



Havering

L O N D O N B O R O U G H

PLANNING COMMITTEE AGENDA

7.00 pm	Thursday 14 August 2025	Havering Town Hall, Main Road, Romford
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Members 6: Quorum 3

COUNCILLORS:

**Conservative Group
(2)**

Jacqueline McArdle
Carol Smith

**Havering Residents' Group
(3)**

Bryan Vincent (Chairman)
Robby Misir (Vice-Chair)
Philippa Crowder

**Labour Group
(1)**

Matthew Stanton

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@onesource.co.uk**

To register to speak at the meeting please call 01708 433100
Before Tuesday on the week of the meeting

Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means: -

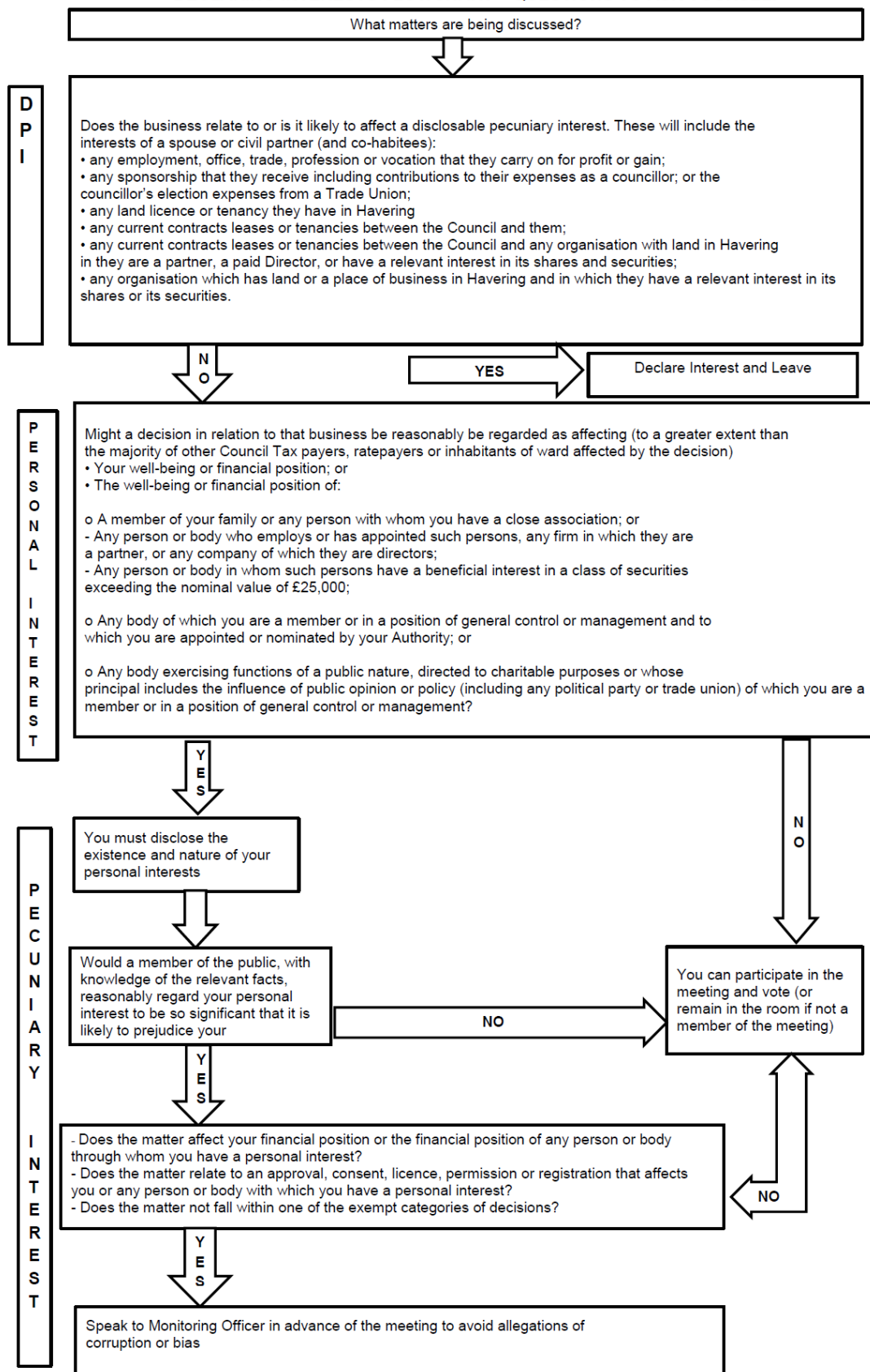
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Principles of conduct in public office

