



Havering

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

PLANNING COMMITTEE AGENDA

7.00 pm

**Thursday
20 August 2026**

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

Members 5: Quorum 3

COUNCILLORS:

**Reform Group
(4)**

Gary Payne (Chairman)
Sathya Maddassani (Vice-Chair)
Russell Smith
Geoff Burgess

**Havering Aligned Residents' Association
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 18 August 2026 Tuesday on the week of the meeting

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

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

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

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

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

Reporting means:-

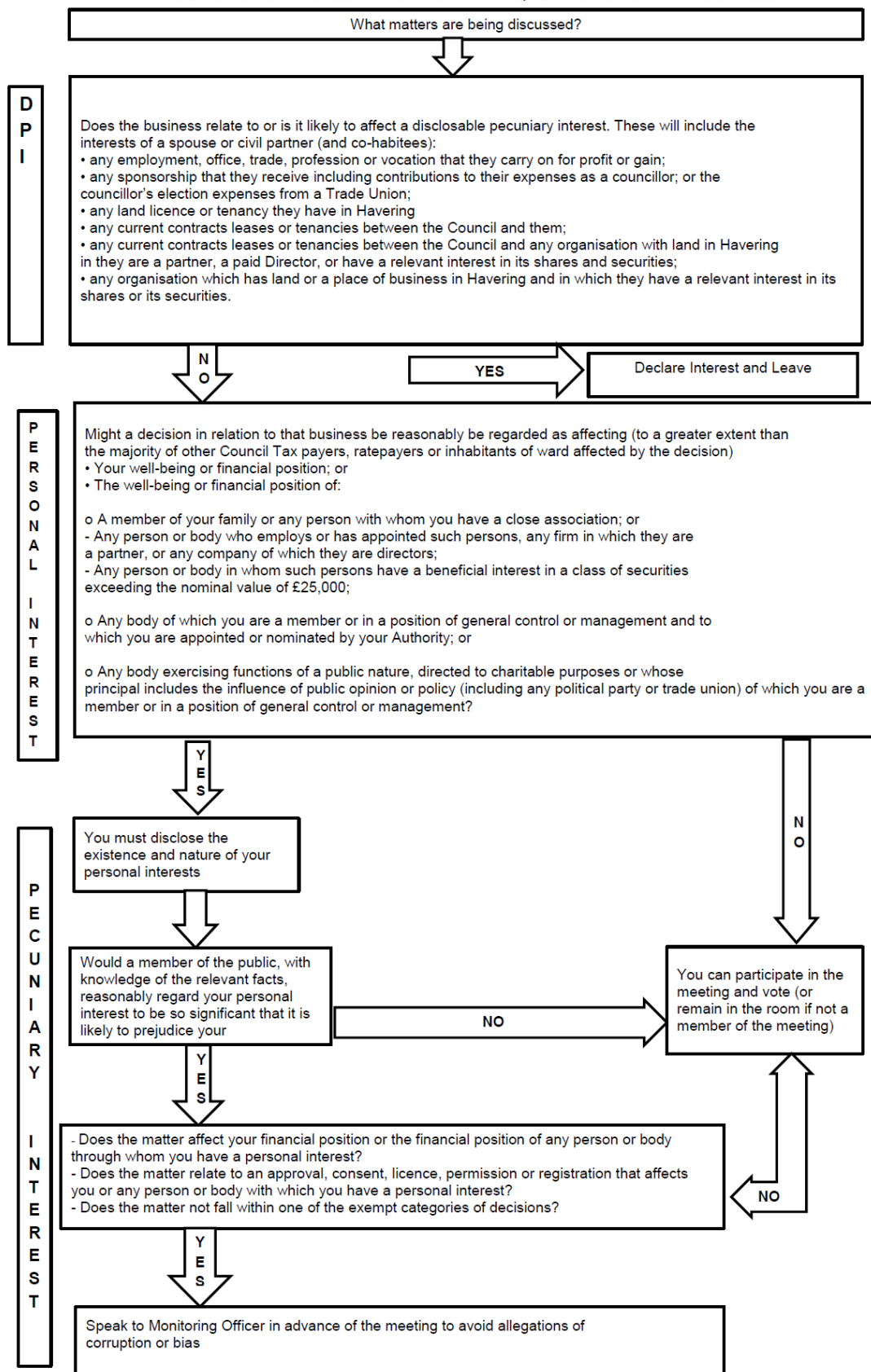
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing,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

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

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

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

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Principles of conduct in public office

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

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

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

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

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

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

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

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

AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

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

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

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

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

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

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

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

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

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

4 MINUTES (Pages 7 - 14)

To approve as a correct record the minutes of the meeting of the Committee held on 25 June 2026 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 15 - 18)

See attached document

6 P0817.25 - 17 & 17A ESSEX ROAD AND LAND TO THE REAR OF 13, 15 & 17 ESSEX ROAD, ROMFORD, RM7 8BE (Pages 19 - 48)

Report attached.

7 L0007.25 / P1100.25 - MANOR HOTEL BERWICK POND ROAD, RAINHAM & WENNINGTON (Pages 49 - 74)

Report attached.

8 P0237.26 - 15 ERNEST ROAD, HORNCHURCH, EMERSON PARK (Pages 75 - 88)

Report attached.

9 P0407.26 - 209 ALMA AVENUE, HORNCHURCH, RM12 6BJ (Pages 89 - 102)

Report attached.

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

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
25 June 2026 (7.00 - 7.50 pm)**

Present:

COUNCILLORS:

Reform Group Gary Payne, Sathya Maddassani (Vice-Chair),
Russell Smith and + Iurie Bivol

**Havering Aligned
Residents' Association
Group** Michael Fisher

Councillor Russell Smith and Councillor Trevor McKeever were also present for parts of the meeting.

6 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.

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

An apology was received for the absence of Councillor Geoff Burgess. Councillor Burgess was substituted by + Councillor Iurie Bivol.

2 DISCLOSURE OF INTERESTS

There were no disclosures of interests.

3 MINUTES

The Committee, having received guidance from Officers, agreed to note the minutes as an accurate record of the decisions made and matters considered at the Planning Committee meeting held on 23 April 2026 and signed by the Chairman.

4 **P1405.25 - 14 CHRISTCHURCH AVENUE, RM13 8JB (BEAM PARK WARD)**

The Committee considered a report that sought permission for the reconstruction of the two-storey side extension to incorporate a set back at first floor and have a hipped roof.

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.

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 Trevor McKeever addressed the Committee stating the following objections.

Councillor McKeever reiterated concerns regarding the proposal's bulk, scale and relationship with the street scene, noting that previous applications had been refused on the grounds that the extension was considered excessive, failed to remain subordinate to the host dwelling and eroded the characteristic spacing between properties.

He also stated that the key consideration for Members was what material changes had been made since those refusals. The objector acknowledged that the report concluded that the revised design had overcome the previously identified harm but submitted that the plans indicated alterations to the existing structure rather than a fundamental redesign.

Councillor McKeever concluded by reminding the Committee that although the application was retrospective, it should be determined solely on its planning merits and not influenced by the fact that the development had already been carried out or by the consequences of requiring its alteration or removal. Members were asked to consider whether the revised proposal had genuinely overcome the planning harm.

In accordance with the public speaking arrangements, the Committee was addressed by an objector with a response by the applicant's agent.

Miss Carol Baker addressed the Committee in objection to the application. She stated that the proposal should not be considered in isolation as the extension had already been constructed without planning permission, had been refused planning permission on more than one occasion and was subject to an enforcement notice requiring demolition to ground floor level. She considered these to be material planning considerations.

Miss Baker referred to the officer's conclusion that the proposal had overcome the reasons for previous refusals through amendments including a first-floor setback, a hipped roof and a reduced ridge height. However, she contended that the report did not adequately explain how these changes overcame the planning harm previously identified. She maintained that, despite the amendments, the proposal remained a substantial two-storey side extension on a prominent corner plot and questioned whether Members were satisfied that the previous planning harm had genuinely been addressed.

Mr Riaz Patel - Agent, on behalf of Mr and Mrs Ali, addressed the Committee in support of the application. He provided background information regarding the applicants, he advised that, in January 2021, Mr Ali suffered a severe stroke which left him with complex disabilities and permanently reliant on a wheelchair.

Mr Patel informed the Committee that supporting evidence had been submitted from medical professionals, support workers and Havering Council's Local Area Coordinator outlining Mr Ali's condition and the importance of the extension to the family's wellbeing. He explained that Mrs Ali had given up work to care for her husband and that the family had been required to relocate from their previous home which was unsuitable for wheelchair use due to its layout across several floors.

The Committee heard that the Christchurch Avenue property offered the opportunity to provide suitable accommodation for Mr Ali's needs including a ground-floor bedroom, level access and wheelchair-accessible facilities.

The Principal Planning Officer responded to points raised by the objector and Members, advising the Committee that whilst the existing extension, previous planning decisions and the extant enforcement notice formed part of the planning history and provided context for the assessment, Members were required to consider the proposed reconstruction as presented and to determine whether it complied with the Council's design guidance and relevant planning policies. It was explained that enforcement matters remained separate from the determination of the planning application and could continue to be pursued independently if necessary. Members' attention was drawn to the informative contained within the committee report regarding enforcement action.

The officer then summarised the material planning considerations set out in the report, namely the impact on design, character and the street scene, neighbouring amenity, highways and parking considerations and equality matters. In respect of design and appearance, Members were advised that the proposal had been assessed against the Council's design guidance, taking account of previous decisions, and officers were satisfied that the amended design was acceptable. Attention was drawn to the detailed assessment contained within paragraph 9.2 of the report and to the recommended condition requiring the submission and approval of external materials to ensure a close visual match with the existing dwelling.

Regarding neighbouring amenity, the officer explained that the adjoining property was set away from the application site and that the proposed extension, as redesigned, would not project beyond the established building line so as to result in unacceptable impacts. Officers had therefore concluded that the proposal would not give rise to material harm to neighbouring occupiers. Reference was made to the detailed assessment contained within paragraphs 9.6 to 9.9 of the report.

In relation to highways and parking matters, Members were advised that the two-storey extension would not result in an unacceptable reduction in parking provision or give rise to adverse highway impacts. Officers were satisfied that the proposal complied with the relevant parking and highway standards.

The officer also highlighted the equality considerations set out in paragraph 9.11 of the report. Significant weight had been given to the circumstances of the applicant, who had impaired mobility, and to the Council's duties under the Equality Act 2010. Having considered these matters, officers concluded that the recommendation to grant planning permission would not conflict with the Council's obligations under the legislation.

The officer concluded by advising that, having regard to all material planning considerations, the recommendation before Members was that planning permission be granted subject to the conditions and informatives set out in the committee report. Officers considered that these measures were sufficiently robust to address the planning issues identified.

Following discussion and consideration the Committee Resolved to Grant planning permission subject to conditions in the report.

The Committee voted unanimously in favour of officer recommendation.

5 P0328.26 - 92 GROSVENOR DRIVE HORNCURCH (HYLANDS & HARROW LODGE WARD)

The Committee considered an application for planning permission for the erection of a part single-storey, part two-storey rear extension.

The report detailed that 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.

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.

Members were shown an aerial photograph of the application site and the surrounding area, which was characterised by a mix of single-storey and two-storey dwellings of varying styles and designs. The aerial image identified the application property and the location of a first-floor rear extension at No. 5 Windsor Road. Photographs were also presented showing the side elevation of No. 94 Grosvenor Drive and the area surrounding the proposed extension.

Further photographs were provided from the first-floor level of No. 90 Grosvenor Drive, the adjoining neighbour, illustrating views towards the application site. Additional images showed views from the neighbouring first-floor window overlooking the application property, together with photographs taken from the living room and patio area of No. 90, looking towards the site. Members were also shown further views from the neighbouring patio area to provide context regarding the relationship between the properties.

The Officer presented the proposed floor plans for the ground-floor and first-floor rear extensions. It was explained that the proposed extensions complied with the relevant planning policies and guidance. Referring to the ground-floor plan, the Officer advised that while policy guidance for semi-detached properties generally permitted a rear extension of up to four metres in depth, the proposed extension would extend to 4.6 metres. However, the Officer noted that the proposal remained within the notional line drawn from the four-metre point on the boundary and was therefore considered policy compliant.

In relation to the first-floor rear extension, Members were advised that the Residential Extensions and Alterations Supplementary Planning Document (SPD) required such extensions to be set in a minimum of two metres from either boundary and to project no more than three metres beyond the rear wall of the dwelling. The proposed extension would be set approximately 2.45 metres from the boundary with No. 90, thereby exceeding the minimum requirement. Although a 45-degree notional line had been illustrated in the plans, the Officer explained that this was a rule of thumb rather than a formal requirement of the Council's guidance. The proposal was therefore assessed primarily against the SPD requirements relating to boundary separation and projection depth.

The Officer concluded that, subject to the recommended conditions, the proposal would not result in an unacceptable impact on the character of the surrounding area or on the amenities of neighbouring occupiers. Appropriate safeguarding conditions were proposed to protect adjoining residents.

Following discussion and consideration the Committee Resolved to Grant planning permission subject to conditions in the report.

The Committee voted unanimously in favour of officer recommendation.

6 P0405.26 - GREENWAY COURT, ESTATE OFFICE, BUTTS GREEN ROAD HORNBURCH (EMERSON PARK WARD)

The application before the Committee sought variation of condition No. 2 for (approved plans) of planning permission ref: P0353.24 dated 7/ June 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).

The report stated that the item was brought before the committee as the application related to a serving Councillor.

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.

The Planning Officer outlined the material planning considerations relevant to the application. These included the principle of development, design and impact on the street scene, the quality of the living environment, the impact on the amenities of neighbouring occupiers, and any highways and parking considerations. The Officer advised that there were no material planning reasons to withhold permission. Members were reminded that the application sought to vary an existing planning permission that was capable of implementation.

