



## PLANNING COMMITTEE AGENDA

7.00 pm

Thursday  
12 February 2026

Havering Town Hall,  
Main Road, Romford

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@havering.gov.uk](mailto:taiwo.adeoye@havering.gov.uk)

**To register to speak at the meeting please call 01708 433100**  
**Before Tuesday 10 February 2026 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:-

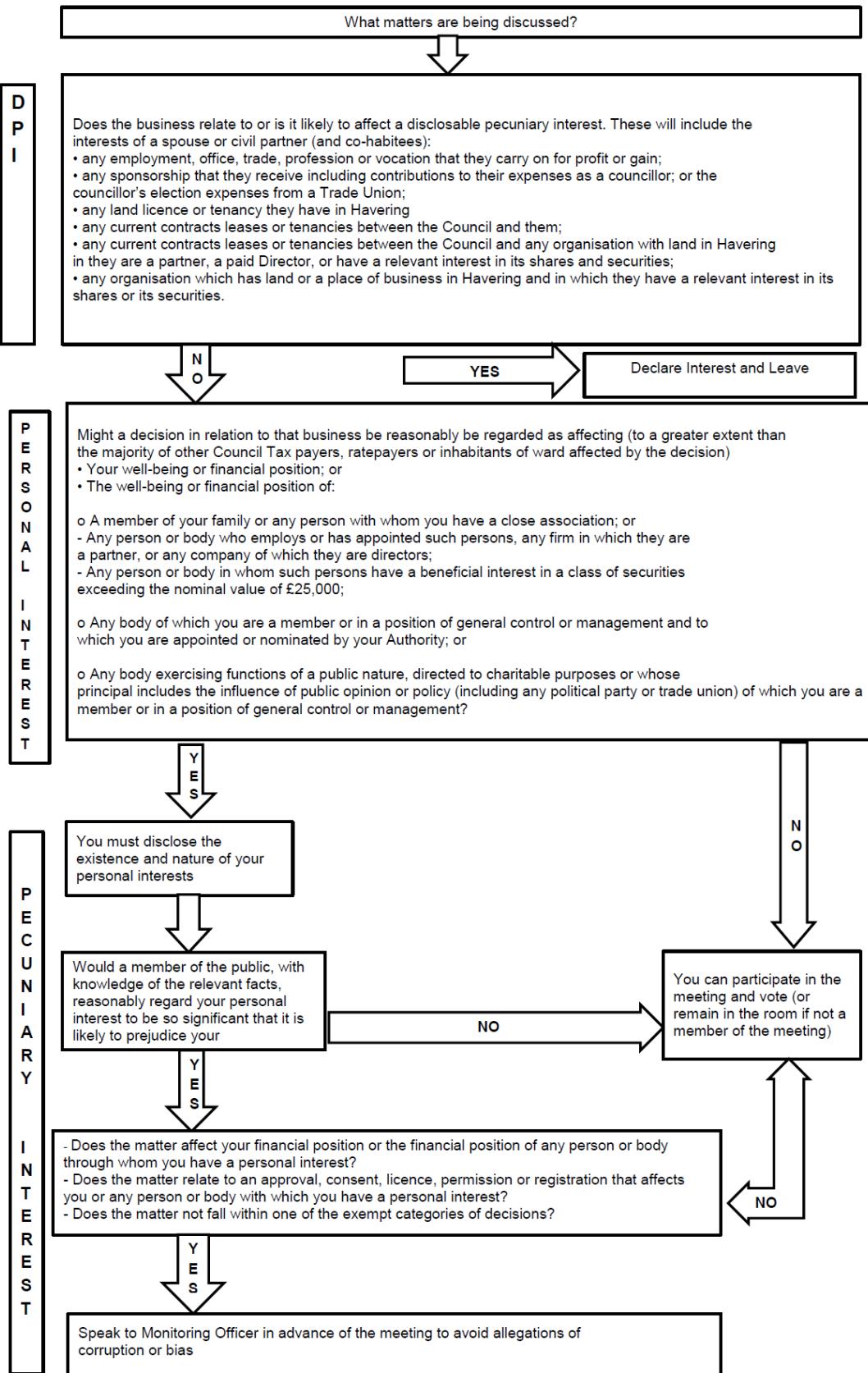
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 14 August 2025 and to authorise the Chairman to sign them.

