



Havering

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.00 pm

**Thursday
25 June 2026**

**Havering Town Hall,
Main Road, Romford**

Members 5: Quorum 3

COUNCILLORS:

Reform UK Group

(4)

Gary Payne (Chairman)
Sathya Maddasani
Geoff Burgess
Russell Smith

**Havering Aligned Residents'
Associations Group**

(1)

Michael Fisher

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@havering.gov.uk**

**To register to speak at the meeting please call 01708 433100
Before Tuesday 23 June 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:-

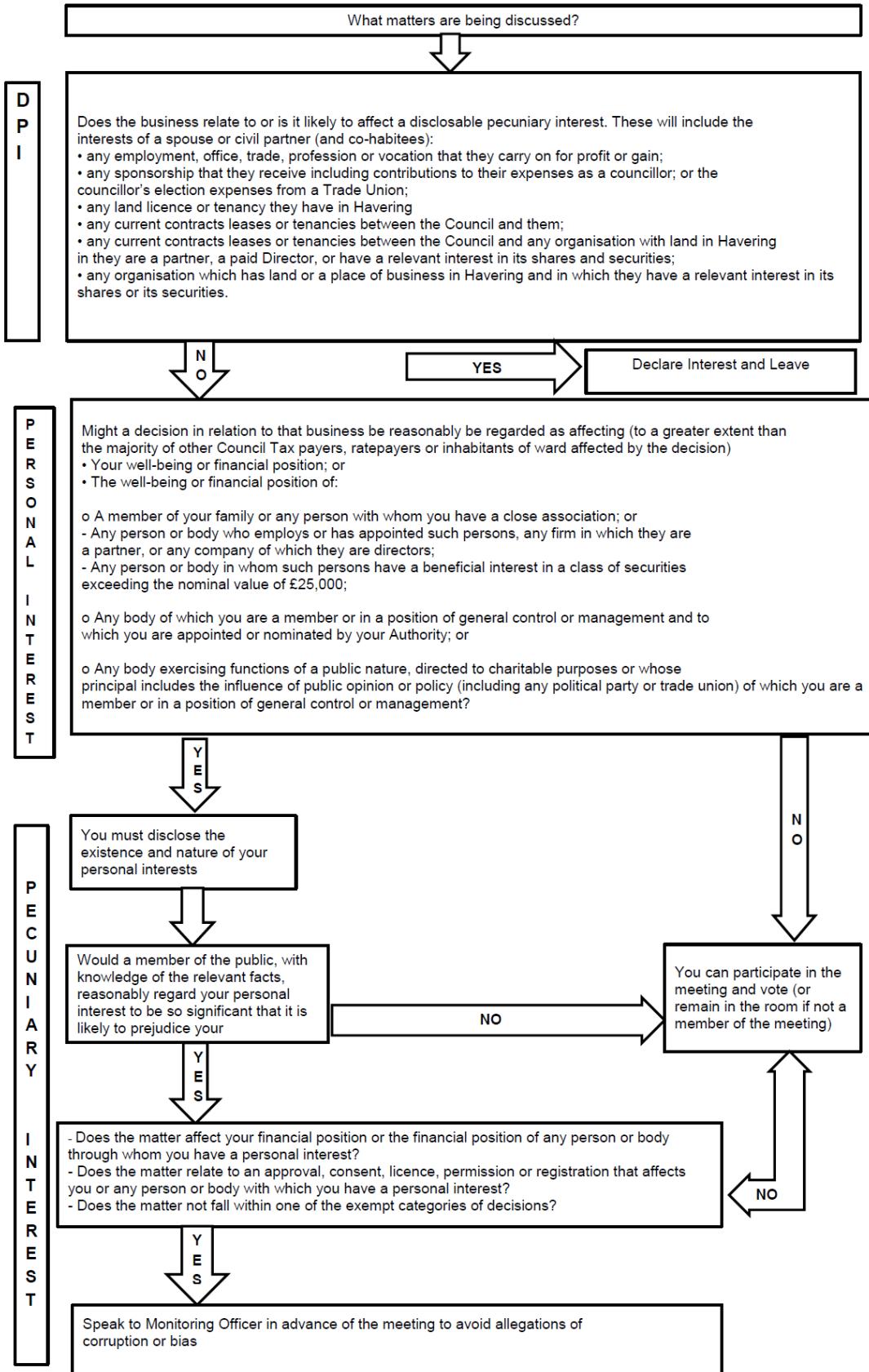
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, 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 23 April 2026 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 11 - 14)

