

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1241.25

WARD: Elm Park **Date Received:** 22nd September 2025

ADDRESS: 47 Ennerdale Avenue
Hornchurch

PROPOSAL: Proposed first floor rear extension with change of roof to flat roof on existing ground floor rear extension

DRAWING NO(S): GLA-01L
GLA-02L
GLA-05L
GLA-06L

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, two storey semi-detached dwelling finished in pebble-dash. 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.

THE PROPOSAL

Planning permission is sought for a proposed first floor rear extension with change of roof to flat roof on existing ground floor rear extension. It is noted that works had been substantially complete when photos were received from the site.

The proposal will be built above a prior approval ground floor rear extension which was considered as part of application Y0144.25.

RELEVANT PLANNING HISTORY

P0682.25	Two storey side extension and front porch Apprv with cons 29-07-2025
Y0144.25	Single storey rear extension with an overall depth of 5m, a maximum height of 3.70m, and an eaves height of 2.56m. (PRIOR APPROVAL) PROPOSED DEPTH REVISED PRIOR TO APPLICATION BEING MADE LIVE - HOWEVER DESCRIPTION NOT AMENDED, HENCE RE-

NOTIFICATION OF NEIGHBOURS BEING CARRIED OUT.

Pr App Not Req'd

30-06-2025

REPRESENTATION SUMMARY

Letters of notification were sent to 4 neighbouring properties.

No representations were received on the application.

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; and Policy 26 - Urban design

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

OFFICER APPRAISAL

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.

It is noted that the dwelling has benefited from a recent loft conversion with a rear dormer window. Planning Enforcement has received a complaint as part of ENF/220/25 in relation to an unauthorised loft conversion. No Certificate of Lawfulness was submitted to corroborate if the proposal complied with permitted guidelines. Additional photos were requested from the site to seek clarification of the works on site.

It is noted that there is drafting error on the proposed side elevation showing the first floor side extension and the pitch of the roof but this has not prevented the determination of the application which is for the proposal as described above.

Photos from the site are unclear if the prior approval ground floor rear extension (Y0144.25) was not substantially complete prior to construction of the first floor rear extension and this has been considered. However, the description outlines the changes to the roof of the prior approval rear extension which has been considered below.

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 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 acknowledged that the roof of the single storey rear extension has been increased from approximately 2.56m from the prior approval application to approximately 3m, as part of this application. It is considered that the neighbouring conservatory rear extension with a face brick flank wall would partly mitigate the proposal for the additional height on the boundary, although the depth remains unchanged. The overall projection beyond No.45's extension is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended.

The separation distance between the proposal and the properties on Rosewood Avenue would mitigate the impact from the proposal.

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 permission.

It is considered that the proposal would not result in any undue overlooking or loss of privacy above existing conditions. The loft conversion was constructed under permitted development.

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 is writing from the Local Planning Authority.

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.

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 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).

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 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.

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.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

6th January 2026