### 5 APPLICATIONS FOR DECISION (Pages 11 - 14)

**Planning Committee, 12 February 2026**

See attached document

**6 P0146.25 - 114 DIBAN AVENUE, HORNCURCH ELM PARK (Pages 15 - 24)**

Report attached

**Zena Smith  
Head of Committee and Election  
Services**

# Public Document Pack Agenda Item 4

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
Havering Town Hall, Main Road, Romford  
14 August 2025 (7.00 - 7.50 pm)**

**Present:**

**COUNCILLORS:**

**Conservative Group** Jacqueline McArdle and Carol Smith

**Havering Residents' Group** Robby Misir (in the Chair) Reg Whitney and Gerry O'Sullivan

**Labour** Patricia Brown

15 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

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

**28 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

Apologies were received for the Councillors Bryan Vincent, Philippa Crowder and Matthew Stanton. Councillor Gerry O'Sullivan substituted for Councillor Vincent, Councillor Reg Whitney substituted for Councillor Philippa Crowder and Councillor Patricia Brown substituted for Councillor Stanton.

**29 DISCLOSURE OF INTERESTS**

There were no disclosures of interests.

**30 MINUTES**

The minutes of the previous meeting held on 24 April 2025 were agreed as a correct record and signed by the Chairman.

31 P0035.25 - 13 WALLENGER AVENUE, ROMFORD (SQUIRRELS HEATH)

The Committee considered a report that sought planning permission 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.

A Councillor call-in has been received which accords with the Committee consideration criteria.

The application had been called-in by a Ward Councillor. With its agreement Councillor Christine Vickery addressed the Committee stating objection 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

The Committee noted that the gym and playroom were part of the outbuilding, and that, in the event planning permission was to be granted, a condition would be imposed to ensure that any use of the outbuilding remained incidental to the main residential use of the property.

It was stated that, in theory, this condition should prevent the outbuilding from being used as residential accommodation. However, if it later transpired that the outbuilding was being used for residential purposes, this would be a matter requiring further investigation or enforcement action.

Members noted that this development was not considered permitted development due to its height. Officers explained that if the structure were 2.5 metres or lower, it would not require planning permission. However, because it exceeds that limit—currently standing at 2.9 metres—permission is required.

The Committee noted that the application before it was a retrospective application that was submitted following an enforcement case because the enforcement team engaged with the homeowner.

Officers stated that the applicant were given two options: either reduce the height to 2.5 metres to comply with permitted development rules, or submit a planning application. They chose the latter.

Concern that the outbuilding would set precedent for the road, it was explained that the issue of precedent be considered in this application. It was stated that allowing the structure to remain, even if lowered, could encourage others to build without permission and seek retrospective approval later. That undermines the integrity of the planning process.

Concerns were raised that the new out building occupied two thirds of the garden area. A question was raised regarding the percentage of garden space that must remain undeveloped before further construction could be permitted. In response it was suggested that the threshold might be around 25%, which would be considered substantial.

The Committee discussed the distance between the proposed development and the boundary of the property. It was noted that the view from the rear elevation appeared to be approximately 7 metres from the boundary, although clarification was sought on the exact measurement.

A Member raised concerns regarding the proximity of the development to the boundary and queried whether a party wall agreement was in place. It was noted that party wall legislation allowed for construction up to the boundary, subject to a valid party wall agreement.

In reply Officers clarified that planning permission did not convey property rights and that even if permission was granted, the applicant would still require the appropriate ownership or legal agreements such as a party wall agreement to proceed with the development.

It was acknowledged that the structure in question was not built directly on the boundary, but approximately 0.84 metres away. A Member expressed concern that the development appeared retrospective and questioned its fairness in relation to neighbouring properties.

Members noted that neighbouring properties had fencing approximately 6 feet in height, but concerns were raised that this might not be sufficient to mitigate overlooking or privacy issues. It was suggested that even with fencing in place, objections could still arise if the separation distance was deemed inadequate.

Following debate, Members voted against the proposal to grant planning permission by 4 votes against to 1 and 1 abstention.

Councillors O'Sullivan, Whitney, McArdle and Brown voted against while Councillor Misir voted in favour and Councillor Christine Smith abstained from the vote.

Following Member decision not to approve the application. Grounds for refusal were discussed, and the following reasons were noted:

- Height
- Bulk

- Size
- Visual Impact
- Impact on residential amenities
- Proximity to boundary

Members voted on the substantive motion and decided to **Refuse** the application to grant planning permission.

