

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1406.25

WARD: Beam Park

Date Received: 28th October 2025

ADDRESS: 59 Betterton Road
Rainham

PROPOSAL: Proposed enlargement of existing loft to form additional habitable accommodation, including construction of new dormers extending across both side roof slopes and the rear elevation, with dormer roof height raised to align with the main roof ridge.

DRAWING NO(S):

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE AND SURROUNDINGS

The application site houses a detached residential bungalow. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature and there are various extensions in close proximity.

THE PROPOSAL

The applicant is seeking planning consent for the proposed enlargement of the existing loft to form additional habitable accommodation, including the construction of new dormers extending across both side roof slopes and the rear elevation, with the dormer roof height raised to align with the main roof ridge.

RELEVANT PLANNING HISTORY

Y0263.25	Single Storey rear extension with an overall depth of 7.50m, a maximum height of 2.95m, and an eaves height of 2.75m. (PRIOR APPROVAL)
	Pr App Ref Val 24-10-2025
Y0071.25	Single storey rear extension with an overall depth of 7.50m, a maximum height of 2.95m and an eaves height of 2.75m (PRIOR APPROVAL)
	Pr App Ref Val 25-03-2025

REPRESENTATION SUMMARY

Letters were sent to the immediate neighbouring properties. No objections have been received.

PLANNING POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

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

- Section 8 Roof extensions, loft conversions and dormer windows

MAYORAL CIL IMPLICATIONS

Not CIL liable.

OFFICER APPRAISAL

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Section 8 of the SPD states that 'dormers should be contained well within the body of the roof, by being set well back from the eaves, and by setting the sides well in from any gables or party walls'.

The huge dormers would engulf the existing dwelling and would create a scheme that is extremely poorly designed, bulky and out of place in the immediate street scene.

As such, the proposed scheme would fail to appear appropriately subservient and would cause harm to the character of both the host dwelling and the surrounding street scene contrary to Policies 7 and 26 of the Local Plan and the Council's Residential Extensions and Alterations SPD.

IMPACT ON AMENITY

Careful consideration has been made on the impact on the amenity of the neighbours at no.57 and no.61. No.61 has no flank windows but no.57 does; satellite imagery shows that it is highly likely that there are habitable room windows in their flank wall.

Therefore the proposed roof extensions would, by reason of their positioning, scale, bulk and proximity to the nearby property at no.57 Betterton Road, be an intrusive, overbearing and unneighbourly development that would have a significant adverse effect on the amenities of these adjacent occupiers resulting in an increased sense of enclosure with an overbearing impact to habitable windows contrary to Policy 7 of the Havering Local Plan and the Residential Extensions

and Alterations Supplementary Planning Document.

HIGHWAY/PARKING

There are no highway issues.

CONCLUSION

The proposal is not considered to be in accordance with the above mentioned policies and guidance and, therefore, a refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Reason for refusal - Streetscene

The proposed roof extension by reason of its height, bulk and mass would not appear suitably subservient to the scale of the existing dwelling and would appear as a dominant and bulky feature in the immediate area, contrary to Policies 7 and 26 of the Havering Local Plan and the Council's Residential Extensions and Alterations Supplementary Planning Document.

2 Reason for refusal - Residential Extensions

The proposed roof extensions would, by reason of its positioning, scale, bulk and proximity to the nearby property at no.57 Betterton Road, be an intrusive, overbearing and unneighbourly development that would have a significant adverse effect on the amenities of these adjacent occupiers resulting in an increased sense of enclosure with an overbearing impact to habitable windows contrary to Policy 7 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

INFORMATIVES

1 Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Authorising Officer:



Raphael Adenegan

2nd February 2026