See attached document

6 P0328.26 - 92 GROSVENOR DRIVE HORNCHURCH (HYLANDS & HARROW LODGE WARD) (Pages 15 - 22)

Report attached.

7 P0405.26 - GREENWAY COURT, ESTATE OFFICE, BUTTS GREEN ROAD HORNCHURCH (EMERSON PARK WARD) (Pages 23 - 28)

Report attached.

8 P1405.25 - 14 CHRISTCHURCH AVENUE, RM13 8JB (BEAM PARK WARD) (Pages 29 - 38)

Report attached.

Zena Smith
Head of Committee and Election
Services

Public Document Pack Agenda Item 4

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Council Chamber - Town Hall
23 April 2026 (7.01 - 7.37 pm)**

Present:

COUNCILLORS:

Conservative Group Carol Smith

Havering Residents' Group Bryan Vincent (in the Chair) Robby Misir (Vice-Chair) and Gerry O'Sullivan (In place of Philippa Crowder)

Labour Matthew Stanton

There were 7 members of the public present, of whom 2 spoke on Item 7. Councillors N Patel and D Taylor also addressed the Committee on that item.

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

35 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillor P Crowder with Councillor O'Sullivan attended as substitute.

36 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

37 MINUTES

The minutes of the previous meeting held on 12th February 2026 were agreed as a correct record and signed by the Committee.

38 APPLICATIONS FOR DECISION

The Committee noted the report.

39 P1027.23 - 51 WINDERMERE AVENUE, HORNCHURCH

The Committee considered an officer recommendation to defer the item to a later meeting. Following a brief discussion, the recommendation was unanimously agreed.

40 **P1622.25 - 88 EASTERN ROAD, ROMFORD**

The Committee considered an application for a two-storey extension to an existing semi-detached dwelling, which would facilitate the use of the property as a 10-bedroom HMO. The proposals included an 18-metre rear extension, cycle storage at the rear of the garden and internal alterations as shown in the submitted plans.

The Committee noted that the site adjoins a children's centre to the south and forms part of a residential area characterised by similar dwellings.

In accordance with the public speaking arrangements, the Committee was addressed by an objector. Concerns were raised regarding highway safety, with particular reference to poor visibility from the driveway and risks to road users. It was further stated that the development would adversely affect the safety of neighbouring properties and users of the adjacent children's centre. The speaker also alleged existing issues of anti-social behaviour at the property.

Councillor Patel addressed the Committee and expressed concern that the proposal would not be in keeping with the character of the area and conflicted with the Local Plan. It was suggested that the application represented an overdevelopment of the site and prioritised maximum occupancy rather than appropriate housing provision. Reference was made to increasing numbers of HMOs in the borough and the potential cumulative impact.

Councillor Taylor also spoke and noted that a previous application had been refused due to harm to residential amenity and that the revised submission did not sufficiently address those concerns. It was further stated that the proposal offered a poor standard of accommodation with limited parking provision, constrained layout and inadequate design. Concern was raised regarding the concentration of HMOs within the vicinity.

The Committee then received a second presentation outlining amendments made since the previous refusal. These included a reduction in parking spaces from ten to five, relocation of those spaces, an increase in communal space and the separation and relocation of bin and cycle storage. Officers advised that there were no in-principle objections and that, in their view, the proposal would not result in unacceptable harm to residential amenity or highway safety.

