



Havering
LONDON BOROUGH

Planning Committee

20 August 2026

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.