

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0502.25

WARD: St Andrew's **Date Received:** 3rd April 2025

ADDRESS: 144 Stanley Road
Hornchurch

PROPOSAL: Retrospective permission for the installation of ramp with balustrade and privacy screen to rear garden

DRAWING NO(S): See condition 2 - Householder approved plans

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 subject site is a detached bungalow, which is located on the northern side of Stanley Road. There are existing single storey side extension and rear outbuilding on site. Also, there is existing rear extension along with ramp for disabled/wheelchair access into the rear garden.

The property is not a listed building, is not located within a conservation area and is not the subject of any other designations relevant to the assessment of this application.

THE PROPOSAL

Retrospective permission for the installation of ramp with balustrade and privacy screen to rear garden.

RELEVANT PLANNING HISTORY

ENF/406/24 - Current enforcement enquiry for the above works.

E0014.25	Certificate of lawfulness for the enlargement of existing outbuilding for use for the purposes of domestic storage and home office/studio within the curtilage of an existing dwelling PP not required 28-08-2025
D0521.24	Certificate of lawfulness for proposed loft conversion to existing C3 dwellinghouse. Enlargement of roof and erection of rear dormer and front rooflights. PP not required 20-03-2025
E0062.24	Single storey side and rear extension

	PP not required	20-03-2025
P1349.24	Erection of a single storey side/rear extension following demolition of existing garage and hip to gable loft conversion with rear dormer and roof lights to front	
	Apprv with cons	03-07-2025
P1350.24	Demolition of existing garage and the erection of a single storey side/rear extension with steps, addition of a first floor with hipped roof and new front porch	
	Refuse	05-12-2024
D0370.24	Certificate of Lawfulness for a single storey side/rear extension following demolition of existing garage and hip to gable loft conversion with rear dormer and roof lights to front	
	Withdrawn	13-11-2024
P0972.24	Change of Use from C3 to C4 HMO including demolition of existing garage, single storey side/rear extension, raised patio with steps, additional first floor with increase of ridge height from hip to gable, conversion of roof space to habitable use with rear dormer, new front porch and additional vehicle crossover	
	Withdrawn	05-09-2024

REPRESENTATION SUMMARY

Letters of notification were sent to neighbouring properties.

One letter of response was received on the application. The comments made can be summarised as follows:

- Breach of planning policy and planning permission was not obtained beforehand.
- Loss of privacy and overlooking.
- Light pollution from the balcony.
- Out of character.

Officer Response

Insofar as they relate to material planning considerations the representations received are responded to in the report below. However, no grounds have been raised which would represent a reasonable basis for a refusal of planning permission.

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)

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 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 retrospective design, size, siting, scale and nature 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.

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.

Officers acknowledged that objection was received for loss of privacy and overlooking into their rear garden and rear bedroom. However, the raised patio / ramp only projects of 2m deep beyond the existing rear extension and is setback by at least 500mm from the side shared boundaries with the rear gardens of the properties to the west on Abbs Cross Lane with part extended privacy screening of 1.9m high, as shown on drawing no. 855-P402 Rev. E. Plus, the wheelchair ramp that runs into

the rear garden is sited on the east boundary and the development is sited at least 22m from the rear elevations of the properties along the west (nos. 105 to 113 Abbs Cross Lane) thus given the modest height of the screen and separation of the rear garden the impact on amenity of the occupiers would be acceptable.

Officers acknowledge that no additional privacy screening has been provided on the eastern boundary. It is considered that on this boundary there already exists a low shared boundary treatment where there already exist inter-visibility of each properties rear gardens. Thus the modest depth patio / ramp and ramp along the shared boundary would not result in a significant change to the existing arrangements, such that it would be harmful to the occupiers of no.142's amenity. The patio / ramp would not result in any significant increase in noise and activity in the garden than would occur normally.

It is considered that the design, size, siting and scale of the retrospective development are such that it would not result in any impacts on the amenities of the site, neighbouring occupiers nor the wider area to the east or west or further north 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.

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 development is not found to result in any significant parking or highways impacts, 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.

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 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 is granted subject to conditions.

RECOMMENDATION:

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

1 Householder approved plans

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

855-P402 Rev. E.

Reason

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

2 SC10C Materials as per approved plan

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the approved plans 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.

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).

Authorising Officer:



Neil Goate

12th February 2026