

**Planning Control**  
**London Borough of Havering**  
Town Hall, Main Road Romford RM1 3BB  
Please Call: Planning Department

MR ADEEB  
ANWAR  
104 OAKS LANE  
ILFORD  
IG2 7PX  
Dear Sir/Madam

**Please Call: Telephone: 01708 433100**  
**Telephone: Fax: 01708 432690**  
Email: Planning@havering.gov.uk  
Textphone: (Deaf & hearing impaired)

Date: 23rd February 2026

**Process set out by condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning  
(General Permitted Development)(England) Order 2015 (as amended)**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4 (1) of the Growth and Infrastructure Act 2013)

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The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

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**Application No:** Y0011.26

**Address of the proposed development:**

24 Merlin Road Romford

**Description of the proposed development:**

Single storey rear extension with an overall depth of 6.00m, a maximum height of 3.15m, and an eaves height of 3.00m. (PRIOR APPROVAL)

**The above decision is based on the details and drawing(s) provided:**

LIVARCH/24 MR/101A

LIVARCH/24 MR/103A

LIVARCH/24 MR/104A

LIVARCH/24 MR/106A

Information provided by the developer to the Local Planning Authority on 19th January 2026.

## **Reasons for Refusal:**

### **1 PRA\_R1**

The Council consider that the impact of the proposed development, by reason of its depth and proximity to the boundary of the site, would unacceptably harm the amenity of the adjoining neighbour at No.26 Merlin Road, by reason of loss of outlook and overbearing effect on this property.

## **It is important that you read and understand all of the following informatives:**

- 1 This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

## **NOTES IN CONNECTION WITH REFUSAL OF A PRIOR APPROVAL APPLICATION**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse Prior Approval, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. (Appeals must be made within 12 WEEKS from the date of decision on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site, [www.planning.inspectorate.gov.uk](http://www.planning.inspectorate.gov.uk)
- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford RM1 3BB