

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0197.26

WARD: Squirrels Heath **Date Received:** 17th February 2026

ADDRESS: 123 Balgores Lane
Romford

PROPOSAL: Two storey side extension, two storey bay window to front, conservatory to rear with steps, and alterations to fenestration

DRAWING NO(S): BR-02 Proposed Plans
BR-04 Proposed Elevations
BR-04 Location Map and Block Plan

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE AND SURROUNDINGS

The application site consists of a detached dwelling which is not a listed building or located in a conservation area nor subject to any articles.

THE PROPOSAL

The application seeks planning consent for a two storey side extension, a two storey bay window to the front, a conservatory to the rear with steps, and alterations to the fenestration.

RELEVANT PLANNING HISTORY

None.

REPRESENTATION SUMMARY

A consultation was carried with adjoining neighbours. Objections from two neighbours were received which can be summarised as:

- Loss of privacy.
- Loss of light.
- Loss of privacy.
- Too close to neighbouring house.
- Impact on value of house.

Officer response: Matters relating to the impact on amenity of neighbouring properties are addressed below.

PLANNING POLICIES

Havering Local Plan (2016-31)

- Policy 7 (Residential Design and Amenity)
- Policy 24 (Parking provision and Design)
- Policy 26 (Urban Design)

The London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

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

MAYORAL CIL IMPLICATIONS

Contributions would not be required under CIL regulations. The proposal would add less than 100sqm.

OFFICER APPRAISAL

An in-person site visit was not undertaken. Site photos, and block plans were provided by the applicant in the determination of the application as well as Google StreetView, aerial view images and drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Havering Local Plan (Adopted 2021) states that planning permission will only be granted for development that maintain, enhance or improve the character and appearance of the local area by responding to distinctive local building forms and patterns of development and by respecting the scale, massing and height of the surrounding physical context. The National Planning Policy Framework (NPPF) reinforces this by placing emphasis on good quality, design and architecture. The NPPF requires that planning decisions ensure developments are sympathetic to local character.

The side extension would be up to the side boundary and would have a bulky design which would appear incongruous and out of character to the detriment of the visual character of the existing dwelling. The proposal would be exacerbated by the increased width of the dwelling up to the shared boundary. The resultant scale, bulk and mass of the dwelling would appear overwhelming

and visually intrusive and would be markedly out of character with the existing street scene environment. It should be noted that the properties on this side of the road and behind are of similar design and appearance and it is considered that the proposal, if approved, would set a poor and unwelcome precedent.

There are no design or appearance objections are raised with regards to the conservatory, front bay or fenestration changes.

IMPACT ON AMENITY

Policy 7 of the Local Plan outlines that consideration should be given to the potential impact of developments on neighbouring occupiers, particularly with reference to loss of light, outlook and impact to privacy.

The proposal would have no impact on the amenity of the neighbours at no.125 Balgores Lane and no.2 Mulberry Close due to the spacing.

The degree of overlooking arising as a result of the proposal would not be significantly greater than existing and would not warrant a reason for refusal on this basis. The flank windows would be high level and a condition could be applied to ensure that they are obscure glazed.

The majority of the side extension would be within the existing front and rear building lines of the neighbour at no.121 and there are no habitable room windows at this property. However part of the side extension would project beyond the rear building line at no.121 due to differing building lines. This part of the extension has been assessed as a rear extension and the SPD states that two storey rear extensions "should be set in from the common boundary with any adjoining dwelling by not less than 2 metres, and should project no more than 3 metres". This is not met as the extension would be positioned on the shared boundary leading to a sense of enclosure and an overbearing impact to the rear of the house and the garden area of no.121. The impact on amenity would be exacerbated by the bulky gable ended roofline.

There are no design or appearance objections are raised with regards to the conservatory, front bay or fenestration changes.

HIGHWAY/PARKING

The proposed development would not affect parking within the site. Therefore no highway or parking issues arise as a result of the proposal.

CONCLUSION

The proposal is considered to be contrary to the above mentioned policies and guidance and refusal is recommended.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

The proposed side extension, by reason of the design, bulk, scale and mass, would give rise to a visually intrusive and overbearing form of development, with a design which would appear incongruous and out of character to the detriment of the visual character and architectural composition of the existing dwelling and the street scene, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

2 REFUSAL - Non Standard

The proposed side extension, by reason of the bulk, scale and position close to the boundary of the site, would be an intrusive and unneighbourly form of development that would have an adverse effect on the amenity of the adjacent occupiers at no.121 Balgore Lane, contrary to Local Plan Policy 7 and the Residential Extensions and Alterations Supplementary Planning Document.

INFORMATIVES

1 Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Authorising Officer:



Raphael Adenegan

27th April 2026