In accordance with the provisions of the Localism Act 2011, when acting in the capacity of a Member, they are committed to behaving in a manner that is consistent with the following principles to achieve best value for the Borough's residents and to maintain public confidence in the Council.

SELFLESSNESS: Holders of public office should act solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.

INTEGRITY: Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisations that might seek to influence them in the performance of their official duties.

OBJECTIVITY: In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.

ACCOUNTABILITY: Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.

OPENNESS: Holders of public office should be as open as possible about all the decisions and actions that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands.

HONESTY: Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.

LEADERSHIP: Holders of public office should promote and support these principles by leadership and example.

AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 7 - 10)

To approve as a correct record the minutes of the meeting of the Committee held on 24 April 2025 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 11 - 14)

See attached document

6 P0035.25 - 13 WALLENGER AVENUE, ROMFORD (SQUIRRELS HEATH) (Pages 15 - 20)

Report attached.

Zena Smith
Head of Committee and Election
Services

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Council Chamber - Town Hall
24 April 2025 (7.00 - 8.21 pm)**

Present:

COUNCILLORS:

Conservative Group	Jacqueline McArdle and Carol Smith
Havering Residents' Group	Bryan Vincent (in the Chair) Robby Misir (Vice-Chair) and +John Crowder
Labour	Matthew Stanton

5 members of the public were present.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

24 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Philippa Crowder.
+ Councillor John Crowder substituted for Councillor Philippa Crowder.

25 DISCLOSURE OF INTERESTS

There were no disclosures of interests.

26 MINUTES

The minutes of the previous meeting held on 13 March 2025 were agreed as a correct record and signed by the Chairman.

27 P1362.24 - 1 SUFFOLK WAY, HORNCHURCH - EMERSON PARK

The report before members detailed an application that sought planning permission for the variation of condition no. 2 of planning permission P0844.24 dated 13/09/2024 to allow for retention of door, installation of additional roof-lights and alterations to internal layout (Retention of the

existing outbuilding, with internal and external alterations, for use as an annexe).

In accordance with the public speaking arrangements, the Committee was addressed by an objector Mr David Stittle who had 3 minutes to make his representation to the Committee with his concerns. He urged the Members to uphold existing conditions.

Mr Moses Ekole agent to the applicant responded to the issues raised by the objector for 3 minutes. He stated that most changes are minor and the fence height remains unchanged, causing minimal impact on neighbours. He supported and defended the application on this basis.

The Committee noted that Councillor Laurance Garrard had withdrawn his call-in as he was unable to attend the meeting. A written statement from Councillor Garrard was read out to the Committee by the Director of Planning. The Director had 3 minutes to read the statement from Councillor Garrard.

The statement requested that the Committee refuse the current amendment and ensure the door and flank windows are relocated to face the main dwelling, in line with the originally approved plans.

A brief adjournment was granted during the debate to allow Officers and the Legal Adviser to clarify points raised by Members.

Following the adjournment, the Director of Planning stated that Officers had addressed Members' concerns during the break. It was proposed that an alternative approach be considered that will ensure the retention of the existing outbuilding as part of the dwelling. The Director explained that a Section 106 agreement would appear as a land charge, ensuring the annex remains ancillary to the main dwelling. Officer will present this conditions to the applicant and if no agreement is reached, the application will return to the Committee for a decision.