During debate, Members raised concerns regarding traffic generation, safety and disturbance, particularly given the proximity to a children's centre and pedestrian crossing. It was noted that the reduction in on-site parking could displace vehicles onto surrounding streets. Members also expressed concern regarding the scale and design of the extension, including its depth, which exceeded typical limits, and the adequacy of internal and external amenity space.

Additional concerns were raised regarding the quality of accommodation, the limited information provided and the potential safeguarding implications arising from the location adjacent to a children's centre. It was recognised that it may not constitute a material planning consideration.

In response, officers advised that a Planning Inspector had previously raised no objections in principle to the depth of the extension or parking arrangements. It was stated that the amended scheme sought to address earlier concerns and that appropriate conditions could be applied. Officers further advised that a balanced judgement had been reached with respect to potential impacts.

Following consideration, the officer recommendation for approval was **not agreed** unanimously, with 0 votes in favour, 5 against, and 0 abstentions.

A motion to refuse the application was **agreed** unanimously, with 5 votes in favour, 0 against, and 0 abstentions.

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 25 June 2026
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Application Reference:	P0328.26
Location:	92 Grosvenor Drive Hornchurch RM11 1PW
Ward	Hylands & Harrow Lodge
Description:	Part single, part two storey rear extension.
Case Officer:	Aidan Hughes
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 It is considered that the proposed development would not unacceptably impact on the character of the immediate vicinity. The proposal is acceptably designed, would not unduly impact upon the street scene or the immediate garden scene. It is viewed that the proposal would not unacceptably impact on the amenity of the adjacent residents in terms of overshadowing, loss of light and loss of privacy. There is no impact on highway safety and off road parking guidelines are met.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to the following conditions:
1. The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

PL01-HH Revision C
PL02-HH Revision B

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

3. Before the development hereby approved is occupied, the materials used on the external surfaces of the development must match those used on the external surfaces of the existing property. This applies unless differences are shown on the drawings hereby approved or are required by other conditions on this permission.

Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy 26 of the Havering Local Plan (2021).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, nor any Statutory Instrument which amends, removes or replaces that Order, no window or other opening (other than those shown on the submitted and approved plans) shall be formed in the flank walls of the development hereby permitted without the receipt of a specific planning permission for it from the Local Planning Authority.

Reason: To protect the amenities of neighbouring occupiers and ensure the development complies with policy 7 of the Havering Local Plan (2021)

Informatives:

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.

2. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check that whether or not the development requires consent under the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found at: <https://www.havering.gov.uk/building-control>.

3. You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for permanent or temporary

changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not works or activities necessitate separate consents under the requirements of other, non-planning legislation at the earliest opportunity by emailing environmentbusinesssupport@haverling.gov.uk for further information. Unauthorised work on or use of the public highway and a failure to prevent the discharge of surface water on to the public highway are all an offence.

4. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party Wall etc. Act 1996 can be found at: <https://www.gov.uk/housing-local-and-community/party-walls>.

3 Site and surroundings

- 3.1 The property is a two storey semi-detached residential dwelling finished in painted render and brick. Parking is on the drive to the front of the property. The ground level slopes downhill from the dwelling towards the rear boundary. The neighbouring properties on either side of the application site have been extended. The surrounding area is characterised by single and two storey dwellings of various styles and designs. The site is not within a conservation area, and there is no listed building nor preserved trees on site.

4 Proposed development

- 4.1 Planning consent is sought for a part single, part two storey rear extension. The ground floor element of the extension has a staggered depth. On the boundary with the attached neighbour it is 4.6m in depth; on the boundary with the unattached neighbour it extends to a depth of 3.1m, before chamfering away from the boundary to an overall depth of 6m. The ground floor extension has a flat roof and the height varies from 3m above ground level at the back of the house to 2.8m measured at garden level.
- 4.2 The proposal also includes a first floor rear extension, which is 3m deep and set in 2m from both side boundaries of the site. The extension is finished with a pitched hipped roof.

5 Planning History

- 5.1 The following planning decisions at this site are relevant to the application:

L/HAV 2937/72 - Kitchen extension - Approved.

1796/77 - Brick built lounge extension - Approved.

