

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0129.26

WARD: St Andrew's **Date Received:** 3rd February 2026

ADDRESS: Parkview House, Sunrise Avenue
Hornchurch

PROPOSAL: The installation of 4 no. new microwave transmission dishes, 2 no. braced poles to support the dishes, 1 no. new equipment cabinet and a section of new steel grillage, alongside a freestanding handrail, swing gate and access ladder on the roof of the building

DRAWING NO(S): Location plan
A3_100
A3_200
A3_300
A3_400

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 comprises of a block of flats comprising No.'s 1-52 Parkview House, Sunrise Avenue, Hornchurch. There are two blocks of flats to the north east and south west of the site.

THE PROPOSAL

The Local Planning Authority is in receipt of an application which seeks planning permission for the installation of 4 no. new microwave transmission dishes, 2 no. braced poles to support the dishes, 1 no. new equipment cabinet and a section of new steel grillage, alongside a freestanding handrail, swing gate and access ladder on the roof of the building.

RELEVANT PLANNING HISTORY

P2070.22	Installation of four (4) no. new microwave transmission dishes, two (2) no. braced poles to support the dishes, one (1) no. new equipment cabinet and a section of new steel grillage, alongside a freestanding handrail, swing gate and access ladder on the roof of the building. Apprv with cons 15-02-2023
P1702.11	Replace the existing balcony door and window products

REPRESENTATION SUMMARY

Notification letters were sent to 269 neighbouring properties. No letters of representation were received.

NATS- No safeguarding objection to the proposal.

TfL - No comments to make on this planning application regarding strategic transport issues.

Public Protection Department - No noise, contaminated land or air quality concerns.

PLANNING POLICIES

Policies 25 (Digital connections) and 26 (Urban design) of the Havering Local Plan are relevant.

Policies D4 (Delivering good design) and SI 6 (Digital connectivity infrastructure) of the London Plan are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

Not applicable.

OFFICER APPRAISAL

Planning permission was granted for an identical proposal comprising of the installation of four (4) no. new microwave transmission dishes, two (2) no. braced poles to support the dishes, one (1) no. new equipment cabinet and a section of new steel grillage, alongside a freestanding handrail, swing gate and access ladder on the roof of the building under application P2070.22 in 15th February 2023, which was not implemented.

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were provided by the applicant/agent in support of the application. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings were used to assess the site constraints.

The issues in this case are primarily the principle of the development, the impact on the streetscene, neighbouring amenity and any highway and parking issues.

PRINCIPLE OF DEVELOPMENT

The proposal would provide telecommunications equipment to the rooftop of an existing building in accordance with Policy 25 of the Havering Local Plan and the provisions of the NPPF. The development is therefore considered to be acceptable in principle.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 25 (Digital Connections) of the Havering Local Plan states that the Council seeks to promote the enhanced connectivity of Havering by supporting the delivery of physical infrastructure capable of delivering high-speed broadband services and improved telecommunications coverage. The Council will therefore support major development which future-proofs developments to accommodate high speed broadband infrastructure. Developments should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Applications for telecommunications equipment will be considered against the requirements of the National Planning Policy Framework. The Council will support proposals that:

- i. Utilise existing masts, buildings and other structures unless the need for a new site can be robustly justified;
- ii. Integrate successfully with the scale, character and appearance of the building on which or space in which the equipment is located, and the surrounding area; and
- iii. Do not have an unacceptable adverse impact upon the borough's heritage assets or the natural environment.

The proposal consists of the installation of 4 no. new microwave transmission dishes, 2 no. braced poles to support the dishes, 1 no. new equipment cabinet and a section of new steel grillage, alongside a freestanding handrail, swing gate and access ladder on the roof of the building.

Staff consider that the proposal would not adversely affect the streetscene, as it would be located on the roof of the building and as such, views of the proposal would be very limited. According to the supporting statement, none of the equipment is proposed to reach above the roof of the plant room and from the south, the installation will not be visible due to the existing plant room. Taking the above factors into account, it is not considered that there would be any undue material harm to the character of the surrounding area or the immediate streetscene as a result of the proposals.

According to the supporting statement, the dish sizes currently proposed are determined by the length of the link and the strength of the signal received or transmitted and are the smallest possible in order to ensure that the data signal transmitted is to the quality required for the efficient operation of the network. Siting has been carefully considered, alternative options were investigated and were either found to be unsuitable because line of sight could not be achieved or unsuitable due to the site provider's reluctance to host the equipment. Siting and design on this particular site have been carefully considered to create the links, yet to minimise the impact of the installation on surrounding buildings and views.

IMPACT ON AMENITY

It is considered that the proposed development would not be materially harmful to neighbouring amenity.

Given that the proposed telecommunications dishes will be sited on the roof top, the site will only be accessed by those personnel associated with the applicant.

HIGHWAY/PARKING

The supporting statement states that access to the proposed site is set well away from recognised public rights of way and is remote from pedestrian and vehicular movements within the public realm. The proposal is not considered to have an impact on parking or the highway.

OTHER ISSUES

In respect of health issues a Certificate has been submitted with the application which confirms that the proposal complies with ICNIRP guidelines. Government advice within the NPPF states that local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

In this case, an ICNIRP Certificate has been submitted. It is not therefore considered that there are any justifiable grounds to refuse the proposal on health grounds.

CONCLUSION

It is considered that the proposal would not adversely affect the streetscene, neighbouring amenity and highway safety. It is therefore recommended that planning permission be approved.

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 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:-

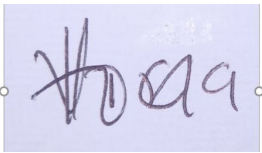
For the avoidance of doubt and to ensure that the development is carried out as approved.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:

A handwritten signature in purple ink, appearing to read 'V Collins', is enclosed in a light blue rectangular box. The signature is written in a cursive, stylized font.

Victoria Collins

22nd April 2026