

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1627.25

WARD: St Andrew's **Date Received:** 24th December 2025

ADDRESS: 154 Abbs Cross Lane
Hornchurch

PROPOSAL: Erection of rear out-building.

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 application site comprises the existing two storey semi-detached dwelling with parking space to the front and private amenity space to the rear. The application dwelling adjoins No.152 via its north elevation. The surrounding area is primarily residential in nature, with some areas of open space and non-residential uses.

The property is not a listed building nor is it located within a conservation area. A small area to the very rear of the rear garden is located within Flood Zones 2/3.

THE PROPOSAL

Planning permission is sought for: 'Erection of rear out-building.'

RELEVANT PLANNING HISTORY

- D0572.25 - Certificate of Lawfulness for proposed hip to gable loft, including a rear dormer with Juliet balcony, roof lights to front, and alteration of side roof profile from hip to flat roof - Undecided
- P1628.25 - Single storey side/rear extension, single storey front porch, and raised patio with steps to rear - Undecided

REPRESENTATION SUMMARY

Letters of notification were sent to 2 neighbouring properties.

No representations were received on the application.

Environmental Health provided two sets of comments:

1. No noise or contaminated land concerns, queried the proposed heating/hot water strategy.
2. Following the submission of a heating/hot water strategy, stated that no additional conditions would be required as the proposed heating strategy is air quality neutral.

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 10 - Garden and Backland Development; Policy 23 - Transport Connections; Policy 24 - Parking provision and design; Policy 26 - Urban design; and Policy 32 - Flood Management

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

OFFICER APPRAISAL

Principle of Development

The principle of the proposed development 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 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, 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.

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 permission. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

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 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.

Flooding

Despite the fact that the area of the application site where the proposed outbuilding would be sited is located in Flood Zones 2/3, it is not considered that it would lead to a significant increase in flood risk on this site or nearby due to its modest scale. In addition, there are examples nearby of similarly scaled outbuildings also located in Flood Zones 2/3.

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, highways and flooding 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)

2 Householder approved plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

LIVARCH/154 ACL/202, LIVARCH/154 ACL/203, LIVARCH/154 ACL/205, LIVARCH/154 ACL/206, (dated 31/12/2025).

Reason

For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

4 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)

5 SC34C (obscure/non-opening & 1.7m above ground level).

The window inserted on the east elevation serving the shower room shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason

In the interest of privacy and to protect the amenity of the adjacent neighbours

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 Highways

Highways Matters

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

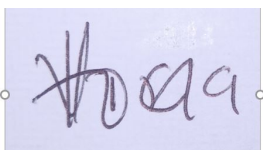
4 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

5 Property Right - building within curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.

Authorising Officer:



Victoria Collins

11th February 2026