The proposal would improve the residential unit and provide tangible benefits for future occupiers, while not resulting in any material harm to the amenity of existing residents. The Officer further advised that there were no objections on highways, parking, design or visual grounds, noting that the development would be set well back from the public realm. Members were therefore asked to support the officer recommendation for approval, subject to the conditions set out in the committee report.

During the general debate, a Member asked for clarification regarding the communal area that would be lost as a result of the proposal and what it was currently used for. In response, the Officer referred Members to the plans and explained that the area in question formed part of a communal space within the building. The Officer advised that the space was effectively unused and did not provide any meaningful benefit to existing residents, describing it as a "dead space". Referring to the proposed layout, the Officer

explained that the area would remain part of the circulation space but that its loss would not adversely affect residents.

Further clarification was provided that the space functioned primarily as circulation space within the building rather than usable amenity space. It was not an area capable of being used meaningfully by residents but rather facilitated movement between different parts of the building. Officers therefore considered that the loss of the space would not give rise to any concerns, whereas the creation of a larger residential unit would deliver a clear benefit for future occupiers and represent a more effective use of the building.

Following discussion and consideration the Committee Resolved to Grant planning permission subject to conditions in the report.

The Committee voted unanimously in favour of officer recommendation.

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 20 August 2026
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Application Reference: P0817.25

Location: 17 & 17A Essex Road and land to the rear of 13, 15 & 17 Essex Road, Romford, RM7 8BE

Ward Mawneys

Description: Demolition of 17 Essex Road and associated outbuildings, and the erection of 8 residential dwellings with associated access off Amberley Way, parking, landscaping, and infrastructure works.

Case Officer: Victoria Collins

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

1 BACKGROUND

- 1.1 The application follows two formal pre-application advice sessions with the Local Planning Authority, during which the initial site concept was established. Through this iterative process, as well as subsequent amendments made during the determination of the application, the scheme underwent progressive design and highway refinements to directly respond to officer feedback, highways concerns, and consultation responses.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 There are no in principle objections to the proposals and through the application of conditions and legal agreement officers are able to secure a development

that would make an important contribution to housing delivery within the Borough.

- 2.2 The approach to site layout, height and massing represents an acceptable approach given the location of the site.
- 2.3 The application seeks planning permission for the residential redevelopment of the site to provide 8 residential units, comprising a mix of multi-storey houses and flats, alongside associated private and communal amenity space, off-street parking, vehicle access, and landscaping works.
- 2.4 The Council is currently unable to demonstrate a 5-year housing land supply. Paragraph 11(d) of the NPPF is engaged, and the proposed development delivers 8 high-quality homes on underutilised, previously developed (brownfield) land. Therefore, the proposal would benefit from the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF.
- 2.5 The replacement dwelling along Essex Road and the courtyard layout accessed off Amberley Way appropriately integrate with the surrounding mixed townscape.
- 2.6 Revisions following highway officer input incorporate 2 additional on-site parking spaces, bringing the total parking provision to 11 spaces, resolving initial parking constraints.
- 2.7 Adequate separation distances, obscured glazing arrangements, and hipped roof forms ensure no significant harm to neighbouring occupiers regarding privacy, daylight, or overbearing impact.
- 2.8 The proposal would comply with the Council's adopted design standards, be in keeping with the character of the site 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.
- 2.9 The recommended conditions and Heads of Terms would secure future policy compliance by the applicant on the site and ensure any unacceptable development impacts are mitigated. Therefore, officers consider that all matters have now been sufficiently addressed, and the application is recommended for approval.

3 RECOMMENDATION

- 3.1 That the Committee resolve to agree the reasons for approval as set out in this report and delegate authority to the Assistant Director of Planning to GRANT planning permission subject to:

The prior completion of a Legal Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and all other enabling powers to secure the following planning obligations:

- entry into a S278 agreement for the construction new access and
- .
- Car free restriction on residents of the new development obtaining parking permits in existing and future Controlled Parking Zones/s to be secured by agreement pursuant to Section 16 of the Greater London Council (General Powers) Act 1974.
- payment of the Councils reasonable legal fee for the drafting and negotiation of the deed payable whether or not the deed proceeds to completion
- payment of the Councils S106 monitoring fee towards the Council costs of monitoring compliance with the deed.
- All contribution sums to be indexed.

- 3.2 That the Assistant Director of Planning is delegated authority to negotiate the legal agreement indicated above.

- 3.3 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

See Appendix 1

- 3.4 That, if by 1 February 2027 the legal agreement has not been completed, the Director of Planning in consultation with the Director of Legal Services is delegated authority to refuse planning permission.

4 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 4.1 The application site measures approximately 0.155ha and comprises No. 17 Essex Road, an expansive plot behind Nos. 13, 15, and 17 Essex Road, and a section of land fronting Amberley Way. The backland area was historically used for commercial vehicle storage, cleaning and servicing.
- 4.2 The surrounding locality is predominantly residential. To the east lie the two-storey residential blocks of Templar Court. To the west are two-storey terraced properties on Essex Road and two single-storey bungalows (Nos. 19A and 25A Essex Road). To the south, Amberley Way is characterised by two-storey semi-detached and terraced housing.

- 4.3 The site is not located within a conservation area and there are no listed buildings in the immediate vicinity and located within Flood Zone 1.

5 Proposed Development

- 5.1 The proposal seeks full planning permission for the demolition of No. 17 Essex Road and all existing outbuildings and the erection of 8 residential units comprising of: Plot 1: 2-bed 4-person 2-storey house; Plots 2, 3, 6 & 7: 2-bed, 3-person houses/apartments; Plot 4: 2-bed 3-person first-floor flat; Plot 5: 1-bed 2-person ground-floor flat (M4(3) wheelchair adaptable) and Plot 8: 4-bed 5-person replacement house along Essex Road.
- 5.2 Creation of a vehicular access route off Amberley Way via a 3.7m wide private driveway with footway infrastructure and the provision of 11 on-site parking spaces (incorporating the 2 additional spaces added during re-consultation) and associated soft landscaping.

6 Planning History

- 6.1 Planning application Ref: P0063.17 was refused on 10.08.2017 for the demolition of No.17 Essex Road, demolition of workshops and boundary wall on Amberley Way. Erection of semi-detached 4-bedroom property on Essex Road and block of 9 No 2-bedroom flats on Amberley Way, erection of bin store and parking spaces for the following reasons:

The proposed layout of the development would be inadequate resulting in substandard accommodation for future residents through lack of internal space, poor outlook, limited light and poor-quality amenity space provision, detrimental to future residential amenity and contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD, Policy 3.5 of the London Plan (as amended), the DCLG Technical Housing Standards and the Residential Design SPD.

The proposed dwelling would, by reason of its excessive width, two storey gable roofed front projection, fenestration, lower eaves height, siting and proximity to the western boundary of the site, appear dominant, visually intrusive and incongruous in the streetscene harmful to the character and appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

The proposed flatted block would, by reason of its crown roof and high eaves line, appear overbearing, visually intrusive and incongruous in the streetscene when viewed from Amberley Way harmful to the character and appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

The proposed flats, would by reason of their height, scale, bulk, mass, siting, and position close to the boundaries of the site, be an unneighbourly development and appear dominant, overbearing and visually intrusive in the rear garden environment and the first floor balcony of flat No. 6 would result in undue overlooking and loss of privacy harmful to the amenity neighbouring

properties particularly No.'s 19a and 25a Essex Road contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

The proposal, by reason of the creation of one, four bedroom, seven person dwelling combined with no off street car parking provision for the proposed property, would result in increased parking congestion in surrounding streets. The proposal, by reason of the creation of nine, two bedroom residential units and the cumulative impact of the width and siting of the access road and the lack of pedestrian visibility splays and a turning head would impede the vehicular entry and egress of the site harmful to highway and pedestrian safety contrary to Policies DC32, DC33 and DC34 of the Local Development Framework and the guidance contained in the National Planning Policy Framework.

In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, contrary to the provisions of Policies DC29 and DC72 of the Development Control Policies DPD and Policy 8.2 of the London Plan.

- 6.2 Planning application Ref: P1052.09 was refused on 05.11.2009 for the demolition of the existing house at No. 17 Essex Road and replacement with a new house, demolition of existing workshops and hardstanding at rear of Nos. 13 and 17 Essex Road and replacement with 5 No. two-storey houses to the Amberley Way frontage for the following reasons:

The proposed development would, by reason of its unsatisfactory site layout, height and character of the proposed buildings and small rear garden areas result in a cramped form of development out of character with the locality and represents an overdevelopment of the site. The proposal would have a detrimental impact upon of the street scene and provides a poor residential environment for future occupiers contrary to Policy DC61 of the LDF Development Control Policies Development Plan Document.

The proposed terrace of houses would by reason of its position close to the boundaries, height and bulk result in a visually intrusive and overbearing form of development which would result in a loss of light and be materially harmful to the amenity of adjacent occupiers and thereby contrary to Policy DC61 of the LDF Development Control Policies Development Plan Document.

The proposed development would by reason of the arrangement of parking spaces result in future occupiers having to undertake unreasonably awkward and dangerous reversing to the detriment of highway safety. Furthermore, the absence of a footpath along the proposed access road would be likely to create unacceptable conflict between vehicles and pedestrians. The proposal is considered to be contrary to Policy DC32 of the LDF Development Control Policies Development Plan Document.

The proposed development fails to provide a satisfactory method for the storage and collection of refuse and recycling. The proposed enclosures to the rear of plots 1 to 5 would be impractical and inconvenient for future occupiers. The proposal is therefore considered contrary to Policy DC36 of the LDF Development Control Policies Development Plan Document.

6.5 Rear of 15 Essex Road

L/HAV/778/80 - Open storage for 20 cars - Approved.

6.6 13 & 17 Essex Road, Romford

L/ROM/260/63 - Poultry building- Approved.

6.7 Former garage development site at the rear of 79 Essex Road

P0646.19 - Adaption of 79 Essex Road to form new access road with visibility splay and five new detached dwellings to rear on former garage site - Approved 30.08.2019.

7 LOCAL REPRESENTATION

7.1 Neighbours were notified via letter to 49 neighbouring properties. 20 representations along with a petition containing 30 signatures objecting to the scheme were received and summary of concerns raised are as follows:

- Inappropriate Access - create a new vehicular access into a quiet cul-de-sac, rather than utilizing existing access points from Essex Road or alternative routes such as Templar Court.
- Inadequate off-street parking provision for the proposed eight dwellings, removal of existing on-street parking spaces on Amberley Way, reliance on outdated parking survey data, and exacerbation of severe local parking saturation.
- Increased vehicle movements along Amberley Way and Marlborough Road, leading to traffic delays, congestion at the junction near the A12, and general highway dysfunction.
- Creation of a new vehicular junction on a road bend with poor visibility, increased risk to pedestrians, elderly residents, and children playing in the cul-de-sac.
- Inability of large refuse trucks, delivery vans, and heavy goods vehicles to safely turn or manoeuvre within the narrow street layout, potentially obstructing emergency service access.
- Excessively cramped layout, out-of-character architectural styles and rooflines, overdevelopment of backland sites, and failure to comply with Local Plan Policy LP26 and London Plan Policy D3.
- Loss of established mature trees and Green Infrastructure: Demolition of the terminating boundary wall, loss of (including T1, T3, T4), removal of green buffers providing natural screening, and premature vegetation clearance ahead of ecological surveys.
- Overbearing appearance, loss of privacy/overlooking, increased noise, light, dust, and air pollution both during construction and throughout regular operation.
- Disputes regarding right of way, unclear ownership of the green area at the end of the road, and potential disruption to underground utility cables and street lighting.
- Alleged failure to properly notify all immediate neighbours and concerns over setting an undesirable precedent for future backland development.

Officer's Response

Insofar as they relate to material planning considerations, the matters raised within the public representations and the petition are fully addressed in the relevant appraisal sections of this report.

Regarding consultation procedure, Council records confirm that all required neighbouring occupiers were duly consulted in accordance with statutory publicity requirements and the Council's Statement of Community Involvement.

Others

Councillor Call-In

7.2 Former Councillor Jason Frost called-in the application for the following reasons:

- The proximity to the boundaries of the plot give rise to a cramped appearance and overdevelopment of the site which would be harmful to the character of the area.
- The intensified use and development of the site would pose a significant risk to highway users due to the proximity of the access point to the development to the nearby properties in Amberley Way and the bend the road.
- The proposed development has the potential to significantly increase vehicle movements in an area that is already under pressure from existing traffic. On street parking capacity in Amberley Way and the adjoining stretch of Marlborough Road is severely stretched, the additional traffic and parking demands from the development would only serve to exacerbate the existing issue.
- Amberley Way's existing road infrastructure is unsuitable for the scale of the proposed development. The access road is narrow and not designed for the size and volume of modern vehicles. Emergency service access could be compromised, and local residents may face longer response times in the event of an incident.
- This proposal can therefore be deemed contrary to Policy 26 of the Local Plan (2021) and Policy D3 of the London Plan 2021 by virtue of the fact that the scale and massing are out of keeping with the surrounding area, creating an overbearing presence that would undermine local character.
- Furthermore, the site layout prioritises vehicle access over pedestrian safety and fails to adequately support safe movement patterns. The development therefore poses a risk to road and pedestrian safety, while delivering poor quality public realm and failing to positively contribute to the areas' sense of place.

CONSULTATION RESPONSE

7.3 A summary of statutory Consultee consultation responses are detailed below:

- **London Fire Brigade:** No objection. No further fire hydrants required.
- **London Fire and Emergency Planning Authority:** No comments received

- **Metropolitan Police Secure by Design Officer:** No objection subject to the attachment of secured by design conditions and informative.
- **LBH Environmental Health (Land Contamination, noise, air quality):** No objection subject to conditions governing contaminated land, air quality neutral and residential boilers.
- **LBH Highways:** No objection subject to conditions, legal obligations and informatives being applied: restrict parking permits; S278
- **LBH Waste:** No objection, the Council's standard guidance to be adhered.
- **Anglian Water:** No comments
- **Place Services BNG –** No objections subject to conditions.
- **Place Services -Tree –** No objections subject to conditions.

