

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1421.25

WARD: Hacton

Date Received: 30th October 2025

ADDRESS: 89 Hacton Drive
Hornchurch

PROPOSAL: Side extension, alteration of existing steps, first floor rear extension with hip to gable roof alteration, rear and front dormers and raised roof height following demolition of existing garage

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.

THE PROPOSAL

The applicant is seeking planning consent for a side extension, alteration of existing steps, first floor rear extension with hip to gable roof alterations, rear and front dormers and raised roof height following demolition of existing garage.

RELEVANT PLANNING HISTORY

P1017.94	Loft extension incorporating d ormer windows (additional plans received 16/09/94)	
	Apprv with cons	04-10-1994
P0658.94	Loft conversion incorporating dormer windows	
	Refuse	05-07-1994

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 6 Side extensions
- 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 along with the hip to gable roof extensions and the increased roof height (from 6.1m to 7.2m) 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.

The side extension would be 3.9m wide and would appear too wide compared to the main dwelling; it should be no more than half the width of the main dwelling and set in more than 1m from the side boundary line.

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 neighbour at no.87; satellite imagery and photos shows that it is unlikely that there is a habitable room window in their flank wall. However, the huge rear dormer would project beyond the rear building line of no.87 and would be positioned close to the shared boundary creating an overbearing impact with a sense of enclosure to a rear habitable room window at no.87 as well as their patio area.

Flank windows would face the rear garden near the rear of the dwelling at no.87 and, although they

could be obscure glazed and fixed shut, the presence of windows so near the boundary with movement and lights would have an overbearing impact.

Therefore the proposed extensions would, by reason of their positioning, scale, bulk and proximity to the nearby property at no.87 Hacton Drive, 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 and side extensions 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.87 Hacton Drive, 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 and rear garden areas 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:

A handwritten signature in dark ink, appearing to read 'Raphael Adenegan', written in a cursive style.

Raphael Adenegan

2nd February 2026