



# Havering

LONDON BOROUGH

**Planning Committee**

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

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

---

## **1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

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

## **2 RECOMMENDATION**

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

## **Conditions**

### **1. SC32 – Accordance with plans**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:- For the avoidance of doubt and to ensure that the development is carried out as approved.

### **2. NSC31 – Materials**

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

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

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

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

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

### **4. SC46 – Standard flank window condition**

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

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

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

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

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

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

#### **Site and Surroundings**

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

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

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

#### **Proposal**

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

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

The key amendments are as follows:

#### Internal

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

#### External

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

## Materials

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

## **3.3 Planning History**

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

## **3.4 Enforcement History**

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

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

## **4 CONSULTATION RESPONSE**

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

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

## **5 LOCAL REPRESENTATION**

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

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

No of individual responses: 4

**5.3** The following Councillors made representations:

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

#### **5.4 Representations**

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

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

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

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

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

## **5.5 Procedural Issues**

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

- Inaccurate application form
- Inaccurate plans

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

## **6 MATERIAL PLANNING CONSIDERATIONS**

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

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

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

Local, London-wide and national planning policy and guidance seeks to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates successful places in which to live and work and helps make development acceptable to communities. Development plan policies seek to ensure that new development is designed so that it respects the distinctive identity and character of the site and area, is of high architectural quality, provides site specific design solutions, reinforces and complements the streetscene, responds to local patterns of development and respects the visual integrity and established scale and massing of the site and wider area. It also supports the use of high-quality materials that integrate with surrounding buildings. The Havering Residential Extensions and Alterations SPD provides further guidance on how an appropriate design can be achieved.

It is deemed that the internal and external amendments to the extensions which are the subject of this application are such that they do not result in any significant harm to the character and appearance of the site, the street scene nor the area more widely. The developments are considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards.

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

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

Local, London-wide and national planning policy and guidance seeks to secure development which protects amenity. Policy 7 of the Havering Local Plan identifies that development should be of a high design quality that ensures the amenity and quality of life of existing and future residents is not adversely impacted. To protect amenity, the Council will support developments which do not result in unacceptable overlooking or loss of privacy, outlook, daylight and sunlight. The Council will also support development which does not cause unacceptable levels of noise, vibration and disturbance. Further advice on how to achieve these objectives is provided in the Havering Residential Extensions and Alterations SPD.

It is considered that the internal and external amendments to the extensions which are the subject of this application are such that they do not result in any impacts on the amenities of the site, neighbouring occupiers nor the wider area to a degree that would justify a refusal of planning permission. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

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

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

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

Policy 24 of the Havering Local Plan sets out the appropriate parking standards for different parts of the borough and states that where a development proposal would result in a net loss of car parking spaces, the applicant will be required to demonstrate that there is no need for them. It also identifies that the Council will support proposals which consider the location and layout of parking provision as an integral part of the design process, site parking close to people's

homes in areas with natural surveillance and provide appropriate landscaping, that visually screens car parking to the front of dwellings.

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

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

## **6.5 Other Issues**

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

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

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

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

## **6.6 Financial and Other Mitigation**

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

## **6.7 Equalities**

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

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

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

## **Conclusions**

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