

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1454.25

WARD: Mawneys

Date Received: 6th November 2025

ADDRESS: 54 Hulse Avenue
Romford

PROPOSAL: Retrospective planning application for retention of conversion of garage into a gymnasium and use incidental to the residential dwelling

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, two storey semi-detached dwelling finished in pebble-dash and face brick. Parking on the drive to the front of the property. The surrounding area is characterised by 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

Retrospective planning consent is sought for the retention of conversion of garage into a gymnasium and use incidental to the residential dwelling.

A revised description was agreed during the course of the application replacing the word ancillary with the word incidental. In addition, revised plans were received showing the one parking space to be retained and updating the annotation on drawing to clearly show rear elevation.

RELEVANT PLANNING HISTORY

P1510.02 - Construction of two storey house - Approved.

P0451.07 - Retention of existing detached garage and boundary fence - Approved.

P0451.07	Retention of existing detached garage and boundary fence
	Apprv with cons 04-05-2007

P1510.02	Construction of two storey house
	Apprv with cons 08-11-2002

REPRESENTATION SUMMARY

Letters of notification were sent to 6 neighbouring properties.

2 responses were received on the application. The comments made can be summarised as follows:

- Concerned proposed gymnasium will be used for commercial use.
- Impact on existing parking within the street.
- Concerned regarding noise from converted garage.
- Window is not compliant with condition no.1 of P0451.07.

Officer Response

Insofar as they relate to material planning considerations the representations received are responded to in the report below. However, no grounds have been raised which would represent a reasonable basis for a refusal of planning permission.

The following comments have been made by consultees:

LBH Highways has commented does raise a slight concern in regards to the potential to increase parking stress on the public highway, however, the proposal complies with the maximum parking standards.

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

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.

Planning consent is required to convert the garage due to condition no.2 of P0451.07 which restricts the use of the garage for permanently being made available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.

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.

Conditions would be imposed to ensure that the converted garage would stay incidental to the main dwelling house and not to be used as a separate residential unit. Other conditions including no subdivision of the plot etc will also be imposed.

Concerns were raised regarding the window on the rear elevation. The agent has confirmed that window will be obscured glazed and fixed shut. An annotation has been added to the plan stating that the window would be conditioned to be obscured glazed and fixed shut as per the original condition 1 on P0451.07.

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.

Although, the proposal would remove the use of the garage, parking would be still retained in front of the converted garage for one parking space. The application site is within a PTAL area of 2. As per The London Plan 2021 Policy T6.1 that for a site within Outer London PTAL 2-3 that has 3 bedrooms, the site only needs to provide a maximum parking provision of up to 1 space per dwelling, which is what the application site would be able to provide. Google Streetview shows that parking has been provided to the front of the site however, access is over the existing footpath. No crossover would be granted in this location due to the close proximity to the junction.

Mindful that one parking space can be provided in front of the garage, it is considered that 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 approved plans

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

LIVARCH/54HA/102 ISSUE B, LIVARCH/54HA/104 ISSUE B & LIVARCH/54HA/105.

Reason

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

2 SC06 (Parking provision)

The area set aside for car parking in front of the converted garage as shown on drawing no. LIVARCH/54HA/104 ISSUE B shall be retained permanently thereafter for the accommodation of vehicle parking and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety.

3 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the converted garage 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.

4 SC34A (Obscure and fixed glazing)

Within two months of the date of this permission, the window on the rear elevation serving the gymnasium as shown on drawing no. LIVARCH/54HA/102 ISSUE B shall be permanently glazed with obscure glass not less than level 3 on the standard scale of obscurity and thereafter be maintained and permanently fixed shut to the satisfaction of the Local Planning Authority and in line with condition No.1 of P0451.07.

Reason:-

In the interests of privacy.

5 Non Standard Condition 31

The converted garage hereby permitted shall not be arranged or disposed of as a separate unit of residential accommodation from the use of the main dwelling.

Reason:-

In order that the converted garage approved remains incidental to the main dwelling and that the development accords with the Havering Local Plan.

6 Non Standard Condition 32

The garden area shall not be sub-divided at any time.

Reason:-

In order that the annex approved remains ancillary to the main dwelling.

INFORMATIVES

1 Householder informative Proactive Statement

Positive and Proactive Statement

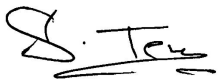
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in 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.havering.gov.uk/building-control>.

Authorising Officer:



Suzanne Terry

6th January 2026