1828/83 - Two storey side extension - Approved.

Y0243.25 - Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.68m. (PRIOR APPROVAL) – Prior Approval Refused.

D0427.25 - Certificate of Lawfulness for a hip to gable loft conversion with rear dormer, roof lights to front and construction of an outbuilding for use as home office/gym – Planning Permission Required.

D0537.25 - Certificate of Lawfulness for a hip to gable loft conversion with rear dormer, roof lights to front and construction of an outbuilding for use as home office/gym – Planning Permission Required.

D0004.26 - Single storey rear outbuilding – Planning Permission Not Required.

D0107.26 - Certificate of lawfulness for proposed roof extension to facilitate conversion of loft to habitable use with rear dormer and front rooflights - Planning Permission Not Required.

6 LOCAL REPRESENTATION

6.1 A total of 3 neighbouring properties were invited to comment on the application submission.

6.2 The outcome of all consultation is as follows:

No of individual responses: 3 objections, two from the same resident.

6.3 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:

Objections

- Previous objections made to Y0243.25, D0427.25 & D0004.26.
- Previous 6m deep extension refused & various changes to 4.6m now.
- Loss of skyline from patio area.
- Cumulative impact of this proposal & previously approved outbuilding.
- Loss or privacy issues & noise pollution.
- Extensions are too high & long.
- Devaluation of property.
- Impact from outbuilding which may be used an annexe.

Non-material representations

The following issues were raised in representations, but they are not material to the determination of the application:

- Loss of property value
- Loss of skyline which could be considered to be “view”.

6.4 The following Councillor made representations:

Former Councillor Christine Smith called the application in objecting and calling-in on grounds of:

- Loss of natural light to property Number 90.
- Excessive overshadowing.
- No other two storey extension in the vicinity- this would set a precedent.
- Overbearing impact on adjacent properties.

7. Planning Policies

7.1 National Planning Policy Framework (2025)

7.2 London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design and T6 - Car parking

7.3 Havering Local Plan (2021) policies: 7 - Residential design and amenity, 24 - Parking provision and design and 26 - Urban design

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

8 MATERIAL PLANNING CONSIDERATIONS

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

- Design and the impact on the street / garden scene
- Impact on amenity
- Highways/Parking

8.2 The impact upon the character and street-scene

8.3 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 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.

8.4 The proposed part single, part two storey rear extension would be screened from the street by the existing dwelling, the existing two storey side extension and by the neighbouring dwellings on either side.

- 8.5 It is evident that the proposed development would be visible when viewed from the rear gardens and rear facing windows of the properties in Grosvenor Drive and from the rear within Regency Gardens and therefore care needs to be exercised in its design.
- 8.6 Although, there are few examples of two storey rear extensions locally, there is an example nearby at No. 5 Windsor Road. This type of development is a common feature across the Borough and accepted in principle by the SPD.
- 8.7 It is considered 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. No objections are raised from a visual point of view.
- 8.8 **Impact on neighbour amenity**
- 8.9 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.
- 8.10 The Residential Extensions and Alterations SPD outlines that single storey rear extensions can project 4 metres from the rear wall of rear wall of a semi-detached dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring property.
- 8.11 Drawing PL01-HH Revision: C show that the ground floor rear extension would project 4.6m beyond the rear elevation of No.90 with the additional depth beyond 4m falling within a 45 degree notional line to comply with guidance. As such the impact on this neighbour's amenity is considered to be acceptable.
- 8.12 The neighbouring dwelling and single storey rear extension at No.94 would mitigate the impact of the proposed ground floor rear extension. The projection beyond No.94's extension is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended. Furthermore, the flank wall of this extension would have a splayed design to be set off the boundary in part to minimise the impact on this neighbour.

8.13 The depth of the first floor rear extension would be compliant with the guidelines set out in the SPD being 3 metres deep and set in from both of the neighbouring boundaries by 2m. It is noted that No.94 has a ground floor flank window and door which serves bathrooms and kitchen respectively with a first floor flank window to a landing. Less weight would be applied to these openings as they serve non-habitable areas or are a secondary light source.

