

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1537.25

WARD: Rush Grn & Crowlands **Date Received:** 1st December 2025

ADDRESS: 56 Norwood Avenue
Romford

PROPOSAL: Single storey detached rear annex

DRAWING NO(S): PLN 01/02
PLN 02/02
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 two storey end-terraced residential dwellinghouse. It benefits from a rear dormer and single storey rear extension with attached rear canopy. The site does not contain any listed buildings nor is located within a conservation area.

THE PROPOSAL

Planning permission is sought for a rear annex.

1. The annex would benefit from a double bedroom and a shower/WC.

RELEVANT PLANNING HISTORY

ENF/531/20	Alleged construction of an additional rear extension constructed over 6m in depth
Y0136.18	Single storey rear extension with an overall depth of 6m from the original rear wall of the dwelling house, a maximum height of 3m and an eaves height of 3m (PRIOR APPROVAL) Pr App Not Req'd 22-05-2018
D0158.18	Certificate of lawfulness for proposed loft conversion with rear dormer, and x2no roof lights. PP not required 03-09-2018

REPRESENTATION SUMMARY

Letters of notification were sent to eight neighbouring properties.

No representations were received on the application.

The following stakeholders were also consulted about the application and the responses received can be summarised as follows:

* LBH Public Protection - Suggested pre-commencement condition in relation to contaminated land as the site is adjacent to the Oldchurch Park Landfill site. MCS020 noise condition required if an air source heat pump is proposed.

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 the provision of an annex within the rear garden of the subject 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 development 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.

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 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.

The annex would contain a double bedroom and shower/WC. During the application process, the agent clarified that it would be used by a family member of the applicant.

Officers have considered whether these arrangements are likely to cause conditions that would be detrimental to neighbouring amenity. It is judged that, given the annex would be occupied by family members and would not be occupied independently of the main dwelling, that levels of activity would be within acceptable realms and not incompatible with that to be found within a residential rear garden setting. As such, it is judged that the annex would not result in material harm to neighbouring amenity.

To ensure the annex approved remains ancillary to the main dwelling, conditions will be imposed preventing the garden from being subdivided, any occupation of the outbuilding being limited to family members of the occupants of 56 Norwood Avenue, Romford only and preventing it from being used as a separate unit of residential accommodation from the use of the main dwelling.

The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

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 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.

LAND CONTAMINATION

The application site is adjacent to the Oldchurch Park Landfill site. Consequently, a pre-commencement condition agreed with the agent requiring the submission of investigative reports relating to contamination will be imposed were this application to be approved.

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 be granted subject to conditions.

RECOMMENDATION:

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

1 Householder 3 years

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 Householder approved plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans: PLN 01/02, PLN 02/02 and Location Plan.

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

3 Non Standard Condition 31

The proposed development hereby approved shall be constructed in accordance with the materials detailed on the drawing PLN 02/02 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.

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 Annex Condition 1

The garden area shall not be subdivided at any time and nor shall there be any additional pedestrian or vehicular accesses into the site.

Reason:-

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

6 Annex Condition 2 ENTER ADDRES

Any residential occupation of the building hereby approved shall be limited to family members of the family occupying the main house at 56 Norwood Avenue, Romford for residential purposes and shall not be occupied by any other persons.

Reason:-

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

7 Annex Condition 3

The annex 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.

8 Non Standard Condition 34

1) Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d) Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

2) a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

B) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

INFORMATIVES

1 Householder Informative Building Regs

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>.

2 Householder Informative Highways

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 area are all an offence.

3 Householder Informative Party Wall Act

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>.

4 Householder informative 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.

Authorising Officer:



Raphael Adenegan

25th February 2026