Members discussed the proposal and agreed to delegate authority to the Director of Planning to negotiate with the applicant and his agent for a Section 106 agreement, preventing separate sale or subdivision of the annex.

A member of the Committee requested for a condition that will prevents tenant access through the annex door, via the fence at the rear of Oxford Avenue, was accepted.

Following debate, the Committee resolved to grant planning permission, subject to the report conditions, a Section 106 agreement with the applicant, and the additional condition suggested concerning the fence. If no agreement is reached, the application will return to the Committee.

The vote for approval, contingent on old and new conditions, was carried by 5 votes to 1 against with no abstentions.

Councillor Stanton voted against the recommendation to approve the new proposal to grant planning permission.

Chairman

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Agenda Item 5

Applications for Decision

Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan Adopted March 2021
 - Havering Local Plan 2016 – 2031(2021)
 - Site Specific Allocations (2008)
 - Site Specific Allocations in the Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
 - b. Registered Objector(s) speaking slot (3 minutes)
 - c. Responding Applicant speaking slot (3 minutes)
 - d. Ward Councillor(s) speaking slots (3 minutes)
 - e. Officer presentation of the material planning considerations
 - f. Committee questions and debate
 - g. Committee decision
16. The items on this part of the agenda will run as follows where there are no public speakers:
- a. Where requested by the Chairman, officer presentation of the main issues
 - b. Committee questions and debate
 - c. Committee decision

Late information

17. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

18. The Committee to take any decisions recommended in the attached report(s).

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 Havering LONDON BOROUGH	Planning Committee 14 August 2025
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Application Reference:	P0035.25
Location:	13 Wallenger Avenue, Romford
Ward:	Squirrels Heath
Description:	Retention of Existing Outbuilding
Case Officer:	Kelvin Naicker
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1** The design of the rear outbuilding is considered acceptable and does not have a detrimental impact on the rear garden environment.
- 1.2** Furthermore, the use, scale and sitting of the outbuilding is not judged to result in material harm to the neighbouring amenity.

2 RECOMMENDATION

- 2.1** That the Committee resolve to GRANT planning permission subject to:
- 2.2** That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. SC32 – Accordance with Plans
2. SC33 – Incidental Use
3. SC46 – Flank Window Condition
4. INF28 – Approval No Neogotiation Required

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1** The application site features a two storey detached residential dwellinghouse.

It benefits from a two storey rear extension as well as an outbuilding in the rear garden environment, subject to this application.

The site does not contain any listed buildings nor is located within a conservation area.

Proposal

- 3.2** Planning permission is sought for the retention of the existing outbuilding within the site.

The outbuilding measures approximately 4m wide, 13.3m deep and up to 2.9m high at its maximum point.

The outbuilding also benefits from an attached canopy which measures approximately 3m high and projects approximately 3.8m deep.

Planning History

- 3.3** P2138.03 – Two Storey Rear Extension (Approved with Conditions)

Enforcement History

- 3.4** ENF/227/24 – Without planning permission, the construction of an outbuilding

4 CONSULTATION RESPONSE

- 4.1** The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

- 4.2** Consultation of Statutory Consultees were not required.

5 LOCAL REPRESENTATION

- 5.1** A total of four neighbouring properties were notified about the application and invited to comment.

- 5.2** The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

5.3 The following Councillor made representations:

Councillor Christine Vickery wishes to call-in this planning application on the following grounds:

- Backland development
- Overdevelopment of site which is not in keeping with area
- Not in keeping with special character of area
- Loss of privacy
- Noise and disturbance issues
- Dominating impacts on its surroundings and nearby properties

Officer Comment: The property is not located in any designated character area

Representations

5.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

- Concern that building occupies two thirds of the garden area
- Concern that the outbuilding would set precedent for the road.

