

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1554.25

WARD: Upminster **Date Received:** 1st December 2025

ADDRESS: 17 FRONT LANE
UPMINSTER

PROPOSAL: Single storey side and rear extensions following demolition of existing conservatory and addition of front roof dormer

DRAWING NO(S): 2364.01 A
2364.02 A
2364.03 A
2364.04 A
Site Location Plan

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 features a semi-detached bungalow. It benefits from an attached side garage, a conservatory and a rear dormer. It is noted there is a significant drop in ground level from the northern to southern part of Front Lane. The site does not contain any listed buildings nor is located within a conservation area.

THE PROPOSAL

Planning permission is sought for a single storey side and rear extensions following demolition of existing conservatory and addition of front roof dormer.

RELEVANT PLANNING HISTORY

None found

REPRESENTATION SUMMARY

Letters of notification were sent to five neighbouring properties.

No representations were received on the application.

PLANNING POLICIES

National Planning Policy Framework (2025)

National Planning Practice Guidance

London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design and T6 - Car parking

Havering Local Plan (2021) policies: 7 - Residential design and amenity, 24 - Parking provision and design and 26 - Urban design

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

OFFICER APPRAISAL

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken as one was not judged to be necessary. Site photographs were submitted in support of this application. In determining this planning application, photographs, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

PRINCIPLE OF DEVELOPMENT

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

DESIGN/IMPACT ON STREET/GARDEN SCENE

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 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, sitting and scale of the developments 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 developments are considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

IMPACT ON AMENITY

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, sitting and scale of the developments 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.

Whilst the height of the rear extension would not be policy compliant, it is not considered to result in harm on no. 15 Front Lane that would justify the refusal of planning permission despite the difference in ground level between the two properties due to the separation distance between the extension and the common boundary and it would also be only slightly higher than the maximum height of the existing conservatory which is located hard up along the shared boundary.

The proposals are found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

HIGHWAY/PARKING

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 developments are not found to result in any significant parking or highways impacts and it is therefore acceptable and policy compliant in these regards.

OTHER ISSUES

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.

Community Infrastructure Levy (CIL) and Biodiversity Net Gain (BNG)

The development is not liable for a payment under the Havering or Mayoral CIL regimes as it is for alterations to an existing dwelling and the quantity of new floorspace created is less than 100 square metres. This application is also exempt from BNG 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 proposals would not significantly harm the character and appearance of the site, the street scene or the surrounding area. The proposals 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 be granted subject to conditions.

RECOMMENDATION:

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

1 Non Standard Condition 31

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 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.

3 Non Standard Condition 32

The proposed side and rear extensions hereby approved shall be constructed in accordance with the materials detailed on the drawing 2364.02 A unless otherwise agreed in writing by the Local Planning Authority.

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 Non Standard Condition 35

Notwithstanding the details shown on submitted drawings accompanying the application, the face and cheeks of the front dormer window hereby approved shall be tile hung to match the appearance of the roof of the dwelling house unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

5 Non Standard Condition 33

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 Local Planning Authority.

Reason: To protect against the amenities of neighbouring occupiers and ensure the development complies with Policy 7 of the Havering Local Plan (2021).

6 Non Standard Condition 34

Any windows located in a wall or roof slope forming a side 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 1.7 metres 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 with policy 7 of the Havering Local Plan (2021).

INFORMATIVES

1 Non Standard Informative 1

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 Non Standard Informative 2

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 Non Standard Informative 3

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 are all an offence.

4 Non Standard Informative 4

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:



Neil Goate

12th February 2026