

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1359.25

WARD: South Hornchurch **Date Received:** 21st October 2025

ADDRESS: 28 Stanley Road North
Rainham

PROPOSAL: Erection of a single-storey detached outbuilding to the rear for storage, a relaxation room with a sauna, jacuzzi and bathroom.

DRAWING NO(S):

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

SITE AND SURROUNDINGS

Residential, detached dwelling with a rear garden and parking to the front of the dwelling. The surrounding area is characterised by single and two storey dwellings of various styles and designs. 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

THE PROPOSAL

Planning permission is sought for the erection of a single-storey detached outbuilding to the rear for storage, a relaxation room with a sauna, jacuzzi and bathroom.

The description was revised during the course of the application removing the wording "ancillary accommodation" as this has annotations that it could be used for sleeping accommodation. Additional wording was added to reflect that detached outbuilding to the rear would be used for storage, a relaxation room with a sauna, jacuzzi and bathroom.

RELEVANT PLANNING HISTORY

Q0260.24	Discharge of Conditions No 2 and 11.(P1882.23) (Condition no 2 was partly discharged under ref: Q0163.24) ALL DECISIONS 10-02-2025 ISSUED
Q0163.24	Discharge of Condition(s) 2 & 11 of P1882.23 ALL DECISIONS 20-09-2024 ISSUED
P1882.23	Demolition of the existing bungalow and erection of a new dwelling of

	detached 3 bedroom house.	
	Apprv with cons	26-03-2024
Q0265.23	Discharge of Conditions 7. of P0835.23	
	ALL DECISIONS	02-02-2024
	ISSUED	
P0835.23	Single storey front and rear extensions, hip to-pitched roof loft conversion to create first floor and increase of the roof eaves and ridge height with roof lights and additional fenestration.	
	Apprv with cons	19-09-2023
P0317.23	Single storey rear extension, full front house reconfiguration, conversion of roof from hipped to pitched with 3 hipped roof dormers at side with obscure glazing at the ground and first floors, increase roof ridge and eaves to incorporate converted loft space.	
	Refuse	24-04-2023
P0245.22	Erection of single storey front and rear extension, hip to pitched roof loft conversion including the installation of 3 x dormers and increase the roof eaves and ridge height	
	Refuse	27-07-2022

REPRESENTATION SUMMARY

Letters of notification were sent to five neighbouring properties.

No representations were received on the application

Public Protection has commented that Regarding contaminated land, the site is within 250m of the former Whybridge landfill site, however as the waste was last deposited over 40 years ago, there is a low risk of gassing, and therefore a Land Gas condition is probably not warranted on this development.

In respect to Air Quality, Public Protection has commented what the heating strategy for the building will be used. A condition should be imposed in respect to this matter.

It is noted that a sauna and jacuzzi are to be installed in the building. These may generate noise which will affect the neighbours, and a noise condition should be imposed as a precaution.

PLANNING 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, Policy 26 - Urban Design and Policy 34 - Managing Pollution.

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

OFFICER APPRAISAL

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 and impact on the Character of the Area

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 street scene, 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 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 street scene nor the area more widely. The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

Amenity Impacts

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

Safeguarding conditions have been imposed as requested by Public Protection in respect to the heating strategy and in relation to noise as the building would include a sauna and jacuzzi.

Parking, Traffic and Transportation

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 proposed 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.

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 floor space created is less than 100sqm. This application is exempt from Biodiversity Net Gain requirements as it is a householder development.

CONCLUSION

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 Householder 3 years

The development hereby permitted shall begin no later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 Householder approved plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

2554.101 & Location Plan

Reason

For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

3 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under materials section of the application form 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 Householder obscure glazing

Any windows located in a wall or roof slope forming a side or rear elevation of the development hereby approved shall only be glazed in obscure glass, with the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, and fixed shut, except for any top hung fan light, which shall be a minimum of 1.7metres above internal finished floor level prior to the first use or occupation of the development hereby permitted and the development shall be retained as such thereafter in perpetuity. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4 on the Pilkington scale.

Reason

To protect the amenities of neighbouring occupiers and ensure the development complies to policy 7 of the Havering Local Plan 92021)

5 Householder flank & rear window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, nor any Statutory Instrument which amends, removes or replaces that Order, no window or other opening (other than those shown on the submitted and approved plans) shall be formed in the flank or rear walls of the development hereby permitted without the receipt of a specific planning permission for it from the London Planning Authority.

Reason

To protect the amenities of neighbouring occupiers and ensure the development complies with policy 7 of the Havering Local Plan (2021)

6 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the outbuilding to be used for storage, a relaxation room with a sauna, jacuzzi and bathroom hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and not for any trade or business nor as living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

7 Non Standard Condition 31

No plant or machinery shall be installed unless it meets, or mitigation is employed, to meet the following standard:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound."

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with.

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

8 Heating Strategy

Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

INFORMATIVES

1 Householder informative Proactive Statement

Positive and Proactive Statement

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 Householder Informative Building Regs

Building Regulations

You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check that whether or not the development requires consent under the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found at:
[https://www.haverling.gov.uk/building control](https://www.haverling.gov.uk/building%20control).

3 Householder Informative Highways

Highways Matters

You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for an permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not works or activities necessitate separate consents under the requirements of other, non-planning legislation at the earliest opportunity by emailing environmentbusinesssupport@haverling.gov.uk for further information. Unauthorised work on or use of the public highway and a failure to prevent the discharge of surface water on to the public highway area all an offence.

4 Householder Informative Party Wall Act

Party Wall Act

You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party Wall etc. Act 1996 can be found at:
<https://www.gov.uk/housing-local-and-community/party-walls>.

Authorising Officer:



Neil Goate

16th December 2025