8 Planning Policies

National Planning Policy Framework (2024)

London Plan (2021) policies:

GG2 – Making the best use of land; D1 - London's form, character and capacity for growth; D3 Optimising site capacity through the design-led approach; D4 - Delivering good design; D5 Inclusive design; D6 Housing quality and standards; D7 Accessible housing; D11 Safety, security and resilience to emergency; D14 Noise; H10 Housing size mix; SI1 Improving air quality; SI2 Minimising greenhouse gas emissions; SI5 Water infrastructure; SI6 Digital connectivity infrastructure; SI7 Reducing waste and supporting the circular economy; SI12 Flood risk management; SI13 Sustainable drainage; T1 Strategic approach to transport; T2 Healthy Streets; T3 Transport capacity, connectivity and safeguarding; T4 Assessing and mitigating transport impacts; T5 Cycling; T6 Car parking and DF1 Delivery of the Plan and Planning Obligations.

London Housing Design standards SPG (2023)

The London Housing Design Standards Supplementary Planning Document (SPD) provides guidance on the implementation of the London Plan's housing design policies and promotes the delivery of high-quality, well-designed residential development. It provides guidance on matters including inclusive design and accessibility, internal space standards, private outdoor amenity space, daylight and sunlight, outlook, privacy, dual aspect dwellings, circulation space, ceiling heights, cycle parking and residential quality. These matters have been taken into account in the assessment of the proposal, where relevant.

Havering Local Plan (2021) policies:

3 - Housing supply; 5 - Housing mix; 7 - Residential design and amenity; 12 - Healthy communities; 23 - Transport connections; 24 - Parking provision and design; 26 - Urban design; 27 – Landscaping; 30 - Nature conservation; 33 - Air quality; 34 - Managing pollution; 35 - On-site waste management and · 36 - Low carbon design, decentralised energy and renewable energy.

9 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development
- Design, Character and streetscene
- Quality of residential accommodation
- Inclusive design
- Secured by Design
- Housing mix
- Amenities of the neighbouring occupiers.
- Transport and Highways
- Equality
- Community Infrastructure Levy
- BNG, Trees & Sustainability

Principle of Development

9.2 On the 12th of December 2024, the Government published the Housing Delivery Test result for 2023. The Housing Delivery Test Result for 2023 is 61%. In accordance with the NPPF the "Presumption" due to housing delivery therefore applies. In terms of housing supply, based on the latest 2024 Housing Trajectory, Havering is able to demonstrate 3.4 years supply of deliverable housing sites. The NPPF (paragraph 11d) states that where the delivery of housing was substantially below (less than 75%) the housing requirement over the previous three years, the policies which are most important for determining the application are considered out of date. This means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. This is commonly referred to as the "tilted balance" in favour of sustainable development and is a significant relevant material consideration in the determination of the planning application. The proposed development would offer a modest contribution to housing supply and delivery, and this would weigh in favour of the development.

9.3 Policy H1 of the London Plan seeks to optimise potential housing delivery across London, particularly through higher density residential development on brownfield sites. The London Plan has set a 10-year housing target of 12,850 homes a year for the period between 2019/20 to 2028/29.

- 9.4 Policy 3 of the Havering Local Plan aims to meet a minimum housing supply of 1,500 homes within Havering by prioritising the development of homes on small sites across the borough, prioritising all non-designated land for housing when it becomes available and supporting the re-use of brownfield sites when they become available. The proposals would provide 8 residential units to help to meet the borough's target.

Design, character and street-scene

- 9.5 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.
- 9.6 The proposal is to replace No. 17 Essex Road with a two-storey dwelling designed to mirror the Edwardian/Victorian proportions, bay windows, and render finishes off the street. The replacement dwelling would have a width of 6.2m, eaves height of 5.5m and a maximum height of 8.5m. Although the new dwelling would project beyond the existing building line, the proposed building line would match the building line of number 15 Essex Road and create a pair of semi-detached dwellings.
- 9.7 The rear of site would adopt a lower-profile, courtyard layout with shallow hipped roofscapes at approximately 5m eaves height and maximum height of approximately 8m. It is designed to avoid an overbearing visual presence relative to Templar Court and surrounding residential plots.
- 9.8 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. In addition, a condition has been included to require appropriate materials, to ensure the use of high-quality materials.

Quality of residential accommodation

- 9.9 Policy D6 of the London Plan provides the minimum quantitative standards for private internal space, private outdoor space and floor to ceiling heights for all tenures of residential housing. Single aspect units should normally be avoided and only provided where these units would constitute a more appropriate design solution in terms of optimising the capacity of a particular site whilst ensuring good design. Potential issues associated with single aspect units in terms of passive ventilation, privacy, daylight, overheating and noise should also be adequately addressed and single aspect units that are north facing contain three or more bedrooms or are exposed to significant adverse impacts should normally be avoided.
- 9.10 These requirements are also further elaborated within the London Housing Design Standards Supplementary Planning Document (SPD). These set out a benchmark unit per core per floor ratios. Together these form the pivotal backbone for the quality of any future residential accommodation.
- 9.11 All proposed residential units meet or exceed the minimum internal floorspace and floor-to-ceiling height requirements set out in Policy D6 of the London Plan. Furthermore, each dwelling benefits from dual-aspect views, providing adequate levels of privacy, outlook, and natural daylight. Private external amenity space is provided for all units in excess of the minimum space standards outlined in Policy LP26 of the Havering Local Plan.
- 9.12 A Daylight and Sunlight Assessment (prepared by T16 Design, dated May 2025) was submitted in support of the proposals to evaluate potential lighting impacts on surrounding residential properties as well as internal daylight levels for future occupants. The assessment was undertaken in accordance with the BRE guidance document.
- 9.15 Overall, the proposal would provide a high quality of living accommodation and amenity to the future occupiers of the development, in accordance with the aforementioned policies. Appropriate conditions would be imposed to ensure compliance with the policy requirements.

Inclusive Design

- 9.16 Policy D5 of the London Plan requires all new development to achieve the highest standards of accessibility and inclusive design, ensuring that buildings can be entered and used safely, easily and with dignity by all users, are convenient and welcoming with no disabling barriers, and provide independent access without undue effort, separation or special treatment. Similarly, Policy 7 of the Havering Local Plan seeks to ensure that new residential development incorporates inclusive design principles and provides accessible homes.

The proposed development has been designed to incorporate inclusive design principles, with all ground floor dwellings and houses meeting the Building Regulations requirement M4(2) (Accessible and Adaptable Dwellings). However,

the two first-floor flats would not achieve M4(2) compliance as step-free access cannot be provided, although they would meet the M4(1) standard. As such, six of the eight proposed dwellings (75%) would comply with the M4(2) standard, representing a departure from the 90% requirement of Policy D7 of the London Plan.

Officers have carefully considered this shortcoming. Given the small scale of the development, the fact that the majority of the dwellings would achieve M4(2) compliance, and that providing lift access solely to serve the two first-floor flats would require a fundamentally different building form and introduce disproportionate design, servicing and management implications, it is considered that the limited conflict with Policy D7 is outweighed by the overall benefits of the proposal. On balance, the development is considered to have appropriately incorporated the principles of inclusive design and is acceptable in this regard.

- 9.17 Further details are to be secured by condition to ensure that the houses and units at the ground floor level would be in full compliance with the provision of M4 (2), and the first-floor units to comply with M4(1) As such, the relevant condition will be applied.

Secured by Design

- 9.18 In terms of safety and security, the Police find the scheme acceptable subject to Secured by Design standards and detailed application for the Secured by Design award scheme and achieve a certificate of Compliance, this can be achieved by relevant conditions.

Housing Mix

- 9.19 Policy 5 of Havering's Local Plan Policies seeks to support development proposals that provide a mix of dwelling types, sizes and tenures and sets out an indicative mix for market and affordable housing as below:

	1 bed	2 bed	3 bed	4+ bed
Market Housing	5%	15%	64%	16%
Affordable Housing	10%	40%	40%	10%

Table 1: Housing mix policy requirements

- 9.20 The borough's housing needs indicate a greater emphasis on family sized accommodation and the priority being 2+ bed properties with 1 bed properties less of a priority. The policy equally states that it would have

regards to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities.

- 9.21 Policy H10 of the London Plan states that new development should generally consist of a range of unit sizes and sets out a number of factors that should be considered when determining the appropriate housing mix on a particular scheme. This includes housing need, the requirement to deliver mixed and inclusive neighbourhoods, the nature and location of a site in relation to town centres and public transport access, the requirement to optimise housing potential, and the relationship between new build housing supply and demand within the existing stock.

The proposed housing mix as below:

	1b2p	2b3p	2b4p	4b5p
Market Housing	1	5	1	1
	12.5%		12.5%	12.5%
Total%	12.5%	62.5%	12.5%	12.5%

Table 2: Housing mix proposed

- 9.22 Of the 8 total residential units proposed, 1 (12.5%) would be 1b2p unit, 5 (62.5%) units would be 2b3p, 1 x 2b4p (12.5%) and 1 x 4b5p (12.5%), and the units would be private housing with a mix as 1, 2, 3 and 4 bedrooms as stated above. On balance, while the proposal represents a departure from the prescriptive numerical target of Local Plan Policy 5, the housing mix is justified. It successfully optimises the site without compromising residential amenity, highway safety, or character, while responding directly to the design refinements agreed during pre-application engagement. The proposal is therefore considered acceptable and compliant with the broader objectives of Policy 5 and London Plan Policy H10.

Amenities of the neighbouring occupiers.

- 9.23 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.
- 9.24 The physical relationship between the proposed dwellings and existing neighbours has been carefully considered. Plots 6 and 7 maintain a setback distance of approximately 6.67 metres from No. 17 Amberley Way and

approximately 4m away from its boundary. Window placement and obscure glazing specifications are implemented on upper floor elevations to prevent direct loss of privacy to adjoining private garden areas. Similarly, a separation distance of approximately 7.56m is maintained between the development and No. 19A Essex Road, with hipped roof forms utilised to limit visual bulk along shared boundary lines.

- 9.25 Numerical modelling of the 38 surrounding windows confirms that all surrounding openings retain at least 80% of their existing Vertical Sky Component (VSC) values. Similarly, annual and winter sunlight hours (APSH/WPSH) across all 28 qualifying south-facing windows remain well within acceptable BRE tolerances. Overshadowing tests indicate that neighbouring private amenity areas retain over 80% of their existing areas receiving at least two hours of direct sunlight on 21st March.
- 9.26 Internally, Target Daylight Factor (DFT) calculations demonstrate that all assessed habitable rooms within the proposed development meet or exceed the recommended internal daylight benchmarks.
- 9.27 It is considered that the design, size, siting and scale of the development proposed are such that it would not result in any significant unacceptable impact 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

- 9.28 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.
- 9.29 Although the Public Transport Accessibility Level (PTAL) of the site is 1b, there are public bus services nearby, with bus stops located on Mawney Road at approximately a three-minute walk from the Essex Road frontage, and a five-minute walk from the Amberley Way frontage. Romford Railway Station is situated 1.4miles away from the site.
- 9.30 Vehicular access to the site is divided across two entry points to accommodate both existing and proposed arrangements. Primary access to No. 17a Essex Road and the single frontage plot (Plot 8) is served directly from Essex Road. Rear vehicular access to the curtilage of No.

17a Essex Road, along with access to the internal courtyard development (Plots 1–7), is provided via a 3.7-metre-wide private driveway off Amberley Way.

- 9.31 The proposed creation of the new vehicular access crossover on Amberley Way necessitates the relocation of an existing street lighting column (lamppost). The applicant has agreed to secure these highway works via a Section 106 Legal Agreement, which will obligate them to enter into a Section 278 Agreement with the Local Highway Authority to cover the relocation and associated works at the applicant's expense.
- 9.32 Under Policy 24, the proposal would be required to provide a minimum of 8 car parking spaces, the proposed scheme provides a total allocation of 11 off-street parking spaces across the site—comprising 9 spaces within the internal courtyard for Plots 1–7 and 2 dedicated spaces on-frontage for Plot 8. This total provision fully exceeds the minimum requirements of Policy 24.
- 9.33 The proposed access crossover would result in the loss of four (maximum) on-street parking spaces on Amberley Way. This impact has been considered against the submitted Parking Survey (dated 7th–8th October 2024), which identifies an unrestricted kerbside length of approximately 112.1m, equating to around 15 informal parking spaces (utilising half-on/half-off footway parking). The survey records overnight parking demand ranging from 40% occupancy (6 vehicles) to periods of full occupancy. It is acknowledged that nearby properties, including Nos. 15 and 17 Amberley Way, currently rely on on-street parking and that the removal of kerbside spaces has the potential to increase competition for the remaining parking.
- 9.34 Notwithstanding this, the proposed development provides on-site parking to serve the new dwellings in accordance with the Council's parking standards for a PTAL 1b location. Whilst the submitted evidence does not quantify the precise parking demand likely to be generated by the development, the provision of on-site parking is expected to substantially accommodate the parking needs of future occupiers, thereby limiting reliance on on-street parking. Having regard to the scale of the development, the limited loss of on-street parking spaces, the provision of on-site parking and the absence of an objection from the Council's Highway Authority, it is not considered that the proposal would result in a severe residual cumulative impact on the local highway network or justify withholding planning permission. The proposal is therefore considered to comply with Policy 24 of the Havering Local Plan.
- 9.35 In accordance with Policy T5 of the London Plan (2021), residential developments are required to provide secure, covered, and accessible long-stay cycle parking based on unit sizes (specifically, 1.5 to 2 spaces for multi-bedroom dwellings), alongside short-stay visitor parking. The submitted proposal makes adequate provision for cycle storage across the scheme. As detailed in the Cycle and Refuse Store Schedule (Drawing PP-13327749_03.06) and Site Plan (Drawing 02.03 G), each dwelling is provided with a dedicated cycle store located within its respective private

garden area. Plots 1 through 7 are allocated "Small" stores accommodating 2 to 3 cycles each, while Plot 8 features a "Medium" store accommodating 3 to 5 cycles. Additionally, short-stay visitor cycle storage for 2 bicycles is provided on-site near the main entrance/turnaround area. The overall cycle parking provision meets and exceeds minimum strategic policy requirements and is considered acceptable in terms of design, accessibility, and quantity.

