

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1435.25

WARD: Upminster **Date Received:** 4th November 2025

ADDRESS: 33 Chester Avenue
Upminster

PROPOSAL: Extended driveway with drainage channel (RETROSPECTIVE)

DRAWING NO(S): See condition 2 - Householder approved plans

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 is a two storey semi-detached property, which is site on the western side of Chester Avenue. There is existing drop kerb and side garage on site.

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

Extended driveway with drainage channel (RETROSPECTIVE).

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATION SUMMARY

Letters of notification were sent to neighbouring properties.

No representations were received on the application.

Highways - no objectives to the works, as the existing dropped kerb would remain the same on site.

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)

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.

The applicant has indicated that the existing paving and green area has been replaced with non-permeable blocked paving surface within the existing driveway, which requires planning consent. Also, the existing front boundary wall has been removed. Officers acknowledged that permeable surface should have been used, however, the applicant has installed the provision of a drainage channel to direct run-off water from the hard surface from the block paving porous area or surface within the curtilage of the application site. In order to ensure no water run-off from the hard surface which will prevent further risk of flooding.

This will not have a visual impact on the street scene especially due to the number of neighbouring properties nearby which have some type of hard surfaced front garden along Chester Avenue onto their properties (including the adjoining attached property at no. 35). No objections are raised for a visual point of view.

For the reasons outlined above, it is found that the design, size, siting and scale of the retrospective 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 to warrant a reason for refusal of

planning permission. 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 considered that the design, size, siting and scale of the retrospective development are such that it will 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. 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 retrospective 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 retrospective proposal is found to be acceptable and compliant with the objectives of the relevant planning policies and guidance. The proposal will 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 will justify reaching a different conclusion, it is recommended that retrospective 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:

1401/01 Rev. P1.

Reason

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

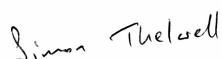
INFORMATIVES

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.

Authorising Officer:



Simon Thelwell

9th January 2026