

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0226.26

WARD: South Hornchurch **Date Received:** 23rd February 2026

ADDRESS: 131 Betterton Road
Rainham

PROPOSAL: Alterations to roof heights and ground floor side windows(retrospective)
(amendment to planning application P1131.24)

DRAWING NO(S): RA1715/01

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 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. The dwelling is newly constructed via planning application P1131.24.

THE PROPOSAL

The applicant is seeking retrospective planning consent for alterations to the roof heights and ground floor side windows (retrospective) (amendment to planning application P1131.24).

There are two extra flank windows on the ground floor rear extension, the overall roof height has increased from the approved 8.2m to 8.7m and the single-storey rear extension height has increased from 2.6m to 3m.

RELEVANT PLANNING HISTORY

P1131.24- New dwelling. Approved.

P1532.25 Continuation of temporary (18-month) use of the outbuilding as a residential unit for occupants of the main house during extensive approved demolition and construction works to the main dwelling. The current approval for the temporary use of the outbuilding runs until 24 November 2025. The extended use will commence on 25 November 2025 and continue for 18 months
Awaiting Decision

N0044.25 Application for a non-material amendment to planning permission
Ref:P1131.24 dated 04/12/2024 to allow for alterations to fenestration

	(Demolition of the main building (Retrospective) to allow for further reinforcement of the existing foundation, and minor internal alterations and construction of a new dwelling)	
	Refuse	02-02-2026
P1131.24	Demolition of the main building (Retrospective) to allow for further reinforcement of the existing foundation, and minor internal alterations and construction of a new dwelling	
	Apprv with cons	04-12-2024
P0907.24	Retrospective application for the retention of the front conservatory addition to the outbuilding.	
	Apprv with cons	27-08-2024
P1753.23	Variation of Condition No 3 of Planning Permission ref P1542.22 dated 21/11/2022 to allow alteration to the roof style and the construction of a loft conversion with rear dormer and 3 no. front roof lights (Alterations to previously approved plans under application reference: P1613.21 (Creation of first floor. Part two storey front and rear extension) to allow for the roof to be changed to gable ends.)	
	Apprv with cons	01-02-2024
P1756.23	Part retrospective application for the retention of the rear addition to the outbuilding. Proposed temporary 18-month use beginning from May 2024 of the outbuilding as a residential unit for occupants of the main house during extensive approved demolition and construction works to the main house.	
	Apprv with cons	24-01-2024
P0927.23	Alterations to previously approved plans under application reference: P1542.22 dated 21/11/2022 (Alterations to previously approved plans under application reference: P1613.21 (Creation of first floor. Part two storey front and rear extension) to allow for the roof to be changed to gable ends.) to allow for alteration of roof style and also allow the construction of a loft conversion with a rear dormer and three front rooflights Condition 3.	
	Refuse	17-10-2023
P0862.23	Retrospective application for the retention of changes made to approved outbuilding	
	Apprv with cons	26-07-2023
P2015.22	Erection of first floor, part single part two storey front and rear extension following demolition of existing conservatory, hip to gable roof extension and loft conversion with side dormers and roof lights to side (Alterations to previously approved plans under application reference:P1613.21 (Creation of first floor. Part two storey front and rear extension))	
	Refuse	01-03-2023
D0602.22	Certificate of Lawfulness for single storey outbuilding to rear	
	PP not required	31-01-2023

P1542.22	Alterations to previously approved plans under application reference: P1613.21 (Creation of first floor. Part two storey front and rear extension) to allow for the roof to be changed to gable ends. Apprv with cons 21-11-2022
W0063.22	Amendments to the approved scheme alteration to a gable roof, i.e house, 125, 101, 137, also approval were given to 145. Awaiting Decision
P0155.22	Alterations to previously approved plans under application reference: P1613.21 (Creation of first floor. Part two storey front and rear extension) to allow for a larger single storey rear extension, change of roof from hip to gable to front and rear roof slopes and new boundary wall with railings and railings gate. Refuse 04-04-2022
P1613.21	Creation of first floor. Part two storey front and rear extension Apprv with cons 14-01-2022
P1533.21	Front gable and alterations to previously approved side dormer and rear gable. Withdrawn - Invalid 12-08-2021
Y0153.21	Single storey rear extension with an overall depth of 8m, a maximum height of 2.7m, and an eaves height of 2.7m. (PRIOR APPROVAL) Pr App Not Req'd 12-05-2021
Y0052.21	Single Storey rear extension with an overall depth of 8m, a maximum height of 2.70m, and an eaves height of 2.70m. (PRIOR APPROVAL) Pr App Ref Val 10-03-2021
D0061.21	Certificate of Lawfulness for loft conversion with hip to gable and side dormers PP not required 31-03-2021

REPRESENTATION SUMMARY

Letters of notification were sent to the adjoining neighbouring properties.

Responses were received on the application from one neighbour. The comments made can be summarised as follows:-

- Windows overlook their property.
- Security lights and cameras facing their property.
- Land height increased.

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)

OFFICER APPRAISAL

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 and impact on the Character of the Area

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

Amenity Impacts

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, size, siting 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. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

Parking, Traffic and Transportation

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 proposed 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.

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 floor space created is less than 100sqm. This application is exempt from Biodiversity Net Gain requirements as it is a 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 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.

2 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

3 SC45A (Removal of permitted development rights) EDIT DETAIL

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

4 SC48 (Balcony condition)

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

5 SC34B (Obscure with fanlight openings only) ENTER DETAILS

The flank windows on all side elevations, shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut and thereafter maintained, with the exception of any top hung fanlight(s).

Reason:- In the interests of privacy.

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:



Neil Goate

1st May 2026