- 9.36 The proposed layout integrates refuse storage within the individual garden store outbuildings for each plot (PP-13327749_03.06), allowing containers to be kept out of public view and sheltered. The delivery and servicing management assessment confirms that the refuse collection arrangements would strictly comply with local operational criteria. As demonstrated on Swept Path Analysis Plan 9728-204(A) and Figure 4.1, refuse collection vehicles can safely stop on Amberley Way and Essex Road within 25 metres of the designated refuse collection points and communal stores. The maximum drag distance for residents and collection operatives from the store locations to the collection vehicle remains under 30 metres and 25 metres respectively, over step-free surfaces. Residents will move their bins to the designated collection point on collection days. The proposed waste storage volume, external store design, and collection arrangements would be considered functional, compliant with local guidance, and therefore acceptable.

Equality and Diversity

- 9.37 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 Others

CIL

- 10.1 The development creates new residential floorspace (with a total Gross Internal Area of 612. 734sq.m) and is therefore liable for payment under the Havering and Mayoral Community Infrastructure Levy regimes. Mayoral CIL = £15,325 (613 sq.m x £25) and Havering CIL = £76,625 (613 sq.m x £125), with a CIL total of £91,950 subject to indexation.

BNG

- 10.2 The scheme incorporates a comprehensive landscaping and ecological enhancement strategy designed to significantly improve the site's habitat value compared to its existing brownfield condition. Place Services (Ecology) have assessed the submitted Biodiversity Net Gain Report and preliminary ecological appraisals, raising no objections subject to appropriate planning conditions to secure the implementation, management, and long-term monitoring of the minimum 10% net gain.

Trees

- 10.3 The application is supported by an Arboricultural Survey and Impact Assessment evaluating the site's existing vegetation, which predominantly consists of low-value scrub, modified grassland, and a single poor-condition tree within the rear garden of No. 13 Essex Road proposed for removal. Place Services (Arboriculture) have reviewed the submitted tree reports and raise no objections to the development. Standard arboricultural planning conditions are recommended to ensure strict adherence to the Arboricultural Method Statement, tree protection measures for retained off-site trees during construction, and the delivery of the approved heavy-standard compensatory tree planting scheme.

Sustainability

- 10.4 The proposed scheme incorporates a robust sustainability framework aligned with national and local design policies. The development maximises energy efficiency through the implementation of solar photovoltaic (PV) arrays on suitable roof spaces and the utilisation of air source heat pumps to serve heating and hot water demands. Further environmental benefits are secured through the reuse of an underutilised brownfield site, electric vehicle charging infrastructure, and secure cycle storage for future residents. Overall, the proposal represents a high-standard, climate-resilient development that efficiently utilises resources in accordance with the National Design Guide to comply with Policy SI 2 of the London Plan and Policy 36 of the Local Plan.

11 Conclusions

- 11.1 The proposed redevelopment provides eight residential dwellings on brownfield land, contributing positively to local housing supply under the presumption in favour of sustainable development. Revisions made to the scheme successfully address previous highway, design and amenity considerations.
- 11.2 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 and the completion of a legal obligation.

CONDITIONS AND INFORMATIVES

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:

02.02; 03.01; 03.02A; 03.03; 03.05; 03.06; 24-1819-TCP; 24-1819-TSS; 02.06; 02.07; 02.03D; 02.03.2C; 02.05B; 02.06C; 02.07B; 03.10 and 03.11.

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. Prior to any above ground works, 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. Prior to the commencement of development, details of existing site levels and proposed finished floor levels, together with any changes to ground levels across the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason

Further information is required to judge the proposed site levels of the proposed development.

5. Prior to the first occupation of the development hereby approved, the residential parking space(s) shall be provided with active vehicle charging facilities for electric or Ultra-Low Emission vehicles.

Reason

In order to encourage the uptake of the use of electric vehicles and to comply with Policy T6.1 of London Plan.

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

Reason

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

7. No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted and approved. The Construction Method statement shall include details of:
 - a) parking of vehicles of site personnel and visitors;
 - b) storage of plant and materials;
 - c) dust management controls;
 - d) measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
 - e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
 - f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
 - g) siting and design of temporary buildings;
 - h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
 - i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, safe and comfortable movement of cyclists and pedestrians and safe and efficient bus operations, in line with Policy T7 of the London Plan and Policy 34 of the Local Plan.

8. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations.

Reason

In order to comply with national optional technical standards as required by Policy SI5 of the London Plan.

9. No building shall be occupied until refuse and recycling facilities are provided in accordance with the approved plans. The refuse and recycling facilities shall be permanently retained thereafter.

Reason

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works will protect the amenity of occupiers of the development and the locality generally and ensure that the development accords with Policies 26 and 27 of the Local Plan 2021.

10. No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason

In order to ensure adequate provision of cycle storage facilities on site prior to occupation of the new buildings.

11. Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
- d) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site's ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.
- d) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- d) Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Policy 34 of the Local Plan.

12. a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.
- b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason

To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged

in construction and occupation of the development from potential contamination

13. Prior to commencement of development above damp-proof course level, full details demonstrating how the development will deliver the energy-efficiency measures and fabric performance shall be submitted to and approved in writing by the Local Planning Authority.
The development shall be carried out in full accordance with the approved details, and the fabric energy-efficiency measures shall be installed prior to first occupation and retained thereafter.

Reason

To ensure the development optimises energy efficiency and delivers the CO₂ reductions demonstrated in the Sustainability & Energy Statement, in accordance with London Plan Policy SI2 and Havering Local Plan Policy 36.

14. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained. If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason

To minimise the impact of building emissions on local air quality and to protect the amenity of noise sensitive premises from noise from mechanical plant.

15. Notwithstanding the indicative details shown on the plans hereby approved, prior to above ground level works, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following:

Hard Landscaping scheme shall include:

- a) Specification of materials proposed; and
- b) Layout of materials to show where on site they will be used

Soft Landscaping scheme shall include:

- a) Written specifications (including cultivation and other operations associated with trees, plants and grass);

- b) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths; and
- c) The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape'.

The hard and soft landscaping schemes shall be implemented prior to occupation of the first dwelling and retained thereafter.

'Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason

16. Prior to above ground works (other than demolition, site clearance and ground works), details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason

17. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (NRG consulting, May 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason

To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017

(as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). Prior to commencement of any above ground works, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme

18. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (NRG consulting, May 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason

To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

19. A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:
- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
 - c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved. Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason

To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

20. Prior to commencement of any above ground works, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme

Reason

In the interest of creating safer, sustainable communities.

21. Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason

In the interest of creating safer, sustainable communities.

22. The hard surfaces hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding (Local Plan Policy 32 and London Plan Policy SI 13).

23. All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason

To protect residential amenity, and in order that the development accords with Policy 34 of the Local Plan.

24. The development hereby approved shall be carried out such that Units 1, 2, 3, 5, 6 and 8 are designed and constructed to comply with Requirement M4(2) (Accessible and Adaptable Dwellings) of Schedule 1 to the Building Regulations 2010 (as amended). Units 4 and 7 shall be designed and constructed to comply with Requirement M4(1) (Visitable Dwellings) of Schedule 1 to the Building Regulations 2010 (as amended).

The relevant dwellings shall not be occupied until they have been completed in accordance with these requirements and shall thereafter be retained in accordance with the approved standards.

Reason

To secure accessible and adaptable housing and an appropriate standard of inclusive design, in accordance with Policies D5 and D7 of the London Plan and Policy 7 of the Havering Local Plan.

25. No works shall take place in relation to any of the development hereby approved until a Demolition Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing the Local Planning Authority. The Demolition Method Statement shall include details of:

a) Dust management control (including reference to the Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (2014 which was issued by the Mayor of London, which deals particularly with the control of dust and emissions, including the use of non-road mobile machinery);

b) Measures for minimising the impact of noise and, if appropriate, vibration arising from demolition activities;

c) Details of disposal of waste arising from the demolition works including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the works shall be carried out in accordance with the approved details

Reason

In the interests of residential amenity and to reduce emissions from the demolition works in accordance with Policy 34 of the Havering Local Plan and Policies D14 and SI 1 of the London Plan.

26. Before the development hereby permitted commences at the site, an Arboricultural Method Statement in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located 17 & 17A Essex Road, and land to the rear of 13, 15 and 17 Essex Road Romford RM7 8BE shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

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 the proposals against the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found: [https://www.havering.gov.uk/building control](https://www.havering.gov.uk/building%20control).
3. 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@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 area 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>.
5. In aiming to satisfy any Secured by Design condition, the applicant must seek advice of the Metropolitan Police Service Designing out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk
6. **SENSITIVE USE OF LIGHTING TO AVOID IMPACTS TO NOCTURNAL ANIMALS** - To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should be installed in line with the Guidance Note 8 Bats and artificial lighting (The Institute of Lighting Professionals & Bat Conservation Trust, 2023). In summary:
 - a) Light levels should be as low as possible as required to fulfil the lighting need.
 - b) Warm-White lights should be used preferably at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
 - c) Wall lighting should be located as low in height as possible, and use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
 - d) Movement sensors and timers could be used to minimise the amount of 'lit time'.

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 Havering LONDON BOROUGH	Planning Committee 20 August 2026
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Application References:	L0007.25 / P1100.25
Location:	Manor Hotel Berwick Pond Road
Ward	Rainham & Wennington
Description:	L0007.25: Listed building consent for a change of use from C1 (Hotel) to C3 (Dwellings) to include 8 x flats and the reconstruction of existing coach house to create 1 x detached 5xbed dwelling with associated landscaping, parking and amenities P1100.25: Change of use from C1 (Hotel) to C3 (Dwellings) to include 8 x flats and the reconstruction of existing coach house to create 1 x detached 5xbed dwelling with associated landscaping, parking and amenities
Case Officer:	Cole Hodder
Reason for Report to Committee:	A Councillor call-in was received which accorded with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1** The proposed change of use to residential, including the rebuilding of the Coach House, would preserve the character and setting of the listed building and would not result in harm to the significance of the heritage asset.

Furthermore, the development would not conflict with Green Belt policy. The proposals would result in a net reduction in built form and provide opportunities

for substantial landscaping and planting across the site, contributing positively to its openness and appearance.

The proposed dwellings would provide a high standard of residential accommodation, meeting relevant space and quality standards, and would not give rise to unacceptable impacts on the amenities of neighbouring occupiers. In addition, the redevelopment of the site for residential purposes would remove an existing use that has been the subject of noise complaints over a prolonged period, resulting in a potential improvement in local amenity

2 RECOMMENDATION

- 2.1 RECOMMENDATION A: That the Committee resolve to: GRANT Planning Permission for application P1100.25
- 2.2 RECOMMENDATION B: That the Committee resolve to: GRANT Listed Building Consent for application L0007.25
- 2.3 That the Assistant Director of Planning is delegated authority to issue the Planning and Listed Building Consent:

A. P1100.25 –Subject to conditions listed at Annexe 1

B. L0007.25 – Subject to conditions listed at Annexe 2

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 The application site includes a Grade II listed building ‘Berwick Manor Country Club’ which is occupied as the Manor Hotel (‘the Manor’) together with a former coach house building historically in use as stables (‘the Coach House’).
- 3.2 The hotel comprises of sections of the remaining Berwick Manor and was substantially damaged due to a fire within the building. Extensive work has been approved within the site that has significantly increased the size of the building and the scale of use. The site operates as a hotel with other facilities and has been used for functions.
- 3.3 The application site benefits from large grounds with the main building being set back substantially from Berwick Pond Road. The surrounding area is rural in character but there are residential properties to the South. The site is located within the Metropolitan Green Belt.

Proposal / Relationship between the applications

- 3.4 Planning consent is sought for the change of use of the subject building to residential to include 8 self-contained flats and the reconstruction of existing coach house to create 1 detached five-bedroom dwelling with associated landscaping, parking and amenities.

- 3.5 Listed Building Consent is sought for the works affecting the Grade II listed building, including the alterations necessary to facilitate its conversion.
- 3.6 The applications are intrinsically linked. The proposed residential conversion could not be implemented in the form proposed without the alterations to the listed building authorised through the Listed Building Consent application.
- 3.7 Equally, the works proposed under the Listed Building Consent application are intended to facilitate the residential use proposed under the planning application. As such, the applications have been considered in parallel, and the conclusions reached in respect of each inform the overall assessment of the redevelopment of the site.
- 3.8 Although they relate to the same overall scheme, they are separate statutory consents and should be assessed and determined separately.

4 Planning History

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

L0004.23 / P1005.23 – Planning/Listed Building Consent for Change of use from hotel with associated food and beverage to create 8No. terraced dwellings and 1No. 5xbed detached dwelling following demolition of adjacent coach house with associated parking, landscaping and amenities – REFUSED/DISMISSED

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:

Thames Water – No objection
 Historic England – Conditions recommended
 Met Designing Out Crime Officer – No objection subject to condition
 London Fire Brigade (Access/Hydrants) – No objection
 LBH Ecology – Further information requested in relation to protected species. Further consultation carried out and no objection made.
 LBH Waste / Recycling – No objection
 LBH Public Protection – No objection subject to conditions
 Lead Local Flood Authority – No objection

6 LOCAL REPRESENTATION

- 6.1 A total of five neighbouring properties were invited to comment on the applications directly. In addition a site notice was displayed at the site for each, and each application was advertised in the local press.
- 6.2 The outcome of all consultation is as follows:

No of individual responses: Two of which two objected (Separately on each submission)

Petitions received:

None submitted

6.3 The following Councillor made representations:
Former Councillor McArdle:

- The impact of the significance of the listed building.
- The impact on the character and appearance of the surrounding area.
- Impact on the setting of the listed building.
- Lack of justification in the loss of a hotel use.
- Traffic and road safety causing extra congestion.
- Noise and disturbance to residents.
- Impact on wildlife and loss of green space
- The failure of this hotel to safeguard local residents from the added noise of events and the failure to adhere to enforcement notifications re the dismantling of the rear and side marquees after their retrospective planning was refused

(OFFICER RESPONSE: The above matters where material will be considered in the following sections of this report.