8.14 It is considered that the design, size, siting and scale of the development proposed are such that it would not result in any material adverse 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.

8.15 Parking, Traffic and Transportation

8.16 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 is within a PTAL area of 2. The application site is able to accommodate two vehicles on the drive which is an existing arrangement. As a result, no highway or parking issues would arise.

8.17 CIL and other Financial and Mitigation measures

8.18 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.

8.19 Equalities

8.20 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). It is concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

9 Conclusions

- 9.1 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.

 <p>Havering LONDON BOROUGH</p>	<p>Planning Committee</p> <p>25 June 2026</p>
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Application Reference: P0405.26

Location: Greenways Court, Estate Office
Butts Green Road
Hornchurch
RM11 2JL

Ward Emerson Park

Description: Variation of condition No. 2 (approved plans) of planning permission ref: P0353.24 dated 07/06/2024 to allow for alterations to the access (Change of use of Estate Office B1 use to a single residential social rental apartment including conversion of the estate office)

Case Officer: Cole Hodder

Reason for Report to Committee: Applicant is Councillor Sibley

- Reason for presentation to Planning Committee**
- 0.1 The applicant is a serving Councillor (Councillor Sibley).
- 1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**
- 1.1 The application to be varied created a new residential unit. This proposal would vary the access to the building to create an independent access for this unit and improve the living environment for future occupants. Varying the scheme as sought would not result in any material harm to neighbouring amenity, raise any design issues, or unduly impact the highway or pedestrian movement.
- 2 RECOMMENDATION**
- 2.1 That the Committee resolve to GRANT planning permission subject to:

Conditions

1. The development shall be begun no later than three years from the date of the planning permission P0353.24 dated, 07-06-2024

Reason: To comply with the provisions of section 91 of the Town and Country planning Act 1990 (as amended)

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

01A, 2B

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall only be used for the purposes specified in the application (Use Class C3) and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 are not acceptable to the Local Planning Authority in this location.

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 This application relates to an estate office located within Greenways Court, Hornchurch. The estate office is located at ground level, within a 3-storey apartment / social housing association complex. The site fronts Butts Green Road and Burntwood Avenue and can be accessed via Burntwood Avenue. The wider area is predominantly residential. The site is located within the Emerson Park Policy Area

Proposal

- 3.2 Permission was granted through application reference P0353.24 for the change of use from an Estate Office (B1) to a single residential social rental apartment (C3). Under the proposed scheme, 73.5m² of the Estate Office's existing 96m² of floor space would be converted into an independent residential apartment.
- 3.3 A Section 73 application has been submitted seeking to vary condition No. 2 (approved plans) of planning permission ref: P0353.24 dated 07/06/2024 to allow for alterations to the access.

- 3.4 The proposals would replace an existing high-level window with one that matches those elsewhere on the building and would create a new opening adjacent to the front elevation for access to the residential unit. The proposals would effectively increase the size of the flat by utilising some of the communal area whilst also providing it with its own dedicated access rather than the communal arrangement originally approved.

4 Planning History

- 4.1 The following planning decisions are relevant to the application:

P0353.24 - Change of use of Estate Office B1 use to a single residential social rental apartment including conversion of the estate office - APPROVED

5 CONSULTATION RESPONSE

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

- 5.2 The following were consulted regarding the application:

LBH Waste/Recycling – No objection
LBH Public Protection – No objection
LBH Highway Authority – No objection

6 LOCAL REPRESENTATION

- 6.1 A total of 148 neighbouring properties were invited to comment on the application submission.

- 6.2 The outcome of all consultation is as follows:

No of individual responses: None

Petitions received: None

- 6.3 No Councillors made representations

7. Planning Policies

- 7.1 National Planning Policy Framework (2025)

- 7.2 London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 – Housing Quality and Standards T6 - Car parking

- 7.3 Havering Local Plan (2021) policies: 3 – Housing Supply, 7 - Residential design and amenity, 24 - Parking provision and design and 26 - Urban design

- 7.4 Havering Supplementary Planning Documents (SPDs):

Aspects of the following documents apply to the proposed development though need to be read in combination with newer mayoral guidance: Emerson Park Policy Area SPD 2009 and Residential Extensions and Alterations SPD 2011.

