



Havering
LONDON BOROUGH

Planning Committee

25 June 2026

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| Application Reference: | P0328.26 |
| Location: | 92 Grosvenor Drive Hornchurch RM11 1PW |
| Ward | Hylands & Harrow Lodge |
| Description: | Part single, part two storey rear extension. |
| Case Officer: | Aidan Hughes |
| Reason for Report to Committee: | A Councillor call-in has been received which accords with the Committee Consideration Criteria |

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 It is considered that the proposed development would not unacceptably impact on the character of the immediate vicinity. The proposal is acceptably designed, would not unduly impact upon the street scene or the immediate garden scene. It is viewed that the proposal would not unacceptably impact on the amenity of the adjacent residents in terms of overshadowing, loss of light and loss of privacy. There is no impact on highway safety and off road parking guidelines are met.

2 RECOMMENDATION

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

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

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

PL01-HH Revision C
PL02-HH Revision B

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

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

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

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

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

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.

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

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

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

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

3 Site and surroundings

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

4 Proposed development

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

5 Planning History

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

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

1796/77 - Brick built lounge extension - Approved.

1828/83 - Two storey side extension - Approved.

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

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

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

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

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

6 LOCAL REPRESENTATION

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

6.2 The outcome of all consultation is as follows:

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

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

Objections

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

Non-material representations

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

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

6.4 The following Councillor made representations:

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

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

7. Planning Policies

7.1 National Planning Policy Framework (2025)

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

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

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

8 MATERIAL PLANNING CONSIDERATIONS

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

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

8.2 The impact upon the character and street-scene

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

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

- 8.5 It is evident that the proposed development would be visible when viewed from the rear gardens and rear facing windows of the properties in Grosvenor Drive and from the rear within Regency Gardens and therefore care needs to be exercised in its design.
- 8.6 Although, there are few examples of two storey rear extensions locally, there is an example nearby at No. 5 Windsor Road. This type of development is a common feature across the Borough and accepted in principle by the SPD.
- 8.7 It is considered that the design, size, siting and scale of the development are such that it would not result in any significant harm to the character and appearance of the site, the street scene nor the area more widely. The development is considered to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these regards. No objections are raised from a visual point of view.
- 8.8 Impact on neighbour amenity**
- 8.9 Local, London-wide and national planning policy and guidance seeks to secure development which protects amenity. Policy 7 of the Havering Local Plan identifies that development should be of a high design quality that ensures the amenity and quality of life of existing and future residents is not adversely impacted. To protect amenity the Council will support developments which do not result in unacceptable overlooking or loss of privacy, outlook, daylight and sunlight. The Council will also support development which does not cause unacceptable levels of noise, vibration and disturbance. Further advice on how to achieve these objectives is provided in the Havering Residential Extensions and Alterations SPD.
- 8.10 The Residential Extensions and Alterations SPD outlines that single storey rear extensions can project 4 metres from the rear wall of a semi-detached dwelling. Any greater depth required should be within an angle of 45 degrees, taken from the 4 metre dimension on the property boundary, in order to ensure a reasonable level of amenity is afforded to neighbouring property.
- 8.11 Drawing PL01-HH Revision: C show that the ground floor rear extension would project 4.6m beyond the rear elevation of No.90 with the additional depth beyond 4m falling within a 45 degree notional line to comply with guidance. As such the impact on this neighbour's amenity is considered to be acceptable.
- 8.12 The neighbouring dwelling and single storey rear extension at No.94 would mitigate the impact of the proposed ground floor rear extension. The projection beyond No.94's extension is not unusual and is envisaged within guidelines as acceptable when considering the impact of a 4m deep extension on the boundary with a neighbour that has not previously extended. Furthermore, the flank wall of this extension would have a splayed design to be set off the boundary in part to minimise the impact on this neighbour.

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

8.14 It is considered that the design, size, siting and scale of the development proposed are such that it would not result in any material adverse impacts on the amenities of the site, neighbouring occupiers nor the wider area to a degree that would justify a refusal of planning. The proposal is found to be acceptable and compliant with the objectives of the relevant planning policy and guidance in these respects.

8.15 Parking, Traffic and Transportation

8.16 Policy 24 of the Havering Local Plan sets out the appropriate parking standards for different parts of the borough and states that where a development proposal would result in a net loss of car parking spaces the applicant will be required to demonstrate that there is no need for them. It also identifies that the Council will support proposals which consider the location and layout of parking provision as an integral part of the design process, site parking close to people's homes in areas with natural surveillance and provide appropriate landscaping, that visually screens car parking to the front of dwellings. The application site is within a PTAL area of 2. The application site is able to accommodate two vehicles on the drive which is an existing arrangement. As a result, no highway or parking issues would arise.

8.17 CIL and other Financial and Mitigation measures

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

8.19 Equalities

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

9 Conclusions

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