



Havering
LONDON BOROUGH

Planning Committee

25 June 2026

Application Reference:	P1405.25
Location:	14 Christchurch Avenue, RM13 8JB
Ward	Beam Park
Description:	Reconstruction of a two-storey side extension.
Case Officer:	Habib Neshat
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria

1 BACKGROUND

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

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

3 RECOMMENDATION

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

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

Reason:-

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

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

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

Reason

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

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

Reason

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

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

Reason

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

Informatives

1. You are hereby advised that if the current breach of planning controls at the site in relation to the unauthorised two storey side extension are not adequately addressed within 6 months, then the Local Planning Authority will need to consider the expediency of seeking a prosecution under the enforcement notice in place on the site.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.
3. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check that whether or not the development requires consent under the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found at: <https://www.havering.gov.uk/building-control>.
4. You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for a permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not works or activities necessitate separate consents under the requirements of other, non-planning legislation at the earliest opportunity by emailing environmentbusinesssupport@havering.gov.uk for further information. Unauthorised work on or use of the public highway and a failure

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

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

4 Site and Surroundings

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

5 Proposed Development

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

6 Planning History

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

AND

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

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

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

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

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

7 LOCAL REPRESENTATION

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

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

Councillor Call-In

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

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

I have listed my objection below.

1. The proposed development would, by reason of its poor design, height, bulk and mass, appear as an unacceptably dominant and visually intrusive feature in the streetscene on this prominent corner site, thereby having an adverse impact on the visual amenity of the surrounding area contrary to Policy 7 and 26 of the Havering Local Plan.
2. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.
3. It is noted that the driveway and the front porch are likely to require planning permission as they do not meet permitted development limitations. In order to regularise these additions, a planning application is required
4. There are significant inaccuracies in the drawings both in respect to the existing elevation (windows position with respect to roof level) and with respect to the proposal, which means that it would not be possible to ascertain that the proposed alterations would be actually practicably achievable.

8 Planning Policies

National Planning Policy Framework (2024)

London Plan (2021) policies:

D1 - London's form, character and capacity for growth; D4 - Delivering good design; and T6 - Car parking

Havering Local Plan (2021) policies:

Policy 7 - Residential design and amenity; Policy 24 - Parking provision and design; and Policy 26 - Urban design

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

9 MATERIAL PLANNING CONSIDERATIONS

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

The main issues for consideration for this application are:

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

- Highways
- Equality

Design, character and street-scene

- 9.2 Local, London-wide and national planning policy and guidance seeks to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates successful places in which to live and work and helps make development acceptable to communities. Development plan policies seek to ensure that new development is designed so that it respects the distinctive identity and character of the site and area, is of a high architectural quality, provides site specific design solutions, reinforces and complements the streetscene, responds to local patterns of development and respects the visual integrity and established scale and massing of the site and wider area. It also supports the use of high-quality materials that integrate with surrounding buildings. The Havering Residential Extensions and Alterations SPD provides further guidance on how an appropriate design can be achieved.
- 9.3 The proposal is to demolish the existing unauthorised extension and to erect a two-storey side extension in its place. The proposed extension would follow key elements of the guidance set out in the Council's Extensions and Alterations Supplementary Planning Document (SPD) as follows;
- It would be set back by 1.4m from the front elevation at first floor level.
 - There would be a pitched roof over the ground floor projection.
 - It would incorporate a hipped roof with the same eaves' height as the host property.
 - The ridge to the roof of the proposed extension would be set lower than that of the roof to the dwelling.
- 9.4 It is considered that the proposed extension would be subordinate to the host property. A condition is recommended to ensure the use of appropriate materials.
- 9.5 It is found that the design, size, siting and scale of the development are such that it would not result in any significant harm to the character and appearance of the site, the streetscene nor the area more widely. The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards. The proposal is found to have overcome the reasons for refusing the previous applications at the site.

Impact on Neighbouring Amenity

- 9.6 Local, London-wide and national planning policy and guidance seeks to

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

- 9.7 The relationship with no.12 Christchurch Avenue, where the extension would be angled away from the flank elevation to no.12, means that it does not project beyond its rear building line. In addition, whilst the extension would project beyond the front building line of no.12, because it is angled away from the property, there would not be any significant loss of light, outlook or sense of enclosure to the occupiers. Finally, there are no principal windows to the flank elevation of number 12 to be affected by the proposed extension. Whilst there would be a rear facing window at first floor in the extension, it is not considered that this would represent a significant increase in overlooking or loss of privacy of the rear garden of no.12 to the detriment of the occupier's amenity.
- 9.8 In terms of the impact on 2 Auckland Avenue, the development will be sited away from the neighbouring dwelling at the other end of the pair of semis and due to the extension maintaining the building line of the semi-detached pair, the extension represents no significant concerns with regard to the loss of light, overlooking or having any overbearing impact to the adjoining property.
- 9.9 It is considered that the design, size, siting and scale of the development proposed are such that it would not result in any impacts on the amenities of the site, neighbouring occupiers nor the wider area to a degree that would justify a refusal of planning permission. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

Parking, Traffic and Transportation

- 9.10 Policy 24 of the Havering Local Plan sets out the appropriate parking standards for different parts of the borough and states that where a development proposal would result in a net loss of car parking spaces the applicant will be required to demonstrate that there is no need for them. It also identifies that the Council will support proposals which consider the location and layout of parking provision as an integral part of the design process, site parking close to people's homes in areas with natural surveillance and provide appropriate landscaping, that visually screens car parking to the front of dwellings. The proposed extension does not affect existing on-site parking arrangements. There is provision for two vehicles to be parked on site which is in accordance with council's maximum parking standards. The design and

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

Equality and Diversity

- 9.11 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. In considering this application and preparing this report, officers have had careful regard to the need of one of the members of the family who suffers from impaired mobility and the requirements of the Equality Act 2010 (as amended). It is concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

10 CIL and other Financial and Mitigation measures

- 10.1 The development is not liable for a payment under the Havering or Mayoral Community Infrastructure Levy regimes, as it is for an alteration to an existing dwelling and the quantity of new floor space created is less than 100sqm. This application is exempt from Biodiversity Net Gain requirements as it is a householder development.

11 Conclusions

- 11.1 The proposal is found to be acceptable and compliant with the objectives of the relevant planning policies and guidance. The proposal would not significantly harm the character and appearance of the site, the street scene or the surrounding area. The proposal's residential amenity and highways impacts are also considered to be acceptable. As there are no other material planning considerations which would justify reaching a different conclusion, it is recommended that planning permission is granted subject to conditions.