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the street-scene
- Quality of living environment
- Impact on amenity
- Highways and Parking

Principle of development

8.2 The principle of the development is established through the parent consent that is to be varied.

8.3 The national Planning Practice Guidance states that a Section 73 application cannot be used to change the description of development. This is supported by the Court of Appeal judgement in *Finney v Welsh Ministers & Ors (Rev 1) (2019) EWCA CIV 1868*. It follows that where amending a condition would result in a conflict between the condition and the description of development that particular amendment is beyond the powers under Section 73.

8.4 Officers do not consider that there would be conflict with the consented scheme and description of development as approved and the proposal is considered to be within the remit of a Section 73 application in principle

Design and impact on street-scene

8.5 It is considered that the proposal does not adversely affect the street scene as there would be limited visibility of the new access arrangements and new window. As shown on plan the new window and door would match those observed within the existing building. There are existing access arrangements on the elevation where the new door is proposed.

8.6 The provision of a larger opening to serve the toilets/kitchen is not objectionable. It is shown on plan to match existing openings present on the building and officers are satisfied that a close match could be achieved. It is not considered necessary to impose a condition requiring the submission of any further details.

Quality of living accommodation

8.7 The proposals under consideration would increase the useable floor area of the previously approved self-contained unit (approx. 12.8m²), whilst also providing access independent of the wider building. These are each regarded as elements which would improve the quality of accommodation for future occupants. The proposal is therefore considered to be acceptable and compliant with the objectives of development plan policy and guidance in this regard.

Impact on amenity

- 8.8 Local Plan Policies 7 and 34 require consideration residential amenity through noise, disturbance, and other material planning factors. London Plan Policy D4 considers the noise of developments uses and the Framework at Para 135 requires development provide a good standard of amenity for existing and future users.
- 8.9 The proposals would not create any amenity considerations over and above that considered when granting the parent consent that is to be varied. The creation of a new entrance for the self-contained unit would not result in any material harm to amenity. Occupiers could have accessed the site from Burntwood Avenue in any case. The proposal is therefore considered to be acceptable and compliant with the objectives of development plan policy and guidance in this regard.

Highways and Parking

- 8.10 No highways considerations arise from the S73 submitted. The proposal is therefore considered to be acceptable and compliant with the objectives of development plan policy and guidance in this regard.

Financial and Other Mitigation

- 8.11 None relevant.

Equalities

- 8.12 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). It is concluded that the decision recommended will not conflict with the Council's duties under this important legislation.
- 8.13 The application seeks to vary an existing consent which remains capable of being implemented. The changes shown on plan would improve the quality of accommodation and would not raise any material harm in planning terms.

9 Conclusions

- 9.1 All other relevant policies and considerations have been taken into account. It has been found that planning permission should be granted subject to conditions for the reasons explained in the report. The details of the conditions to be applied are set out in the RECOMMENDATION section above. Subject to these the proposal is acceptable and compliant with the objectives of the relevant development plan policy and guidance.

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Application Reference: P1405.25

Location: 14 Christchurch Avenue, RM13 8JB

Ward Beam Park

Description: Reconstruction of a two-storey side extension.

Case Officer: Habib Neshat

Reason for Report to Committee: A Councillor call-in has been received which accords with the Committee Consideration Criteria