The vote was carried by 5 votes to 1. Councillor Misir voted against the motion.

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**Chairman**

## 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**

**12<sup>th</sup> February 2026**

<b>Application Reference:</b>	P0146.25
<b>Location:</b>	114 Diban Avenue, Hornchurch
<b>Ward:</b>	Elm Park
<b>Description:</b>	Variation of conditions no. 2 (Materials) and 3 (Approved Plans) of planning permission Ref: P0047.23 dated 15/03/2023 to regularise amendments to materials and internal and external layout (Retrospective) (Part single, part two storey front/side extension, part single, part two storey rear extension)
<b>Case Officer:</b>	Kelvin Naicker
<b>Reason for Report to Committee:</b>	A Councillor call-in has been received which accords with the Committee Consideration Criteria

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## 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 Subject to conditions, the amendments to the extensions approved under P0047.23 are considered acceptable and do not have a detrimental impact on the rear garden environment.
- 1.2 Furthermore, the changes to the extensions are not judged to result in material harm to the neighbouring amenity or result in any highways or parking issues.

## 2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to:

## **Conditions**

### **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. NSC31 – Materials**

Within nine months of the date of this decision, the external surfaces of the walls of the extension hereby approved must be rendered as shown on the drawing 'A 0102/06 Revision B' submitted as part of this application and evidence of this shall also be submitted to the Local Planning Authority.

Reason:- To ensure that the development is carried out as approved and has an acceptable design and complies with Policy 26 of the Havering Local Plan (2021).

### **3. SC34C – Obscure/non-opening & 1.7m above ground level**

The window inserted on the flank of the two-storey rear extension as shown in plan 'A 0601/ 05' shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason:- In the interest of privacy and to protect the amenity of the adjacent neighbours.

### **4. 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 plans) 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.

### **5. INFNS01 – Non Standard Informative 1**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations

which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.

### **3 PROPOSAL AND LOCATION DETAILS**

#### **Site and Surroundings**

**3.1** The application site features an end-terraced two storey residential dwellinghouse.

It benefits from a part single, part two storey rear extension as well as a loft conversion to include a rear dormer.

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

#### **Proposal**

**3.2** Planning permission was previously granted for a part single, part two storey front/side extension and part single, part two storey rear extension in 2023 (application reference: P0047.23).

Permission is now sought to vary Conditions 2 and 3 of that planning permission to regularise various internal and external changes to the layout of the extensions as well as proposed amendments to its materials.

The key amendments are as follows:

#### Internal

- At ground floor, there has been the subdivision and change of the area indicated on the originally approved plans as living and reception rooms to create a playroom, bathroom and spare room
- At first floor level, there is bedroom and bathroom where the original plans showed a bedroom
- At loft level, there has been the addition of a shower to the bedroom

#### External

- Changes to the rear window design on both the main property and its extensions
- There is one roof light within the front roof slope of the property instead of the two
- Change to the design of the roof slope of the side extension
- The first floor rear extension has been built further away from the attached shared boundary compared to the plans approved under P0047.23 and is therefore less wide (approximately 0.6m less wide)

## Materials

- The side extension has been finished in brickwork whereas the approved drawings and Condition 2 required the extension to be finished in matching render. The entirety of the extension is proposed to be finished in render as part of this application however.

## **3.3 Planning History**

- D0523.21 – A certificate of lawfulness application for conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and conversion of roof from hip to gable end (Planning Permission Not Required)
- Y0385.21 – A prior approval application to demolish the existing extension and creating a big kitchen (Refused at Validation Stage)
- P0005.22 – A planning application for a proposed single storey rear extension (Approved with Conditions)
- P0047.23 – A planning application for a part single, part two storey front/side extension, part single, part two storey rear extension (Approved with Conditions)
- P1517.24 - A planning application for the change of use from C3(a) residential to C1 air BnB (retrospective) (Withdrawn)

## **3.4 Enforcement History**

- ENF/179/24 - 1. Without planning permission, the alleged use of the property as a holiday let more than 90 days and without a Council Tax payer resident 2. Not build in accordance to plans, downstairs two bedrooms (added 08.11.24).

