

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1541.25

WARD: Squirrels Heath **Date Received:** 2nd December 2025

ADDRESS: 139 Haynes Road
Hornchurch

PROPOSAL: Erection of an annexe for ancillary use to the main dwellinghouse.

DRAWING NO(S): A 01 Revision: 1
A 02 Revision: 1
A 03 Revision: 1
A 04 Revision: 1
A 05 Revision: 1
A 06 Revision: 1
A 07 Revision: 1
Planning Design & Access Statement

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 site is located on Haynes Road, Hornchurch and the site contains a single-storey detached dwelling with a single storey detached structure which contains a swimming pool. There are single and two storey dwellings in the vicinity of the site. The site is located within a predominantly residential area.

THE PROPOSAL

Planning permission is sought for the erection of an annexe for ancillary use to the main dwellinghouse.

The annexe will measure approximately 10.06m wide, 6.1m deep with a height varying from approximately 3.35m to 3.16m. A roof light would project approximately 0.17m above the roof.

The plans for the annexe is shown to feature a means of one bedroom, shower room with a kitchen and living area. The design and access statement outlines that the proposal would be used for the applicant's parents.

RELEVANT PLANNING HISTORY

D0535.25	Certificate of lawfulness for proposed use of land to site a mobile home for ancillary use to the main dwellinghouse. Awaiting Decision
P1213.25	Part time commercial use of existing swimming pool for children's swimming pool, including extension of existing crossover (Retrospective) Refuse 06-01-2026
W0032.24	We moved to this house in September 2023 as it has an indoor pool and I am a swim teacher who would like to be able to work from home and expand my business. I have spoken today with one of your call center members who advised that I may need planning permission to be able to do this. Please therefore find below my business plan and accompanying photos. Awaiting Decision
P0007.17	shed now to be a groomers just a wooden shed with electrics Withdrawn - Invalid 07-06-2019
P1092.02	Single storey rear extension Apprv with cons 07-08-2002
P0587.97	Single storey rear extension Apprv with cons 30-06-1997

REPRESENTATION SUMMARY

No representations were received in response to the neighbour consultation.

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)
LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The additional floor space would be less than 100 square metre and therefore the proposal would not be CIL liable.

OFFICER APPRAISAL

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

A revised plan was received during the process clarifying the room to the rear of the bedroom will be used for storage.

PRINCIPLE OF DEVELOPMENT

An annexe is either a building or part of a building associated with a dwelling that is either permanently, or capable of being permanently used for additional living accommodation, provided to give the occupier(s) of the annexe a degree of independence from the main household. There is no preclusion against annexes in policy terms, however the acceptability of an annexe is finely balanced. They are generally assessed on their own merits, proportionate to their intended use.

The Residential Extensions and Alterations SPD 2011 states that a residential annexe is defined as accommodation ancillary to the main dwelling within the residential curtilage and must only be used for this purpose. The annexe must form part of the same planning unit, sharing facilities, including access, parking and garden areas and in the event of approval, the Council would impose conditions or seek other measures to prevent an annexe from being occupied independently. On the face of it, the provision of an annexe in this location could be designed to embody those characteristics required by the SPD.

However the layout, design and physical relationship between the house and the proposed annexe are important considerations also, and the proposed annexe must demonstrate clear and tangible connections with the main dwelling. The size and scale of the accommodation to be provided should be proportionate to the main dwelling. In addition the outbuilding should be subordinate in scale to the existing dwelling and to the plot.

In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment. As with all extensions, Council guidance requires that outbuildings should not detract from the character of the area and should be unobtrusively located to the side and rear of the existing dwelling.

DENSITY/SITE LAYOUT

The proposed annexe would have a floor area of approximately 53.41m². It would feature all of the primary facilities which would be expected of a self-contained unit potentially, however, the land around the proposed annexe would be land-locked albeit for the side access to the side of the main dwelling.

The proposed annexe is shown as falling within the curtilage of the main dwelling and within the same ownership. It is not shown as a separate planning unit and would share the facilities and services of the main dwelling. The principal aspect from the new building is over the rear garden to the main dwelling, to which it would have direct and immediate access. The new building would, therefore, be well related to the main dwelling and have a functional link with that property, with no boundary demarcation between the two. All of these factors demonstrate a clear connection between the proposed annex and the main dwelling.

No objections are raised in respect to a loss of amenity or being used as a separate unit of accommodation. The annexe would be used by the applicant's parents who will be cared for by the applicant as outlined within the supporting statement.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the HLP promotes high quality design that contributes to the creation of successful places in Havering by supporting development proposals that respect and compliments the distinctive qualities, identity, character and geographical features of the site and local area.

