Planning Control
London Borough of Havering

Town Hall, Main Road Romford RM1 3BB

Please Call: Planning Department

Telephone: 01708 433100
Fax: 01708 432690
email: planning@havering.gov.uk

Date: 19th October 2026

Mr James G Dunne
394 Wingletye Lane
Hornchurch
RM11 3DB

Dear Sir/Madam

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)

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 **as the proposal would not be permitted development**

Application No: Y0238.26

Address of the proposed development:

262 MAWNEY ROAD ROMFORD

Description of the proposed development:

Single storey rear extension with an overall depth of 4.3m, a maximum height of 3.6m, and an eaves height of 3m and a side extension. (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 16th October 2026.

Reasons for Refusal:

1 PRA_YRV15

Proposal is not permitted development as the plans are showing a side and rear extension. This cannot be done under permitted development.

2 PRA_YRV6

Proposal is not permitted development due to the proposed extension being more than half the width of the original dwelling (where there is a staggered original rear wall or where the proposal extends beyond the rear wall). Even with the intent to demolish the furthest forward rear wall, case law advises that the 'original' rear wall is the element to be taken into consideration at the time of validation.

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

1 The Local Authority is permitted to refuse an application if the proposal is in breach of Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

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

(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