundary treatments present around the rear garden.

The proposed rear garage would be no more likely to appear as overbearing or lead to overshadowing or loss of light than the existing outbuilding as it would be similarly scaled and located, and it would not project beyond the rear elevation of the neighbouring dwelling at No.27 and would be well set away from No.31. This structure would not give rise to overlooking as it features no windows.

The proposed increase in ridge height and change in roof form from hipped to gable end would not appear as overbearing or lead to overshadowing or a loss of light as the ridge height would only be increased by a mere 1.3m and the new roof would not project any closer to either of the neighbouring dwellings.

The proposed rear dormer would not appear as overbearing or lead to overshadowing or loss of light due to its relatively modest depth and location on the dwelling's rear roofslope. This dormer would not give rise to unacceptable overlooking as views would be directed down the application dwelling's rear garden rather than into neighbouring properties, and the boundary treatments around the rear garden would further limit sideways views. The proposed front rooflights would not give rise to overlooking as they would primarily allow the ingress of light rather than significant views outwards.

In addition to those associated with the various extensions and works listed above, the proposed fenestration alterations would not lead to overlooking as the proposed south facing ground floor window would serve a bathroom and would therefore be required to be fitted with obscured glazing and the first floor window on this elevation to serve the staircase would be fitted with obscured glazing as per the submitted plans.

Overall, the proposed development would not negatively impact the residential amenity of neighbouring occupiers, in compliance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

HIGHWAY/PARKING

The proposed development would not impact existing access or parking arrangements, however it would increase the number of bedrooms within the dwelling. Local Plan Policy 24 sets out that dwellings with 3 or more bedrooms must be able to provide 1.5 car parking spaces. The existing site is capable of providing this level of parking, and none of the existing parking space will be lost as a result of the proposed development. As such, the proposed development is considered to be acceptable with regards to highways and parking, in accordance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), and the Residential Extensions and Alterations Supplementary Planning Document (2011).

CONCLUSION

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 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.

3 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Materials section of the application form (ps. 5-6), unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To ensure that the appearance of the proposed development will harmonise with the character

of the surrounding area.

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 SC34C (obscure/non-opening & 1.7m above ground level).

The ground and first floor windows inserted on the south side elevation serving the bathroom and staircase shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason:-

In the interest of privacy and to protect the amenity of the adjacent neighbours, and in accordance with Policy 7 of the Havering Local Plan (adopted 2021).

6 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 applicant.

2 Property Right - building within curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during

the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.

3 Property Right - no consent other than Planning

This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

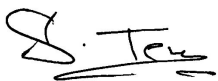
4 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £3,150.00 would be payable due to result in a new residential property with 126m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £15,750.00 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Authorising Officer:



Suzanne Terry

15th December 2025