The National Planning Policy Framework (NPPF) reinforces this by placing emphasis on good quality, design and architecture. The NPPF requires that planning decisions ensure developments are sympathetic to local character.

The proposal would be located to the rear of the dwelling known as No.139 Haynes Road and therefore it would not impact on the street scene. The proposal would be set in approximately a minimum of 1m from the boundary with No.137, 0.7m from the boundary with No.141 and a minimum of 2m from the rear boundary with 4 Wootton Close.

it is considered that the proposal would not unacceptably impact on the surrounding area.

The materials to be used in the construction of the annexe are outlined within the Planning, Design and Access Statement. No objections are raised to the materials being proposed.

It is considered that the proposal would not unacceptably impact on the street or rear garden environment from a visual point of view.

IMPACT ON AMENITY

The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing.

Policy 7 reinforces the requirements to protect the amenity of existing and future residents the

Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

The proposed annexe would sit comfortably within the rear garden of the application site and integrate well with the variety of single storey buildings that characterise the rear gardens of most properties in Haynes Road and Wootton Close.

Given the level of prospective occupancy, it is hard to envisage any level of comings and goings to the annexe causing undue harm, in much the same way as if it was sought for use as a games room or other such use, particularly in summer months. It would be hard to quantify what material harm would arise to that end.

The proposal would be sufficiently removed from the rear elevation of the properties on Haynes Road and the side elevation of No.4 Wootton Close to unacceptably impact on their privacy.

It is noted that windows are proposed on the side adjacent to No.137 and on the rear elevation towards No.4 Wootton Close. There are concerns regarding the location of the living area flank window and the two windows on the rear elevation have the potential impact on the adjoining neighbours at Nos. 137 Haynes Road and 4 Wootton Close. The side facing window is approximately 1m from the boundary with the windows on the rear elevation being approximately 2m as indicated on the Proposed Block Plan drawing A 05 shows the annexe and its position from both boundaries. The photos provided shows the vegetation and boundary fence within the site. In light of this, it is considered that it would be too onerous to impose a condition for these windows to be obscured glazed and fixed shut. The design of these window has no fanlights but open-able casements.

The openings on the front elevation would be sufficiently removed from the boundary with the properties on Haynes Road so not to impact on their amenity.

Given these circumstances and mindful of the general presumption in favour of development, it is considered any impact upon the adjacent neighbours to be modest and within that envisaged as acceptable within guidelines.

To safeguard the privacy of the adjoining neighbours, condition will be imposed for no further windows or opening to be installed on the side or rear elevation of the building without written consent from the Local Planning Authority.

The annexe will be used in conjunction with the main dwelling house and not as a separate unit of accommodation and in the instance, the consent is given a condition would be imposed to reflect this.

A condition would be attached to the outbuilding to ensure the development is only used for purposes ancillary to the dwelling house and not for any trade or business.

HIGHWAY/PARKING

It is not considered that there are any grounds with which to withhold permission on basis of parking or highways grounds as such, mindful of the parking to the front of the property as well.

CONCLUSION

The principle of development and need for the annexe is not disputed. No objections are raised concerns in respect to design, self containment and the impact on the character and appearance of the area/street-scene and the amenity of neighbouring occupiers.

For the reasons given above and outlined in the report, having regard to all material considerations and relevant planning policies approval is recommended.

RECOMMENDATION:

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

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed on Page 7 of the Planning Design & Access Statement accompanying this application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 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.

4 SC46 (Window and other openings condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no window or other opening (other than those shown on the submitted and approved plan), shall be constructed or inserted in the walls of the building hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning

Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

5 Non Standard Condition 31

The annexe 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 and that the development accords with the Havering Local Plan.

6 Non Standard Condition 32

The garden area shall not be sub-divided at any time.

Reason:-

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

7 Non Standard Condition 33

Any residential occupation of the building hereby approved shall be limited to a close relative of the occupiers of the main dwelling and shall not be occupied by any other persons.

Reason:-

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

8 Heating Strategy

Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air

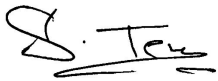
source heat pumps installed maintain amenity.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr J Dunn by phone and e-mail. The revisions involved providing a revised plan confirming the room to the rear of the bedroom which will be used for storage. The amendments were subsequently submitted on 11/02/26.

Authorising Officer:



Suzanne Terry

12th February 2026