

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1387.25

WARD: Rush Grn & Crowlands **Date Received:** 3rd November 2025

ADDRESS: 45 Beechfield Gardens
Romford

PROPOSAL: Single storey detached rear outbuilding with rooflights, to be used as a gym/shower, and demolition of existing single storey detached outbuilding to rear

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 subject premises comprise of a two storey terrace property, which is located on western side of Beechfield Gardens. There is an existing single storey rear addition and outbuilding (to be removed) 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

Single storey detached rear outbuilding with rooflights, to be used as a gym/shower, and demolition of existing single storey detached outbuilding to rear.

RELEVANT PLANNING HISTORY

Y0298.25	Single storey rear extension with an overall depth of 6m, a maximum height of 3.15m, and an eaves height of 3m. (PRIOR APPROVAL) (This application consists of two separate extensions neither of which exceeds 6m deep)
	Pr App Not Req'd 07-01-2026
D0485.25	Certificate of Lawfulness for proposed loft conversion with rear dormer and three front skylights. Awaiting Decision
Y0277.25	Single storey rear extension with an overall depth of 6m, a maximum height of 3.15m, and an eaves height of 3m. (PRIOR APPROVAL)

REPRESENTATION SUMMARY

Letters of notification were sent to neighbouring properties.

No representations were received on the application.

Transport for London - No comments to make to this application.

Environmental Health - No comments to make to this 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)

PRINCIPLE OF DEVELOPMENT

The principle of replacement outbuilding to 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 for outbuildings and residential annex.

The existing outbuilding would be replaced with a new single storey gym/shower rooms outbuilding sited to the rear garden. The gym/shower outbuilding would not have independent access or independent private amenity space and would be ancillary to the main house.

As such, 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. 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 development proposed are such that it would not result in any impacts on the amenities of the site, neighbouring occupiers to the south and north 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 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 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:

LIVARCH/45 BG/302A, LIVARCH/45 BG/303A, and LIVARCH/45 BG/305B.

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 Householder 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)

4 SC33 (Incidental Use)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the gym/shower rear outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house at 45 Beechfield Gardens, Romford and not for any trade or business nor as living accommodation.

Reason:-

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

5 Householder flank 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 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)

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](https://www.havering.gov.uk/building%20control).

3 Householder Informative Party Wall Act

Party Wall Act

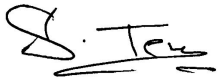
You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party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

4 Householder Informative Highways

Highways Matters

You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for any 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 are all an offence.

Authorising Officer:



Suzanne Terry

13th January 2026