

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1475.25

WARD: Cranham

Date Received: 14th November 2025

ADDRESS: 45 Hall Lane
Upminster

PROPOSAL: Proposed garden annexe outbuilding

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

The property is not a listed building, is not located within a conservation area but is in the Hall Lane Policy Area.

THE PROPOSAL

The applicant is seeking planning permission for a single storey detached granny annexe to rear of the garden for use by the applicant's mother.

The footprint of the originally submitted application was 11.5m by 8.5m and the height was nearly 5m. The plans were amended during the course of this planning application to reduce the footprint to 10m by 6.5m and the height to 3.5m. The scheme is now considered suitably subservient to the main house and the scale and the height suitable.

RELEVANT PLANNING HISTORY

P1174.25- Porch, single-storey rear extension with balcony and fenestration changes. Approved.

P1174.25 Proposed new front entrance porch. Single storey rear infill extension. Re-purpose existing rear flat roof for new balcony, including new guard railings. Fenestration changes to suit new design.

Apprv with cons 17-11-2025

REPRESENTATION SUMMARY

Letters of notification were sent to adjoining neighbouring properties.

Two representations were received on the application. The comments can be summarised as follows:

- Appears to be a stand-alone bungalow.
- Will allow other similar buildings.
- Loss of long garden - Impact on Hall Lane Policy Area.
- Detrimental to the closest neighbours.
- Suggest conditions if approved.

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.

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)

Hall Lane Policy Area Supplementary Planning Document (2009)

OFFICER APPRAISAL

Principle of Development

The principle of the outbuilding is considered acceptable and policy compliant, subject to the proposal appropriately addressing the relevant detailed planning considerations.

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 will be applied to ensure that the annexe remains used for this purpose and not as a separate dwelling in its own right.

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. 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 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:

2515 TP-10B

2515 TP-11A

2515 TP-12A

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 Householder obscure glazing

The window located in the wall forming the rear 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 1.7metres 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 to policy 7 of the Havering Local Plan 92021)

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)

6 Annex Condition 1

The garden area shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site.

Reason:-

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

7 Annex Condition 2 ENTER ADDRES

Any residential occupation of the building hereby approved shall be limited to immediate family members of the family occupying the main house at 45 Hall Lane, Upminster for residential purposes and shall not be occupied by any other persons.

Reason:-

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

8 Annex Condition 3

The outbuilding 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 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>.

3 Householder Informative Highways

Highways Matters

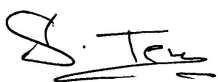
You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for any permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction 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@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 area are an offence.

4 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>.

Authorising Officer:



Suzanne Terry

29th January 2026