Officers would highlight that comments in relation of the management of the site and failure to adhere to previous decision making is not a material consideration. The proposals must be considered on their own merits).

Representations

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

Objections

- Loss of hotel/tourism facility
- Impact on local character
- Traffic/parking and highway safety
- Increased noise and disturbance
- Coach House development out of scale
- Impact on services
- Launders lane fumes/fires

(OFFICER RESPONSE: The above are material considerations and relate to the assessment set out further in this report. On the two issues raised regarding services and Launders Lane officers will respond below.

Concerns have been raised regarding pressure on local services and infrastructure. The Coach House redevelopment would be liable for contributions under CIL regulations.

The conversion of the main building would not be liable for a CIL payment however there is no substantive evidence demonstrating that the proposal

would give rise to infrastructure impacts of such significance as to warrant refusal of planning permission. The absence of a CIL contribution does not in itself, constitute a reason to withhold planning permission.

On the issue of Launderers Lane and concerns relating to fumes and associated environmental impacts, the Council's Public Protection team were consulted as part of the assessment of the application. No objection was raised by the specialist consultee on air quality, pollution or other environmental health grounds. In the absence of any technical evidence demonstrating that the proposed development would be adversely affected by such matters to an unacceptable degree, officers have no basis on which to conclude that the development would give rise to unacceptable living conditions for future occupiers.

Non-material representations

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

None received

Procedural issues

- 6.6 No procedural issues were raised in representations.

7. Planning Policies

- 7.1 National Planning Policy Framework
- 7.2 London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 Quality and Standards; H1 – Increasing Housing Supply; HC1 Heritage and Conservation growth; G2 – London's Green Belt; G7 – Trees and woodland; T6 - Car parking
- 7.3 Havering Local Plan (2021) Policies: 3 – Housing Supply, Policy 4 - Affordable Housing, 7 - Residential design and amenity, 24 - Parking provision and design, 26 - Urban design, 27 – Landscaping, 28 – Heritage Assets, 30 – Biodiversity and geodiversity, 33 – Air quality, 34 – Managing pollution
- 7.4 Planning (Listed Buildings and Conservation Areas) Act 1990 (in sections 16 and 66).

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- Principle of development / Green Belt siting
 - Listed Building
 - Quality of accommodation/suitability
 - Design
 - Impact on amenity
 - Highways/Parking

➤ Other issues

- 8.2 The earlier appeals (APP/B5480/W/24/3345306) APP/B5480/Y/24/3345326 made in relation to the site followed a decision to refuse permission by the Council. The Council considered that the development was inappropriate in the Green Belt, by way of the cumulative impact of extensions to the Manor and the redevelopment of the Coach House and its resultant scale, bulk and mass.
- 8.3 The appeal Inspector did not agree and found that any impact on the Green Belt would be negligible. They acknowledged that whilst the redevelopment of the Coach House would impact openness, as it would represent a departure from the existing, that the overall reduction in hard-standing and built development across the site as a whole weighed in favour of the development.
- 8.4 The current proposals omit the extensions to the Manor previously considered and maintain a net reduction in built form through removal of buildings, hard-standing and introduction of planting consistent with the earlier appeal scheme.
- 8.5 The Appeal Inspector agreed with the Council that there would be harm to the Listed Building through the extensions and alterations proposed to it which included a second-floor flat roofed extension but resolved that the impacts would not result in the total loss of the significance of the building and would be less than substantial. They did not regard the works to the former Coach House as objectionable in principle,
- 8.6 The Inspector was satisfied that the scale of redeveloped Coach House would have been modest when compared to the Manor as extended to the extent that it would not be overly dominant against the Listed Building. They did however object to the design approach which was consistent with the LPA's views. The current design has been simplified in response to comments made by officers and the findings of the Inspector to overcome heritage and design concerns expressed previously and supported by the Inspector.
- 8.7 A further refusal reason given previously concerned the quality of living environment for future occupants. The Inspector considered that the only failing of the scheme was that the units would not have private amenity provision and would have instead been reliant on communal space. The current scheme provides dedicated private amenity space for future occupiers of each unit along with generous communal space.

Principle of development / Green Belt Siting

- 8.8 Officers are mindful of comments made regarding the loss of the hotel use. It is important to recognise firstly that this has not previously been regarded as barrier to the development either by the LPA or by the Appeal Inspector when considering the earlier submissions made at the site. It was not identified as grounds for refusal by either party.
- 8.9 There are no particular Local Plan Policies which seek to preserve visitor accommodation. At Policy 13 of the Local Plan, it states that the Council will support development proposals in *town centres*. At Policy 19 it states that the

Council will support the development of a hotel within or near to the Rainham Employment Area.

- 8.10 London Plan Policy E10 supports the provision of new visitor accommodation in appropriate locations, particularly within Opportunity Areas and town centres. The NPPF supports economic growth and tourism but does not explicitly require existing hotels to be retained
- 8.11 In this case there is a clear direction in Local Policy for *new hotels* and development to be located in centres rather than a definitive policy position by which to oppose the loss of visitor accommodation.
- 8.12 The applicant reasons that the hotel function is unviable due to the low number of rooms in the building and availability of other facilities within the locality such as the Premier Inn on New Road. The site had previously operated alongside a marquee in the rear of the site and was used for functions.
- 8.13 Following a series of temporary permissions the LPA did not consider that a further temporary consent was appropriate and refused permanent permission for the retention of the Marquee. This was due to a number of factors, fundamentally as a result of noise nuisance caused by the operations and uncertainty that the use of the marquee could operate without unacceptable noise impacts.
- 8.14 The Council's Public Protection team have stated previously when considering the retention of the Marquee that they had received regular complaints regarding noise from events held at the hotel, and in particular from events held in and around the marquee area, with complaints received from both residential premises within the Lakeside area of Rainham, as well as closer properties to the south of the hotel.
- 8.15 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation.
- 8.16 The provision of housing is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 explicitly states that the Council will take a proactive approach to increasing the amount of housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land. It is considered that the proposals exemplify this objective.
- 8.17 In addition, the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1, whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

- 8.18 The view of officers is that any economic or loss of employment opportunities would be minor in this instance and there is no evidence to dispute the applicant's explanation that the site has become unviable. Any residual harm would be offset by the provision of new housing stock and removal of what has historically been a use that has undeniably caused profound and material harm to the amenity of surrounding occupiers.
- 8.19 As will be explained in the amenity section of this report it is not considered that the use of the site for residential would generate levels of noise comparable to the current lawful use, which could, in theory continue to operate and host events.
- 8.20 Paragraph 154 sets out a number of exceptions which can be regarded as appropriate development in the Green Belt. Earlier decision making through the appeal decisions referred to establish that the conversion of the Manor to residential and the redevelopment of the former Coach House to a self-contained dwelling and other associated development was not inappropriate development.
- 8.21 Para 154(g) allows for the limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- 8.22 It is considered that this exception can apply to both elements of each proposals, the conversion of the Manor and the redevelopment of the Coach House. The site is regarded as Previously Developed Land, the whole curtilage of the site would not be subject to development and there would be a reduction in built form across the site.
- 8.23 It is not considered that the conversion of the Hotel building and associated works would cause substantial harm to openness or conflict with the purposes of including land within the Green Belt. Previously the Council had raised concern over the extensions to the subject building, reasoning that they would have resulted in disproportionate additions and therefore contrary to the objectives of Green Belt Policy. The Appeal Inspector did not agree with this view and found that there would be no impact on openness.
- 8.24 The extensions to the subject building have been omitted and there would be a reduction in the amount of built form on the Manor part of the development. The rebuilding of the Coach House would be proportionate to the site and reflective of its original form. Neither aspect is objectionable in Green Belt terms and this is consistent with earlier decision making.

Listed Building

- 8.25 The application site comprises Grade II listed Berwick Manor Country Club (List Entry Number: 1079915), formerly Berwick Manor Farmhouse. The historic core of the building is dated to seventeenth and eighteenth century with nineteenth century alterations.

- 8.26 The building suffered substantial fire damage in 1999, which caused the roof to collapse and the loss of much of the building's original fabric. Later, it was reconstructed, however there were some significant side and rear extensions. The historic core of the structure can still be seen in some sections of the historic walls and chimneys that survived the fire. The original form and double pile roofscape were sympathetically restored.
- 8.27 To the south of the building are the dilapidated remains of a nineteenth century stable block, which served Berwick Manor Farmhouse. With regard to the former stables, the Inspector's comments at the earlier appeal stated that "*the Coach House sits within the setting of the listed building rather than within its curtilage*". This conclusion means that the stables are not covered by the same degree of protection as the listed building.
- 8.28 The proposals would see the conversion of the Hall building into flats and the reconstruction of the stables to be used as a new dwelling on the site. In addition, new landscaping is proposed. The LPA has sought specialist heritage advice on both aspects of the development to assist with decision making.
- 8.29 No objection was made to either aspect, although suggestion was made to revisit the front porch to the listed Hall and to consider a slight reduction in the width of the porch to better align with the original width. In the view of officers and on balance, it is considered that the porch aspect of the proposal is acceptable and would not have an adverse impact on the historic importance of the building. Its reinstatement is regarded as a positive element of the scheme.
- 8.30 Notwithstanding the foregoing whilst the conversion of the listed Hall into flats would alter its appearance overall, the changes are regarded as positive. The proposals for the rear have been modified after the dismissal of the earlier appeal and now follow the existing massing and form, which is regarded as appropriate.
- 8.31 The design for the Coach House has gone through various iterations and the latest scheme responds well to the previous comments from the Inspector and the previous heritage advice from the Local Authority. The form, massing and design of the proposed dwelling is regarded as acceptable. Details of external finishes, doors and windows would be secured through condition.
- 8.32 The Visualisation Document submitted in support of the application also shows changes to the landscaping which are beneficial. At present, the listed building's setting and curtilage are dominated by hard standing, car parking and unsympathetic grey timber fencing. The proposal would see the introduction of grassed areas, planting and a more sensitive boundary treatment. The boundary between the listed building and the former stable area is also to be softer and green.
- 8.33 In view of no objection being made by the Council's heritage advisor it is not considered that there are any heritage grounds to oppose the development.

Quality of accommodation/suitability

- 8.34 Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. To that end the policy requires that new residential development conform to minimum internal space standards.
- 8.35 There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes take into account commonly required furniture and the spaces needed for different activities and moving around. New dwellings must also demonstrate an acceptable arrangement of private amenity space as dictated by the provisions of London Plan Policy D6 with minimum standards given.
- 8.36 The Coach House rebuild would comply with the required standards entirely, exceeding the required GIA significantly. It would present as a large, detached house with spacious internal space and access to a generously sized external space. There is no evidence that this dwelling would not receive adequate natural light and would not represent a high standard of accommodation.
- 8.37 The internal arrangement of the conversion is also regarded as satisfactory when having regard to minimum prescribed standards. Whilst they would all exceed the required GIA; it is accepted that this is a limitation of converting the existing building whilst also still seeking to provide adequate internal room sizes and outlook.
- 8.38 Each dwelling, in contrast to the earlier submission would benefit from generous private gardens. The provision of boundary treatment or close boarded fencing would be resisted; plans show planting to enclose these areas which would be supported. Further detail would be secured through the landscaping condition for the site.
- 8.39 It is recognised that Units 2, 6 and 7 would be single aspect. However, on balance, it is considered that these units would nevertheless provide an acceptable standard of accommodation, benefiting from adequate internal space, satisfactory outlook, and access to private amenity space. They would be duplex units which would enable views at a high level in the existing building rather than being contained to the ground floor.
- 8.40 Given the overall quality of the residential environment proposed, the single-aspect nature of these units does not warrant withholding planning permission.

Design / Impact on street-scene

- 8.41 The Framework states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development,

in so far as that it creates better places in which to live and work and helps make development acceptable to communities.

- 8.42 An overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.
- 8.43 The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The Council is keen to ensure new residential development respects and enhances the positive features of Havering's character and local distinctiveness.
- 8.44 Officers do not consider that there are any design or visual grounds to withhold permission in respect to either aspect of the redevelopment of the site. The alterations to the Manor are regarded as being sympathetic and in principle are an appropriate way of repurposing it for continued use. The extensions which had previously been deemed unsympathetic have been omitted from the current proposals. Conditions will be imposed to secure further detail of precise finish.
- 8.45 As to the Coach House rebuild, the Council had previously opposed this aspect of the development when considering the earlier Listed Building Consent and Planning application made at the site. The Inspector whilst identifying harm to the setting of the Listed Building did not regard the overall massing as being the main contributor to visual harm and focused principally on the design approach and detailing as giving rise to a dwelling which would compete with the Manor itself. The current proposals adopt a more simple approach and one which would integrate acceptably with the Manor Building. In the absence of an objection on heritage grounds, officers do not identify any grounds to resist this aspect of the development, subject to securing suitable external finishes which reflect what is shown on plan and landscaping as shown.
- 8.46 Underpinning the above is that the National Planning Policy Framework promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. The proposals are considered to align with these objectives.

Impact on amenity

- 8.47 Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where a proposal would result in unacceptable overshadowing, loss of sunlight or daylight, overlooking or loss of privacy, noise, vibration or disturbance to existing or future residents.
- 8.48 This policy should be read in conjunction with Policy 26. Similar objectives are reflected in Policy 34, which states that development will not be permitted where it would unduly impact upon amenity, human health and safety, or the natural

environment through noise, dust, odour, light pollution, vibration or land contamination.