Officer Comment: The holiday let use has ceased and the property when last inspected was being used as a single dwelling. The present application seeks to regularise item 2

## **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 six 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: 4

**5.3** The following Councillors made representations:

- Councillor Barry Mugglestone called-in this application on the following grounds:
  1. The user fails to demonstrate adequate levels of parking for the development.
  2. The development of the property would result in higher levels of coming and goings and intense activities over and above that of a single dwelling. This would result in a detrimental impact to the amenity of nearby residents from noise and disturbance, therefore contrary to Policies 8 & 34 of the Havering Local Plan 2016-2031.
  3. The size of the rooms seem to be substandard which does not meet Havering Local Plan 2016-2031 Policy 8(v11).
- Councillor Stephanie Nunn – Object to this planning application. Internal changes shown on plans inaccurate and owner does not and has not ever resided there.
- Councillor Julie Wilkes – Property has caused immense stress to neighbours.

#### **5.4 Representations**

The following issues were raised in representations that are material to the determination of the application:

- Inadequate parking for a property this size
- Noise and disturbance due to high level of occupants which results in comings, goings and intensive activity over and above that of a single dwelling house
- Overlooking and loss of privacy
- Mismatch of windows and finishes

Officer Response: The considerations raised above will be addressed in substance in the next section of this report.

With regards to the occupiers of the property, observations from site visits conducted during the application process revealed that the property is being

occupied by a family. The application must be considered on the basis of what has been applied for. In the event of approval, if the property were not to be used as a single dwellinghouse any potentially unlawful use could be investigated and subject to enforcement action.

## **5.5 Procedural Issues**

The following procedural issues were raised in the representations as part of this application:

- Inaccurate application form
- Inaccurate plans

Officer Response: The application form was amended during the application process. As for the submitted plans, an in-person site visit was conducted to the application site twice during the application process. The floor plans submitted are considered to accurately reflect the internal layout of the dwellinghouse.

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

- The visual impact arising from the changes to the design and appearance of the extensions in-situ on the area.
- The impact of the changes to the extensions on neighbouring amenity
- Highways and parking issues

### **6.2 Visual impact arising from the design/appearance on 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 high architectural quality, provides site specific design solutions, reinforces and complements the streetscene, 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 deemed that the internal and external amendments to the extensions which are the subject of this application are such that they do not result in any significant harm to the character and appearance of the site, the street scene nor the area more widely. The developments are considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

It is acknowledged that the two storey side/rear extension is finished in part brick part render, something which does not match the materials of the main property (pebbledash) and as such the appearance is at odds with the prevailing street scene. Were the application to be approved, a condition will be imposed requiring the rest of the extension to be finished in render within nine months and evidence of this submitted to the Council. It is considered that an extension with rendered finish would integrate acceptably with the main dwellinghouse.

### **6.3 The impact of the development on neighbouring amenity**

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 internal and external amendments to the extensions which are the subject of this application are such that they do 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 permission. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

It is acknowledged that the property benefits from five bedrooms. However, the officer site visit revealed that the property is being rented to a family and therefore is being used as a single family dwellinghouse. Many houses across the borough are extended to provide additional accommodation – once an extension or other development is completed in accordance with a planning permission, subsequent internal alterations, for example to subdivide spaces to provide additional rooms, would not require planning permission.

As the property remains a dwelling, issues in relation to any activity, noise and disturbance are not considered to be material or a valid ground to refuse the application.

### **6.4 Parking and Highway Implications**

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 proposal 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 application site has a Public Transport Accessability Level (PTAL) of '3'. The London Plan (2021) indicates that dwellinghouses with 3+ bedrooms in an area with a PTAL of 3 should have up to one space per dwelling. There is considered to be sufficient space for parking for two to three cars to the front of the application site.

The design and layout of the development is therefore not found to result in any significant parking or highways impacts and it is therefore acceptable and policy compliant in these regards.

## **6.5 Other Issues**

Matters relating to room sizes are not a consideration for extensions to existing dwellinghouses. Nevertheless, the bedrooms would comply with the minimum standards within Policy D6 of the London Plan in terms of widths and gross internal areas.

## **6.5 Environmental and Climate Change Implications**

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

This application would be exempt from Biodiversity Net Gain requirements as it is a householder development.

## **6.6 Financial and Other Mitigation**

The proposal would not attract Community Infrastructure Levy contributions to mitigate the impact of the development.

## **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.

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