1 BACKGROUND

- 1.1 An unauthorised two-storey side extension has been added to the property which is the subject of an enforcement complaint. The two-storey side extension as constructed on site is a flat roofed extension to a hipped roofed property.
- 1.2 There have been several previous attempts by the applicant to rectify the Council's concern to modify the existing structure, none of these schemes have been acceptable before and have been refused.
- 1.3 As explained further below the present scheme seeks to alter the extension, in a manner which officers have found to comply with the councils' design objectives.
- 1.4 It should be noted that there is the provision of non-permeable hardstanding to the front of the site, as well as a front porch which do not have permission. The applicant is not required to include these works within the submitted planning application which is a stand-alone matter. However, an informative will be

attached to the decision stating that a planning application is required to regularise these works.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposal would comply with the council's adopted design standards, be in keeping with the character of the host property and would have an acceptable impact upon the visual amenity of the street-scene. By reason of its scale, bulk and siting, it would not have a significant adverse impact upon the amenities of the neighbouring properties and is found to have overcome the reasons for refusing previous applications at the site.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to the following conditions;

1. The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

PL05 Rev B, PL06 Rev B and PL08 Rev B.

Reason

For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

3. Within one month from the date of this decision details of materials to be used for the external finishes (walls, fenestration and roofing materials) for the development otherwise hereby approved, shall be submitted in writing to the Local Planning Authority. The development shall only be carried out in accordance with the details approved under this condition.

Reason

To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy 26 of the Havering Local Plan (2021)

4. Any windows located in a wall or roof slope forming a side elevation of the development hereby approved shall only be glazed in obscure glass, with the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, and fixed shut, except for any top hung fan light, which shall be a minimum of 1.7metres above internal finished floor level prior to the first use or occupation of the development hereby permitted and the development shall be retained as such thereafter in perpetuity. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4 on the Pilkington scale.

Reason

To protect the amenities of neighbouring occupiers and ensure the development complies to policy 7 of the Havering Local Plan 92021)

Informatives

1. You are hereby advised that if the current breach of planning controls at the site in relation to the unauthorised two storey side extension are not adequately addressed within 6 months, then the Local Planning Authority will need to consider the expediency of seeking a prosecution under the enforcement notice in place on the site.
2. 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. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check that whether or not the development requires consent under the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found at: <https://www.havering.gov.uk/building-control>.
4. You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for a permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not works or activities necessitate separate consents under the requirements of other, non-planning legislation at the earliest opportunity by emailing environmentbusinesssupport@havering.gov.uk for further information. Unauthorised work on or use of the public highway and a failure

to prevent the discharge of surface water on to the public highway area all an offence.

5. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party Wall etc. Act 1996 can be found at: <https://www.gov.uk/housing-local-and-community/party-walls>.
6. You are reminded that the unauthorised area of hardstanding at the front of the property and the front porch require express planning permission from the Local Planning Authority. You are advised to regularise this position through the submission of a planning application.

4 Site and Surroundings

- 4.1 The application site is a two-storey semi-detached dwellinghouse, with a hipped roof. The semi-detached house and its adjoining pair (2 Auckland Avenue) are sited at a 45-degree angle to their neighbours at the junction of Christchurch Avenue and Auckland Avenue respectively.
- 4.2 The street comprises of a mix of terraced blocks and semi-detached dwellings, though semi-detached dwellings have the strongest presence in the street. The site is not within a conservation area, and there is no listed building nor protected trees on site.

5 Proposed Development

- 5.1 The proposal seeks permission for the reconstruction of the two-storey side extension to incorporate a set back at first floor and have a hipped roof.
- 5.2 The proposed side extension would be 2.6m wide, with matching eaves to the main house. The first floor would be set back from the front façade by 1.4m, incorporating a pitched roof pitched over the ground floor projection. The roof would be set down from the ridge to the main roof and hipped to match the existing dwelling.

6 Planning History

- 6.1 Enforcement case Ref;.ENF/57/22: enforcement notice served on 26 Sept 2024, Requiring:
 - (i) Demolish to ground level of the two storey side extension on the northern elevation of the dwelling;

AND

(ii) Remove all debris, rubbish or other materials accumulated as a result of taking step (i) above.

- 6.2 Planning application Ref; P0004.23 was refused on 03.01.2023 for the retention of a two-storey side extension for the following reasons;

The proposed development would, by reason of its poor design, height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene on this prominent corner site, detrimental to the character and appearance of the host property, unbalancing of the symmetry of this semi-detached pair of dwellings as well as having an adverse impact on the visual amenity of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan.