- 8.49 The application site is well removed from neighbouring residential properties and, as such, the potential for adverse impacts on surrounding occupiers is limited. The principal amenity considerations therefore relate to the future occupants of the development itself. Having regard to the layout, siting and relationship between the proposed dwellings, no material concerns are identified in terms of privacy, outlook, noise or general living conditions.
- 8.50 The lawful hotel use has historically generated noise complaints associated with its operation, including function and ancillary facilities. The proposed residential use would represent a materially different and less intensive form of activity. The reduction in parking provision and the cessation of the commercial use is also likely to reduce vehicle movements and activity across the site. On that basis, the proposals are considered likely to result in an overall improvement in amenity conditions when compared with the lawful fallback position.
- 8.51 Having regard to the above, officers identify no reasonable amenity-based grounds to resist the development. The proposals are therefore considered to comply with Policies 7, 26 and 34 of the Havering Local Plan 2016-2031.

Highways/Parking

- 8.52 The site would use the existing vehicular access arrangements which is not objectionable in terms of highway safety, evidenced through the absence of an objection by the Highway Authority who were invited to comment on grounds of parking provision, access and highway safety.
- 8.53 Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031. The PTAL rating for the site is 0 which translates to the lowest rated access to public transport. This would translate to a high provision of parking being required and engages the Local Plan standards rather than the London Plan.
- 8.54 Opportunities for attending the site other than by private car are low, there is no footway within immediate proximity of the site. There are 66 spaces on the site currently and this would be reduced to 18 total, with some informal parking to the front of the Coach House.
- 8.55 The Local Plan sets minimum standards of 1.5 space per dwelling; the proposals would make provision for 2 spaces per dwelling. The London Plan is clear in recognising that Boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing. It is reasonable in low PTAL areas to consider high provision as required.
- 8.56 Officers consider that the arrangement shown is acceptable. It would not be wholly removed from the existing arrangement in so far as that parking would be disconnected to an extent from some of the dwellings within the

development. However, this is regarded as a satisfactory compromise and a deliberate design choice as it allows for spacious private gardens, communal spaces and greening of the site which would represent visually a considerable improvement over the existing.

8.57 Some details of refuse storage have been provided. however further detail will be secured through condition. The detail set out in the submitted Design and Access Statement at Para 3.7 would appear overall to comply with the objectives of the Local Plan but along with boundary treatment and cycle storage detail, further information will be sought by condition. It is considered that an appropriate arrangement is capable of being agreed.

8.58 Subject to those measures as outlined the development would be compliant with Havering Local Plan 2016-2031 Policies 6 and 24 which seek to ensure adequate parking provision.

Environmental and Climate Change Implications

8.59 The proposals would modernise the existing building and introduce an additional new-build dwelling, which would achieve improved energy efficiency and environmental performance when compared to the existing situation.

8.60 Given the scale of the development, no specific climate change mitigation measures are considered necessary beyond compliance with relevant Building Regulations.

Financial and Other Mitigation

8.61 None relevant.

Equalities

8.62 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

8.63 The proposals do not raise any specific equality issues. The Council has had regard to its duties under the Equality Act 2010 and no adverse impacts on persons with protected characteristics have been identified.

9 Other Planning Issues

Affordable Housing

9.1 Policy 4 of the Havering Local Plan requires that developments of more than 10 units or residential developments with a site area of more than 1000sqm are required to provide affordable housing. This policy is engaged only due to the overall site area and not the number of units.

- 9.2 The primary function of Policy 4 is to prevent intentional under-development of a site. Through the Local Plan work the Council established that development sites of more than 1000 square metres are potentially able to be configured to deliver 10 or more residential dwellings and, therefore, contribute to affordable housing provision.
- 9.3 The applicant contends that as the site is within the Metropolitan Green Belt that the opportunity to develop the site is limited, compounded further by the heritage implications of the Grade II asset. The proposals concern the floor area of the main building and Coach House with the surrounding grounds of the site making up the extent that engages the 1000 square metre threshold for a major development.
- 9.4 Officers would recognise firstly that the redevelopment of the Coach House might easily have formed a separate application. Its inclusion in a combined application is not unreasonable. A particular constraint here irrespective of the overall size of the site is the Green Belt siting and Listed status. As the applicant outlines, advice given by the LPA previously viewed further extensions to the building as being unlikely to receive support.
- 9.5 On balance and in view of the constraints there is no evidence before officers that the proposals are intentionally seeking to under-develop the site, rather that the proposals are a response to the individual constraints of the site. Officers are satisfied that the development under consideration maximises what might be achieved on the site, having regard to the unique constraints. The inclusion of the “Coach House” rebuild is noted, as this may have formed a separate submission of itself.
- 9.6 As such officers do not consider that there would be a conflict with Policy 4 and that the need for consideration of affordable housing is not required.

Trees/Landscaping

- 9.7 At Paragraph 136 of the NPPF it is recognised that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 9.8 The Framework requires planning policies and decisions to ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. These objectives are reflected in Havering Local Plan Policies 27 and 30.
- 9.9 There are no preserved trees on the site, or on neighbouring sites which would be impacted by the proposed development. There are preserved trees to the road frontage, however they are far removed from the development. There is no indication that the proposals would require the removal of any trees from the site which are in good health based on information provided.

- 9.10 There are instead opportunities to improve further the green character of the site through a comprehensive scheme of planting as is shown indicatively on submitted drawings. There would be a net reduction in hard standing across the site.
- 9.11 In the event of approval Officers consider that it would be necessary that a full AMS prior to commencement of any works shall be submitted for approval which shall extend to methodology and a scheme of tree protection to be adhered to throughout the course of development.
- 9.12 On the basis of the above there are no grounds for refusal and subject to compliance with the agreed condition no conflict with Local Plan Policies 27 and 30, as well as the objectives of the Framework.

Ecology/BNG

- 9.13 The Council's Ecologist was invited to comment on the submission and following submission of additional information in relation to Protected Species were satisfied that no further work was required prior to determination.
- 9.14 They recommended approval subject to the mitigation measures identified in the Ground Level Assessment (ACJ ecology, January 2026) for Great Crested Newt being secured through condition and to be implemented in full.
- 9.15 A Biodiversity Method Statement will be secured by a condition also and would need to be implemented in full.
- 9.16 There is no evidence that BNG objectives could not be met on site, or by offsite credits if required. The BNG informative will be added alongside a condition requiring submission of a Habitat Management and Monitoring Plan (HMMP) per comments made by the Council's Ecologist.

10 Conclusions

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

Annexe 1 / Conditions for P1100.25

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 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.

3. No demolition or development shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: To safeguard the archaeological interest on this site.

4. No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority.

The Construction Method statement shall include details of:

- a. The site access point(s) of all vehicles to the site during the construction phase
- b. parking of vehicles of site personnel and visitors;
- c. storage of plant and materials;
- d. Wheel washing facilities.
- e. Measures to monitor and control the emission of dust and dirt during construction.
- f. measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- g. predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- h. a scheme for monitoring noise and, if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- i. siting and design of temporary buildings if required;
- j. scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- k. details of disposal of waste arising from the construction programme, including final disposal points.

The burning of waste on the site at any time is specifically prohibited.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords with Local Plan policy 23, 24 and 34 and London Plan (2021) Policy T7.

5. Before the development hereby permitted commences at the site, an Arboricultural Method Statement and Tree Protection Plan in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located within the curtilage of the site and immediate proximity of it shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

6. No development, including site clearance and vegetation removal, shall commence until a Biodiversity Method Statement (BMS) has been submitted to and approved in writing by the Local Planning Authority.

The BMS shall be prepared by a suitably qualified ecologist and shall include:

- a) all mitigation, avoidance and enhancement measures for Great Crested Newts identified within the Ground Level Assessment (ACJ Ecology, January 2026);
- b) measures for the protection of nesting birds, including timing restrictions for vegetation clearance, pre-commencement nesting bird checks and procedures to be followed should active nests be identified;
- c) precautionary working methods and mitigation measures for reptiles, amphibians, hedgehogs, badgers and other terrestrial mammals that may be present on the site;
- d) procedures to be followed should roosting bats or any other protected species be encountered during development works;
- e) details of any ecological supervision and monitoring required during site clearance and construction works; and
- f) a timetable for implementation of all ecological mitigation and protection measures.

The development shall thereafter be carried out in full accordance with the approved Biodiversity Method Statement.

Reason: To secure appropriate measures for the protection and enhancement of biodiversity, including protected and Priority species, during site clearance and construction works, in accordance with Policies 27 and 30 of the Havering Local Plan, Policy G6 of the London Plan and the National Planning Policy Framework.

7. Prior to commencement a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared by a suitably qualified ecologist and shall include:

- a) details of all habitats to be retained, enhanced and created on the site;
- b) ecological management objectives and target condition criteria for each habitat;

- c) a timetable for implementation of habitat creation and enhancement measures;
- d) details of management prescriptions and maintenance operations required to achieve the target condition of habitats;
- e) details of ecological monitoring, including monitoring methodology, frequency and reporting arrangements;
- f) procedures for remedial action should monitoring demonstrate that habitats are not meeting the agreed target condition;
- g) details of the body, organisation or person responsible for the implementation, monitoring and long-term management of the habitats.

The approved HMMP shall be implemented in full in accordance with the approved details and the habitats shall thereafter be managed, monitored and maintained in accordance with the approved plan for the lifetime of the development.

Reason: To secure the protection, enhancement, monitoring and long-term management of biodiversity interests and ensure the delivery of ecological enhancements in accordance with Policies 27 and 30 of the Havering Local Plan, Policy G6 of the London Plan and the objectives of the National Planning Policy Framework.

8. No above ground works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the buildings are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

9. No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

10. No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local

Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

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

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (including additions to roof) shall be made to the dwellings hereby permitted, nor shall any outbuilding or boundary treatment other than that agreed through this permission and any conditions associated be erected without the express permission in writing of the Local Planning Authority.

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

13. All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity.

14. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict

accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

15. All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason: In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

16. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy SI 5 of the London Plan.

17. All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

18. Notwithstanding the indicative details shown on the plans hereby approved, prior to any above ground works a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and
- c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance and to accord with Policies 27 and 30 of the Havering Local plan 2016-2031.

19. Before the buildings hereby permitted are first occupied, provision shall be made within the site for three car parking spaces and works carried out to facilitate access as required. Thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

20. Notwithstanding the details shown on approved plans and prior to any above ground works, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

21. All residential parking spaces within the development hereby approved shall include provision of infrastructure for electric or Ultra-Low Emission vehicles, of which a minimum of 9 spaces (one for each residential unit) shall have active charging facilities, with passive provision for all remaining spaces. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

Reason: Provision prior to first occupation of the proposed dwelling hereby permitted will ensure that the development adequately

incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

INFORMATIVES

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Havering. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

Annexe 2 / Conditions for Listed Building Consent L0007.25

1. No demolition shall take place until a written scheme of historic building

investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in

accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: To safeguard the archaeological interest on this site.

2. No demolition, alteration, conversion or other works affecting the Stable Block shall commence until a Written Scheme of Investigation (WSI) for a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority.

The WSI shall include:

- a) the scope and methodology of recording;
- b) the programme and timing of works;
- c) arrangements for reporting, archiving and dissemination.

The historic building recording shall thereafter be carried out in full accordance with the approved WSI, and no demolition, alteration or conversion works affecting the Stable Block shall take place until the recording has been completed.

Within six months of completion of the recording, or such other period as may first be agreed in writing by the Local Planning Authority, a report detailing the results of the programme together with confirmation of deposition of the archive with an appropriate repository shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the heritage asset prior to alteration, in the interests of preserving and understanding its historic significance.

3. Updated Structural Survey

No demolition, alteration, conversion or reconstruction works to the Stable Block shall commence until an updated Structural Survey, prepared by a suitably qualified structural engineer, has been submitted to and approved in writing by the Local Planning Authority.

The survey shall assess the condition of the building and identify those elements capable of retention and repair, together with details of any structural works required to facilitate the approved development.

The development shall thereafter be carried out in accordance with the approved survey and recommendations unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the significance and fabric of the heritage asset are properly understood and safeguarded during the implementation of the development.

4. Prior to their installation or construction, detailed drawings of all new windows, doors, eaves, verges, cills, rainwater goods and other external architectural features shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be provided at scales between 1:20 and 1:1, as appropriate, and shall include sections, elevations and material

specifications. The works shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure a high-quality design and to preserve the character and significance of the heritage asset and its setting.

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 Havering LONDON BOROUGH	Planning Committee 20 August 2026
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Application Reference:	P0237.26
Location:	15 Ernest Road, Hornchurch
Ward:	Emerson Park
Description:	Two storey, 6-bed, detached dwelling with associated parking and amenity space following demolition of existing dwelling (part-retrospective)
Case Officer:	Kelvin Naicker
Reason for Report to Committee:	A former Councillor call-in was received which accords with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The dwelling is acceptable from a design standpoint and would not have a detrimental impact on the surrounding street scene.
- 1.2 Furthermore, the scale and sitting of the dwelling would not result in material harm to neighbouring amenity.
- 1.3 The dwelling would not have an adverse impact on the highway or parking along Ernest Road.

2 RECOMMENDATION

- 2.1 That the Committee resolve to agree the reason for approval as set out in this report and resolve to GRANT planning permission subject to the following conditions and informatives:

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 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.

3. No further works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:- Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples before works re-commence place will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

4. The first floor window inserted on the west side elevation serving the bathroom 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, and in accordance with Policy 7 of the Havering Local Plan (adopted 2021).

5. 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 London Planning Authority.

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

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

Reason:- In the interests of the amenity of the occupiers of neighbouring dwelling.

