

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1374.25

WARD: Marshalls & Rise Pk **Date Received:** 22nd October 2025

ADDRESS: 4 Oaklands Avenue
Romford

PROPOSAL: Two storey side extension, part single, part two storey front and rear infill extensions, alterations to roof including loft conversion with rear dormer, installation of rooflights and alterations to fenestration

DRAWING NO(S): 9889/P01 A
9889/P02 A

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 features a two storey detached residential dwellinghouse. It benefits from a side/rear extension. The site does not contain any listed buildings nor is located within a conservation area.

THE PROPOSAL

Planning permission is sought for a two storey side extension, part single, part two storey front and rear infill extensions, alterations to roof including loft conversion with rear dormer, installation of rooflights and alterations to fenestration.

RELEVANT PLANNING HISTORY

P2316.07	Two storey front and first floor side and rear and single storey front extensions. Front dormer window. Apprv with cons 24-01-2008
P0269.97	Ground floor rear/side extension & car port Apprv with cons 11-04-1997

REPRESENTATION SUMMARY

Letters of notification were sent to seven neighbouring properties.

The comments received can be summarised as follows:

- No objection providing living room privacy is protected
- Concerned about loss of light

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.

PLANNING POLICIES

National Planning Policy Framework (2025)

National Planning Practice Guidance

London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design and T6 - Car parking

Havering Local Plan (2021) policies: 7 - Residential design and amenity, 24 - Parking provision and design and 26 - Urban design

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

OFFICER APPRAISAL

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs were submitted in support of this application. In determining this planning application, photographs, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

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 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, sitting 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.

It is acknowledged that the proposed extensions would result in the dwellinghouse benefitting from a crown roof. Although the Council does not prefer to introduce large crown roofs into the street scene, particularly where they are not a common feature in the locality, in this instance however there are a variety of roof designs along Oaklands Avenue (including dwellings with crown roofs at nos. 20 and 28) something which would result in the roof form of the extended dwelling being less harmful than if there was greater consistency to design of roofs along Oaklands Avenue. On balance and as a matter of judgement, therefore, the crown roof form of the proposed extensions is not seen as so visually harmful as to justify refusal.

The proposed developments are considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in regards to design.

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, sitting and scale of the developments 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, particularly in terms of loss of light, outlook and privacy. This includes the impacts on the new dwellinghouse proposed at no. 6 Oaklands Avenue (application reference: P1152.25) were that scheme to be granted planning permission and implemented.

No. 6 Oaklands also currently benefits from a first floor flank window that faces the application site. However, given its degree of inset from the shared boundary coupled with the fact that it serves a non-habitable room, it is not envisaged that the proposals would have a detrimental impact on this window.

The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in respect to neighbouring amenity.

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 developments are not found to result in any significant parking or highways impacts and 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.

Community Infrastructure Levy (CIL)

The existing dwelling has a floorspace of approximately 184.64sqm.

As a result of the proposals, the dwellinghouse once extended would have a floorspace of approximately 310.32sqm.

As the resultant difference between the floorspace of the existing dwellinghouse and the dwelling once extended would be more than 100sqm (125.68sqm, rounded up to 126sqm), this application would be CIL liable.

- Havering CIL = $\text{£}125 \times 126 = \text{£}15,750$
- Mayoral CIL = $\text{£}25 \times 126 = \text{£}3,150$
- Total = $\text{£}3,150 + \text{£}15,750 = \text{£}18,900$

Each would be subject to indexation.

Biodiversity Net Gain (BNG)

This application is exempt from BNG requirements as it a householder development.

CONCLUSION

The proposals are found to be acceptable and compliant with the objectives of the relevant planning policies and guidance. The proposals 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 be granted subject to conditions.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 Non Standard Condition 31

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 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 Non Standard Condition 32

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 Non Standard Condition 33

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 Local Planning Authority.

Reason: To protect against the amenities of neighbouring occupiers and ensure the

development complies with Policy 7 of the Havering Local Plan (2021).

5 Non Standard Condition 34

Any windows located in a wall or roof slope forming a side 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 1.7 metres 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 with policy 7 of the Havering Local Plan (2021).

INFORMATIVES

1 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £3,150 would be payable due to result in extensions with 126m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125/m² for each additional square metre of GIA. Based upon the information supplied with the application, £15,750 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

2 Non Standard Informative 1

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.

3 Non Standard Informative 2

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>

4 Non Standard Informative 3

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@havering.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 are all an offence.

5 Non Standard Informative 4

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:



Raphael Adenegan

14th January 2026