- 6.3 Planning permission Ref; P0686.25 was refused on 02-05-25 for part retention and part reconstruction of a two-storey side extension, for the following reasons;

The proposed development would, by reason of its poor design, height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene on this prominent corner site, thereby having an adverse impact on the visual amenity of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan.

7 LOCAL REPRESENTATION

- 7.1 Neighbours were notified via letter to 7 neighbouring properties. One objection has been raised as follows;

- Previous refusal and current enforcement
- Poor design, harm to amenity and visual impact
- Inaccurate drawings
- Unauthorised driveway and porch

Councillor Call-In

- 7.2 Councillor Trevor McKeever has called-in the application for the following reasons;

The original application was refused, application number (P0608.25) there has been no attempt to rectify or comply with the grounds stated in the original refusal decision.

I have listed my objection below.

1. The proposed development would, by reason of its poor design, height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene on this prominent corner site, thereby having an adverse impact on the visual amenity of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan.
2. 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.
3. It is noted that the driveway and the front porch are likely to require planning permission as they do not meet permitted development limitations. In order to regularise these additions, a planning application is required
4. There are significant inaccuracies in the drawings both in respect to the existing elevation (windows position with respect to roof level) and with respect to the proposal, which means that it would not be possible to ascertain that the proposed alterations would be actually practicably achievable.

8 Planning Policies

National Planning Policy Framework (2024)

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)

9 MATERIAL PLANNING CONSIDERATIONS

- 9.1 The principle of development is acceptable subject to detailed considerations.

The main issues for consideration for this application are:

- Design, Character and streetscene
- Amenities of the neighbouring occupiers.

- Highways
- Equality

Design, character and street-scene

- 9.2 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 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.
- 9.3 The proposal is to demolish the existing unauthorised extension and to erect a two-storey side extension in its place. The proposed extension would follow key elements of the guidance set out in the Council's Extensions and Alterations Supplementary Planning Document (SPD) as follows;
- It would be set back by 1.4m from the front elevation at first floor level.
 - There would be a pitched roof over the ground floor projection.
 - It would incorporate a hipped roof with the same eaves' height as the host property.
 - The ridge to the roof of the proposed extension would be set lower than that of the roof to the dwelling.
- 9.4 It is considered that the proposed extension would be subordinate to the host property. A condition is recommended to ensure the use of appropriate materials.
- 9.5 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 streetscene 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. The proposal is found to have overcome the reasons for refusing the previous applications at the site.

Impact on Neighbouring Amenity

- 9.6 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.

- 9.7 The relationship with no.12 Christchurch Avenue, where the extension would be angled away from the flank elevation to no.12, means that it does not project beyond its rear building line. In addition, whilst the extension would project beyond the front building line of no.12, because it is angled away from the property, there would not be any significant loss of light, outlook or sense of enclosure to the occupiers. Finally, there are no principal windows to the flank elevation of number 12 to be affected by the proposed extension. Whilst there would be a rear facing window at first floor in the extension, it is not considered that this would represent a significant increase in overlooking or loss of privacy of the rear garden of no.12 to the detriment of the occupier's amenity.
- 9.8 In terms of the impact on 2 Auckland Avenue, the development will be sited away from the neighbouring dwelling at the other end of the pair of semis and due to the extension maintaining the building line of the semi-detached pair, the extension represents no significant concerns with regard to the loss of light, overlooking or having any overbearing impact to the adjoining property.
- 9.9 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 permission. 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

- 9.10 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 proposed extension does not affect existing on-site parking arrangements. There is provision for two vehicles to be parked on site which is in accordance with council's maximum parking standards. The design and

layout of the development is not found to result in any significant parking or highways impacts.

Equality and Diversity

- 9.11 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 need of one of the members of the family who suffers from impaired mobility and the requirements of the Equality Act 2010 (as amended). It is concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

10 CIL and other Financial and Mitigation measures

- 10.1 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.

11 Conclusions

- 11.1 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.

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