7. The scheme of hard and soft landscaping as shown on the drawing '9615/80 A' submitted as part of the application shall be implemented in accordance with the approved details and retained permanently to the satisfaction of the Local Planning Authority.

All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:- To ensure that the development achieves a satisfactory level of landscape quality.

8. During construction of the development hereby permitted, all trees located within or adjacent to 15 Ernest Road Hornchurch RM11 3JE shall not be lopped or felled without the written consent of the local planning authority.

Reason:- In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

9. During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5387 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason:- In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

10. All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:- To protect residential amenity, in accordance with Policy 7 of the Havering Local Plan (adopted 2021).

11. All residential parking spaces within the development hereby approved shall include provision of infrastructure for electric or Ultra-Low Emission vehicles, of which a minimum of 1 space shall have active charging facilities, with passive provision for all remaining spaces. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

Reason: Provision prior to first occupation of the proposed dwellings hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

Informatives

12. Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

13. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal [floor] (GIA). Based upon the information supplied with the application, £11,400 would be payable due to result in a new residential property with 456m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² for each additional square metre of GIA. Based upon the information supplied with the application, £57,000 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

14. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.

15. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

3.1 The application site relates to a plot of land along the northern side of Ernest Road.

It features a partly constructed dwelling at ground floor level.

The surrounding locality is characterised by detached dwellings of differing styles and designs.

Located within the Emerson Park Policy Area (Sector 6) and subject of the Tree Protection Order (reference: 13/73), the site does not contain any listed buildings nor is located within a conservation area.

Proposal

3.2 Part-retrospective planning permission is sought for a two storey, 6-bed, detached dwelling with associated parking and amenity space following demolition of existing dwelling.

Planning permission was previously granted under a householder application for a first floor side, front, and rear extensions, demolition of rear conservatory, single storey rear extension, two storey front extension, alterations of fenestration, and raising of eaves and roof height (application reference: P1195.25).

This application differs from the previously approved one in the following key areas:

- a. Planning consent is now sought for a replacement dwelling instead of extensions and alterations to an existing dwelling.

- b. Whereas the first-floor bedroom closest to the eastern boundary of the site measured approximately 8.5m in depth under P1195.25, it would measure as approximately 5.5m in depth under this application and also benefit from a bay projection.
- c. The scheme proposed under this application would include the provision of various storage cupboards on the first and second floors of the dwelling.

Apart from the covered walkway on the eastern side boundary of the site, the existing dwelling has been demolished and there is an ongoing enforcement investigation into the breach of Condition 2 of P01195.25 (reference: ENF/33/26). A temporary stop notice was served by Planning Enforcement in February 2026.

Relevant Planning History

- P1195.25 – First floor side, front, and rear extensions, demolition of rear conservatory, single storey rear extension, two storey front extension, alterations of fenestration, and raising of eaves and roof height (Approved with Conditions)

4 CONSULTATION RESPONSES

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

4.2 The following comments were made by the stakeholders listed below:

- Anglian Water – No Comments
- Essex and Suffolk Water – No response
- Thames Water – No response
- Tree Consultant – Support subject to imposition of tree protection condition
- London Fire Brigade (Fire Safety Regulation) - No comments
- London Fire Brigade (Hydrant Officer) - No additional hydrants are required. Happy for works to go ahead as planned.
- LBH Public Protection – Recommended conditions relating to construction and demolition hours, submission of a Construction Method Statement and a mechanical plant and ventilation compliance condition.
- LBH Waste and Recycling – Waste and recycling sacks will need to be presented by 7am on the boundary of the property facing Ernest Road on the scheduled collection day.

- LBH Street Name and Numbering – No response
- LBH Highways – No response

5 LOCAL REPRESENTATION

5.1 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: 3 of which 2 objected

5.3 The following former Councillor made representations:

Former Councillor Laurence Garrard wished to call the application in for the following reasons:

Property excessive in terms of its bulk and would not meet the Emerson Park Policy Area space requirements in terms of its relationship to the boundary.

Representations

5.4 The following issues were raised in representations that are material to the determination of the application. They can be summarised as follows and are addressed in substance in the next section of this report:

Objections

- Impacts on privacy and light
- RESPONSE: All issues expressed above will be addressed in the report below.

Non-Material Representations

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

- Noise and nuisance from construction works. Construction working hours exceeded.
- On-site health and safety concerns
- RESPONSE: Such matters are not a material planning consideration

Procedural/Other Issues

The following other issues were raised in the representations received about the application:

- Adjoining wall within rear garden should not be removed
- RESPONSE: The submitted plans do not show that any wall adjoining the application site would be removed as part of the proposals.
- Commencement of demolition prior to previous planning application being granted
- RESPONSE: Information provided during the application process by the applicant indicates that the pre-existing property was demolished after planning consent was granted for P1195.25. As set out earlier on in this report, there is an ongoing enforcement investigation into the breach of Condition 2 of P1195.25 (reference: ENF/33/26) and a temporary stop notice was served by Planning Enforcement in February 2026.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 Planning Policies

National Planning Policy Framework

London Plan (2021) Policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 Quality and Standards; H1 – Increasing Housing Supply; T6 - Car parking

Havering Local Plan (2021) Policies: 3 – Housing Supply; 7 - Residential design and amenity; 24 - Parking provision and design; 26 - Urban design; 27 – Landscaping; 30 – Biodiversity and geodiversity; 33 – Air quality; 34 – Managing pollution

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

- Principle of Development
- Quality of accommodation for future occupants
- The visual impact arising from the design and appearance of the proposed dwelling on the area.
- The impact of the proposed dwelling on neighbouring amenity
- Highways and parking issues

6.3 Principle of Development

The development would replace a previously existing two storey dwelling with a single larger dwelling. Given the existing residential use of the site, there are no in principle objections to the proposals. However, the acceptability of the proposal will be subject to other policy considerations.

6.4 Quality of Accommodation for Future Occupants

Internal Space Standards

Policy 7 (Residential design and amenity) of the Local Plan states that: "To ensure a high quality living environment for residents of new developments, the Council will support residential developments that: iv. Meet the National Space Standards and the London Plan requirement for floor to ceiling heights."

Policy D6 of the London Plan states that DPD policies should offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups. Policy D6 states that Local Development Frameworks should incorporate minimum space standards.

The Mayor has set these at a GIA of 132m² for a 6-bed 8-person dwelling at 2 storeys.

The proposed development would benefit from six bedrooms that could accommodate twelve persons. At 456m², the GIA of the proposed development would significantly exceed the minimum requirement.

The London Plan also states that a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. A two-bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.

In terms of space standards, the submitted drawings show storage within the dwelling and the sizes and widths of the bedrooms of the proposed development would comply with the minimum requirements.

Policy D6 states that the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Based on the section drawing provided, the floor to ceiling heights of the proposed dwellings would meet the required standard.

Quality of Internal Space

The proposed dwelling would be dual aspect and its rooms would receive sufficient outlook and light in the opinion of officers.

External Amenity Space

Policy D6 of the London Plan states that "Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m".

The size and depth of the rear garden space proposed for the dwelling is considered acceptable.

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

Consideration has been given to the impacts of the proposed development on the character and appearance of the street scene.

As set out earlier on in this report, a householder planning application for an extended dwelling of a similar design to the proposal was previously granted planning permission (application reference: P1195.25).

With the character of the street-scene of Ernest Road characterised by houses of a variety of styles and designs, with a range of detached dwellings at single and two-storey level, the design and appearance of the dwelling is therefore not regarded as objectionable.

The application site is situated within Sector 6 of the Emerson Park Policy Area. The proposal would comply with the requirements of the Emerson Park Policy Area SPD in terms of being a minimum of 1m from an adjoining common party boundary at ground floor and 2m at first floor.

It is not considered the proposal would result in a cramped appearance to the street scene and its massing and architectural style would be in keeping with surrounding properties.

The massing and architectural character and the resultant space between adjacent buildings are compatible with the character of the local street scene, the proposal is considered to maintain the varied character of the Emerson Park area.

It is not considered that there are grounds to withhold permission on design grounds. In the absence of material harm, the proposed dwelling is considered to have an acceptable impact on the character and appearance of the local area.

As a result, the proposed development is acceptable in terms of its design and impact on the street/garden scene, and therefore is in accordance with the relevant policies set out in the Havering Local Plan (2016), the London Plan (2021), the Residential Extensions and Alterations Supplementary Planning Document (2011), and the Emerson Park Policy Area Supplementary Planning Document (2009).

6.6 The impact of the development on neighbouring amenity

Consideration has been given to the impact of the proposed dwelling on the neighbouring properties.

It is considered that the design, 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.

New views would be introduced from the proposed dwelling into the rear gardens of surrounding dwellings but it is considered they would not be out of place in the suburban context and not dissimilar from views from existing first floor rear windows of surrounding dwellings.

Owing to the separation distances between the proposed dwelling and all other neighbouring properties, it is not considered that the proposed development would present any undue impact on the residential amenity of these neighbouring houses.

For the reasons given above, it is not judged that the proposed development would be unneighbourly.

Were this application to be approved, a condition will be imposed stating that no window or other opening shall be formed in the flank walls of the dwellings unless specific permission has been sought and obtained in writing from the Local Planning Authority first to ensure that it would not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

Furthermore, a pre-commencement condition requiring the submission of details about all proposed walls, fences and boundary treatment to the Local Planning Authority for approval would also be imposed in the event this application to protect the visual amenities of the development and prevent undue overlooking of adjoining properties.

6.7 Parking and Highway Implications

The Public Transport Accessibility Levels (PTAL) rating for the site is 1a which translates to very poor access to public transport.

Policy 24 of the Local Plan indicates that dwellings with 3+ bedroom situated within an outer London area with a PTAL of 1a should benefit from a minimum of 1.5 spaces per unit.

It is considered that the site would be capable of accommodating two parking spaces of the required depth and width.

There is also deemed to be sufficient space within the site to make adequate provision for refuse storage and for cycle storage.

For the reasons expressed above, it is not deemed the proposals would have harmful highway impacts.

6.8 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. Were this application to be approved, electric vehicle parking will be required by condition to minimise the impact of transport emissions on local air quality.

6.9 Other Issues

Trees

The site is the subject of a Tree Protection Order (reference: 13/73) though only one of the trees (T1) subject of that order remains.

A Tree Constraints Plan and Arboricultural Impact Assessment was submitted with the application showing that the proposed building would be situated within the footprint of the pre-existing dwelling. The AIA states that the existing foundations are to be reused and no excavation would be undertaken.

A consultation response about the proposal was sought from the Tree officer during the application process. They stated although the proposed building would be within the root protection area of T1, retaining existing foundations would suitably protect tree roots from any additional impacts during construction. They also commented that the existing hedge and driveway would act as suitable stem protection and ground protection for the remaining RPA of T1 within the site boundary.

It is noted there are other trees to the rear of the application site but they would be situated well away from the proposal so it is considered unlikely that the development would have an adverse impact on those trees.

Conditions requiring trees within or near the site to be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' and preventing any trees at the site being lopped or felled without the written consent of the Local Planning Authority will be imposed in the event the application were to be approved.

Consequently, it is not considered there are grounds to refuse the application based on impacts on trees.

Biodiversity Net Gain

The proposed development would not affect more than 25sqm of the front lawn and shrubs within the application site and therefore is considered to be exempt from Biodiversity Net Gain.

6.10 Financial and Other Mitigation

The proposed development would result in the creation of a new residential unit with approximately 455.62m² of floor space, which is rounded up to 456m².

The proposal is liable for Mayoral and Havering CIL, will incur a total charge of £68,400. Mayoral CIL will be £11,400 based on the calculation of £25 per square metre and Havering CIL will be £57,000 based on the calculation of £125 per square metre, all subject to indexation.

6.11 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.

7 CONCLUSION

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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 Havering LONDON BOROUGH	Planning Committee 20 August 2026
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Application Reference:	P0407.26
Location:	209 Alma Avenue Hornchurch RM12 6BJ
Ward	Hacton
Description:	Construction of a 3xbed end terrace dwelling with parking and amenities including vehicular access to front
Case Officer:	Cole Hodder
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The application would create a single-family dwelling house which would contribute to housing stock in the borough. It would not raise any issues in relation to its design, visual appearance and would not have a material impact on neighbouring amenity or the functioning of the highway.

2 RECOMMENDATION

- 2.1 That the Committee resolve to resolve to agree the reasons for approval as set out in this report and delegate authority to the Assistant Director of Planning to grant planning permission and impose conditions and informatives to secure the following matters:

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 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.

3. No above ground works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the buildings are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

4. No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

5. No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved

plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (including additions to the roof) shall be made to the dwelling hereby permitted, without the express permission in writing of the Local Planning Authority.

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

8. All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity.

9. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

10. All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason: In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

11. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy SI 5 of the London Plan.

12. All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

13. Notwithstanding the indicative details shown on the plans hereby approved, the areas to the front and rear of the dwelling hereby approved shall be predominately soft landscaped. Prior to any above ground works a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and
- c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance, biodiversity value and to accord with Policies 27 and 30 of the Havering Local plan 2016-2031.

14. Before the buildings hereby permitted are first occupied, provision shall be made within the site for three car parking spaces and works carried out to facilitate access as required. Thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

15. Notwithstanding the details shown on approved plans and prior to any above ground works, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

16. The proposed dwelling shall make provision for electric or Ultra-Low Emission vehicles, with the parking space provided to have active charging facilities. Such provision is to be made prior to the first occupation of the dwelling hereby permitted.

Reason: Provision prior to first occupation of the proposed dwelling hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 Application site is an area of land currently used as side/rear garden of 209 Alma Avenue. The host dwelling is one half of a semi-detached pair and occupies a position on the corner of Alma Avenue and Kempton Road.
- 3.2 The surrounding area is predominantly residential and is characterised by two storey semi-detached pairs and single storey bungalows, however there is no set typology or architectural style.
- 3.3 By way of background two previous applications were submitted in this location to construct a dwelling. The first through ref: P1425.19 sought permission for a

detached dwelling. Notification of intended refusal was given and the application was then withdrawn.