Procedural Issues

5.5 No procedural issues were raised in the representations as part of this application.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

The main planning issues raised by the application that the committee must consider are:

- The visual impact arising from the design and appearance of the building on the area.
- The impact of the development on neighbouring amenity
- Highways and parking issues

6.2 Visual impact arising from the design/appearance on the area

On outbuildings, the Council's Residential Extensions and Alterations Supplementary Planning Document states that:

"The outbuilding should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and

prominence in the street scene or rear garden environment. As with all extensions, outbuildings should not detract from the character of the area and should be unobtrusively located to the side and rear of the existing dwelling".

Paragraph 9.6 goes on to say:

"The design of outbuildings should reflect their intended use. Outbuildings should not cause undue loss of light to neighbouring properties or adversely affect the living conditions of neighbouring properties".

The development is not considered to constitute as a backland development because the outbuilding is located within the rear garden environment of a residential dwellinghouse and is in use in connection with the dwelling.

Consideration has been given to the overall proportions, siting and design of the outbuilding in-situ.

The rear garden area is approximately 335 square metres in area, with the footprint of the outbuilding and canopy occupying approximately 53 square metres, which equates to less than one sixth of the garden area. Whilst it is acknowledged that the outbuilding is larger than others along Wallenger Avenue, given the deep and spacious rear garden within which it sits (approximately 26m in depth), it is not deemed to appear disproportionately large in relation to the overall size and spaciousness of the rear garden site.

Therefore the outbuilding is not considered to constitute an overdevelopment of the site and is instead considered acceptable from a design standpoint.

6.3 The impact of the development on neighbouring amenity

Consideration has been given to the impacts of the outbuilding on neighbouring amenity, particularly in terms of loss of light, outlook and privacy.

Given its bulk, scale and massing, it is not considered that the outbuilding has a detrimental impact on the amenity of neighbouring properties either side of the application site.

It is not considered that the outbuilding gives rise to overlooking or loss of privacy. Its flank wall closest to the common boundary with no. 15 Wallenger Avenue does not benefit from any windows and whilst there are windows within its flank wall located opposite the shared boundary with no. 11 Wallenger Avenue, the separation distance between that wall and the shared boundary (over 7m) coupled with the close boarded fence along this boundary means it is not considered that they give rise to overlooking or loss of privacy. A condition preventing the formation of any other windows or other openings within the flank walls of the outbuilding will be imposed in the event the application is approved to prevent loss of privacy.

All other neighbouring properties are considered to be sufficiently separated from the outbuilding such that it does not cause a detrimental impact on their amenities.

The submitted plans indicate that the outbuilding is used as a gym/playroom, including a shower/wc. These uses are considered to be incidental to the dwellinghouse and it is not considered that any activity, noise and disturbance emanating from the outbuilding as a result of these uses would be so harmful to the amenity of neighbouring occupants so as to warrant a refusal of the application.

In the event this application is approved, a condition will be imposed requiring the use of the outbuilding approved to remain incidental to the dwellinghouse.

6.4 Parking and Highway Implications

No highways or parking issues are considered to arise from the development.

6.5 Environmental and Climate Change Implications

It is noted there is a tree within the curtilage of no. 15 Wallenger Avenue in close proximity to the shared boundary of the site and there are also two trees at the rear of the application site behind the outbuilding. Council records indicate that these trees have no statutory protection and it is not judged that there are material grounds to refuse planning permission based on the impacts of the outbuilding on trees within or near the application site.

Given the limited scale of the proposals, no specific measures to address climate change are required to be secured in this case.

6.6 Financial and Other Mitigation

The proposal would not attract Community Infrastructure Levy contributions to mitigate the impact of the development as the floorspace of the outbuilding is less than 100 square metres.

6.7 Equalities

The Equality Act 2010 provides that in exercising its functions (which includes its role as Local Planning Authority), the Council as a public authority shall amongst other duties have regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

In this case, the application raises no particular equality issues.

Conclusions

- 6.8** All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.