- 3.4 Pre-application advice was then sought on a revised scheme concerning a further detached dwelling in this location. Due to the constraints of the site, this was not viewed favourably for similar reasons as application P1425.19. A subsequent application was made through ref: P0698.25 which was informed by advice given and comprised of an attached dwelling.
- 3.5 This application was refused as the parking provision would not have complied with the Highway Authority's drop kerbed policy and could therefore not have been relied upon. Parking was shown to the front of the proposed dwelling, with access taken from Alma Avenue via new crossover. This was regarded as being detrimental to highway safety and resulted in an objection being made by the Highway Authority.

Proposal

- 3.6 Consent is sought for the formation of a two-storey attached dwelling, comprised of three bedrooms, associated amenity space and parking provision facilitated by the subdivision of the donor site.
- 3.7 Parking would utilise an existing crossover for the proposed dwelling, whilst an existing crossover would be extended in Alma Avenue to allow for parking to the front of the donor dwelling. This arrangement has been informed by earlier decision making.

4 Planning History

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

P1425.19 - PROPOSED CONSTRUCTION OF DETACHED HOUSE AT LAND ADJACENT TO NO 209 ALMA AVENUE, HORNCHURCH, RM12 6BJ – WITHDRAWN

P0698.25 - Construction of a 3xbed end terrace dwelling with parking and amenities including vehicular access to front – REFUSED

REFUSAL REASON

1. A new crossover is required to provide off-street parking for the proposed and donor dwelling in this location would not be supported due to proximity to a junction, such an arrangement would be detrimental to highway safety and in contrast to the objectives and principles of the London Borough of Havering's Domestic Vehicle Dropped Kerb Policy (dated April 2023). The cumulative loss of off-street parking for the donor dwelling combined with the lack of off-street parking for the proposed dwelling would result in unacceptable overspill parking onto surrounding roads which has not been evidenced not to be detrimental to the convenience and amenity of other residents and highway safety/free flow of movement more generally through increased competition for limited on-street spaces.

The proposals therefore fail to comply with Havering Local Plan 206-2031 Policies 23 and 24, London Plan T6. There would also be conflict with Paragraph 116 of the Framework.

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:

Thames Water – No objection
Anglian Water – No objection
LFB (Access/Hydrants) – No objection
LBH Waste/Recycling – No objection
LBH Public Protection – No objection
LBH Highway Authority – No objection

6 LOCAL REPRESENTATION

6.1 A total of 10 neighbouring properties were invited to comment on the application submission.

6.2 The outcome of all consultation is as follows:

No of individual responses: 2 of which 2 objected

Petitions received: None

6.3 The following Councillor made representations:

Councillor Julie Wilkes on the basis of the following:

- Not in keeping with Street Scene
- Parking
- Exit from proposed building would see exit onto road near bend
- No 111 owns part of the property where exit from proposed building would exit from.
- Double yellow lines along here

6.4 (OFFICER COMMENTS: A revised red-line plan was provided by the applicant 08-06-2026 in response to discrepancy observed between the Site Location Plan and Block Plan respectively.

Comments made appear to suggest that the scheme is as previously considered and refused, which is not the case. The crossover proposed would be compliant with the drop kerbed policy adopted by the Highway Authority.

Further comments were made by Councillor Wilkes 28 July to expand on the reasoning for making the Call-In. Those comments reinforce concerns over

vehicular access but also raise a non-material consideration which is loss of property value.)

Representations

- 6.5 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:

- Parking stress / Highway safety
- Parking not achievable
- Out of keeping with street-scene
- Overdevelopment
- Impact on services/surface water drainage

Non-material representations

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

- Loss of property value
- Profit for developer
- Loss of view
- Noise during construction works

(OFFICER COMMENTS: Loss of property value is not a material planning consideration, similarly suggestions of profiteering are similarly not material. Loss of view is materially different to loss of outlook and is not protected. Noise during construction works can at times be regarded as material, usually when development is of larger scale. In this instance it is not considered appropriate to require a Construction Methodology. Hours of Construction will be controlled Planning Condition).

Procedural issues

- 6.7 During consultation a discrepancy with the red-line plan was raised in representations and noted by officers. A revised plan was subsequently submitted which meant that the two plans (Block and Site Location Plan) now correlated with the boundary shown. This did not materially alter the scheme or assessment undertaken.

7. Planning Policies

- 7.1 National Planning Policy Framework

- 7.2 London Plan (2021) Policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 Quality and Standards; H1 – Increasing Housing Supply; T6 - Car parking

- 7.3 Havering Local Plan (2021) Policies: 3 – Housing Supply; 7 - Residential design and amenity; 24 - Parking provision and design; 26 - Urban design; 27 – Landscaping; 30 – Biodiversity and geodiversity; 33 – Air quality; 34 – Managing pollution

7.4 Residential Extensions and Alterations Supplementary Planning Document (SPD)

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design / Impact on street-scene
- Quality of living environment
- Impact on amenity
- Highways/Parking
- Other issues

8.2 Principle of development

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation.

8.3 The provision of residential accommodation is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 is supportive of housing provision in sustainable locations. In addition, the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1 whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

8.4 Policy 5 of the Local Plan prioritises family (3 bed units). The Policy requires that developers demonstrate how they have sought to maximise the provision of family housing within their schemes. The proposals make provision for a three-bedroom family dwelling which is consistent with the objectives of the Local Plan.

8.5 Other matters lending weight to residential development are the current Housing Delivery Test results and the current position with regards to supply in Havering. The most recent Housing Delivery Test Results (Dec 12, 2024) are such that in terms of Housing Delivery the Council is no longer able to meet the required threshold. The results indicate that in terms of housing delivery the Council demonstrates only 61%. This is in addition to not been able to demonstrate a five-year supply of deliverable housing land despite ongoing work to argue this. Therefore, the tilted balance at Paragraph 11 of the Framework is engaged.

8.6 In land use terms the development is considered to be acceptable in principle subject to other policy considerations.

Design / Impact on street-scene

- 8.7 Paragraph 129 of the NPPF, amongst other considerations requires that planning decisions should take into account the desirability of maintaining an area's prevailing character and setting (including residential gardens) and recognise the importance of securing well-designed, attractive and healthy places.
- 8.8 The Framework states that the creation of high quality, beautiful and sustainable places and buildings is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. The Framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 8.9 The proposals reflect broadly the dwelling shown through application reference P0429.25. Whilst this application was refused it should be noted that the application was refused due to the parking arrangements proposed, rather than the design of the dwelling.
- 8.10 The only material differences to the earlier scheme which was refused only on parking grounds for the reasons outlined is the degree of separation from the flank boundary which is reduced from approximately 1.50m to 1.10m.
- 8.11 In addition, the depth at ground floor level would now project beyond the attached neighbour by 2m and a dormer window is proposed within the rear roof slope.
- 8.12 The current proposals as with the previous iteration seeks to integrate with the exiting semi-detached pair in replicating the main massing, detailing and other design features including projecting bay feature. It is reasonable to conclude that subject to details of any materials to be used in external finishes that an acceptable outcome might be capable of being achieved visually.
- 8.13 Whilst the separation from the flank boundary has been reduced, it is not considered that this is unacceptably so. Council design guidance for Residential Extensions and Alterations requires at least 1m set-in from the side boundary, particularly in corner locations which would be met here, and those principles can appropriately be applied to new dwellings.
- 8.14 It is accepted that developing the side/rear garden of the donor property and introducing a new dwelling would visually impact the corner which has an open character currently. On balance it is not considered that this is sufficient in isolation to withhold permission. The dormer window shown at roof level would increase bulk at high level, but it would be contained well within the main roof.
- 8.15 Looking at the other side of the junction, it is evident that similar development could be achieved and in view of the separation maintained even though reduced over the previous application, it is not considered that from Kempton

Avenue, or Alma Avenue that the dwelling would be unacceptable in appearance. As shown the applicant intends to surface the front garden. In view of there being no parking here, it is considered that additional planting might be capable of being achieved here

- 8.16 Whilst it is observed that there is concern over the formation of a terraced row in this location and it is recognised that the prevailing housing typology is pairs of semi-detached two storey dwellings/bungalows it not considered that the proposals would give rise to such harm that refusal could be sustained. The resultant plot sizes following subdivision would not be detrimental or at odds with prevailing plot sizes and the urban grain.
- 8.17 The National Planning Policy Framework promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. The proposals would replace a small and constrained home for one more in keeping with the scale of surrounding properties. It is not considered that there would be any visual harm capable of enabling a decision to refuse permission. The proposals are regarded as complying with the objectives of the Havering Local Plan 2016-2031, specifically Policies 7 and 26, as well as the NPPF and London Plan 2021.

Quality of accommodation/suitability

- 8.18 At paragraph 135 the National Planning Policy Framework requires fundamentally that development creates places that provide a high standard of amenity for existing and future users. Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- 8.19 To that end the policy requires that new residential development conform to minimum internal space standards. There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes take into account commonly required furniture and the spaces needed for different activities and moving around. New dwellings must also demonstrate an acceptable arrangement of private amenity space with the London Plan setting minimum standards.
- 8.20 Applying the standards it is evident that the accommodation provided would align with the required standards and would have generous amenity provision having regard to the minimum required (a minimum of 5 sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm. should be provided for each additional occupant). The development would appear to comply with the requirements of London Plan Policy D6, Havering Local Plan 2016-2031 Policy 7. In doing so there would also be compliance with the objectives of Para 135 which requires fundamentally that development creates places with a high standard of amenity for existing and future users.

Impact on amenity

- 8.21 Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents.
- 8.22 This policy is to be read in conjunction with Policy 26 and the objectives are reflected in Policy 34 which states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination. The Local Plan objectives are consistent with the National Planning Policy Framework.
- 8.23 The amenity impacts in this instance are limited principally to the donor property. To that end the dwelling would adjoin the donor property which would result in the loss of one flank window. This window serves the staircase/landing which is non habitable and its loss therefore not objectionable. The main mass of the proposed dwelling occupies a shared front and rear building line with the additional projection observed at ground floor level. The proposed dwelling would project approximately 2sqm beyond this neighbour at single storey level.
- 8.24 This additional projection would not give rise to any material harm in view of the limited depth and sloped roof. The impacts on this neighbour would not be material, or sufficient to withhold permission. There would be no material impact on any other surrounding dwellings, they would be separated by the length of the lot or the width of Kempton Avenue respectively.
- 8.25 It is accepted that new views would be created at first floor and roof level, but these would not be unneighbourly or uncharacteristic in the suburban environment. Whilst there would be increased mass within proximity of the site boundaries, the development is not considered to give rise to any material loss of light or overshadowing of neighbouring properties, nor to be detrimental to outlook.
- 8.26 Comments made by residents refer to loss of view, views are not something which can be protected and differ from outlook which relates to the proximity of development to a development. The development is sufficiently removed from neighbouring dwellings and designed so as that there would be no material impact on outlook in planning terms.
- 8.27 The development would, in terms of its amenity impacts or lack thereof comply with the design principles of the Residential Extensions and Alterations SPD, Policies 7, 26 and 34 of the Havering Local Plan 2016-2031 as well as the objectives of the NPPF Para 135.

Highways/Parking

- 8.28 Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031. The PTAL rating for the site is 2 but is observed to border a site with a PTAL of 1B. These ratings

are suggestive of poor access to public transport which would translate to high likelihood of reliance on private vehicles.

- 8.29 In view of the relationship to the PTAL zone with 1B it is considered that the Local Plan standards should be applied. This is consistent with earlier decision making and would equate to a minimum of 1.5 spaces per dwelling. A total of three spaces is shown (two for the donor and one for the proposed dwelling). This is not regarded as being objectionable in the view of officers and would be policy compliant.
- 8.30 In contrast to earlier applications, the proposals omit the need for a new crossover and would make use of an existing crossover to the rear of the site for the donor and the provision of an extension to an existing crossover for the donor dwelling. The London Borough of Havering's Domestic Vehicle Dropped Kerb Policy (dated April 2023) at Para 3.12.1 states that a crossing application will not be approved if it is located within 10 metres of a junction due to highway safety concerns.
- 8.31 The Highway Authority were invited to comment on the current application and have not objected. As shown on plan, the proposed extended crossover would be located more than 10m from the junction. They were invited to comment on matters of provision and highway safety and raised no objection.
- 8.32 In view of this the proposed development would comply with Havering Local Plan Policies 7 and 24, London Plan T6 and the NPPF Para 116.

Additional material considerations

- 8.33 There are no preserved trees on site, the site could effectively be cleared without consent. However, it is reasonable to secure a scheme of landscaping in the event of approval.
- 8.34 On the matter of mandatory BNG the applicant considers that the proposals would be exempt, referring to the de minimis exemption. Officers are inclined to agree that the character of the site does not lend itself to priority habitat.
- 8.35 However as above, whilst the proposals might be free from BNG, it is considered that appropriate landscaping might be secured by way of condition.
- 8.36 This is in relation to the front garden, whilst noted to be hard-surfaced on proposed layout plans, mindful that there would be no vehicle parking for the proposed dwelling it is reasonable to require soft landscaping either be retained or reinstated following construction of the dwelling.
- 8.37 Ordinarily it is not advisable to withdraw permitted development rights. However, in this case, due to the careful consideration of the design of the dwelling under consideration it is considered appropriate to withdraw permitted development rights for extensions to, including the roof, the donor dwelling. This does not preclude against the property being extended in the future but would enable the LPA to retain control over to what extent.

Environmental and Climate Change Implications

- 8.38 Given the limited scale and nature of the proposals which concern the provision of a single new dwelling, no specific measures to address climate change are required to be secured in this case.

Financial and Other Mitigation

- 8.39 None relevant.

Equalities

- 8.40 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

- 8.41 The proposals do not raise any known issues in relation to the foregoing.

9 Other Planning Issues

- 9.1 None

10 Conclusion

- 10.1 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.