

128 HAYNES ROAD, HORNCHURCH RM11 2HU

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT REFERENCE: ENF/27/22

ENFORCEMENT NOTICE

ISSUED BY: London Borough of Havering (herein after referred to as “the Council”)

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

The land known as **128 HAYNES ROAD HORNCHURCH RM11 2HU**, shown edged in black on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

1. Without planning permission, the construction of a building for use as a dwellinghouse;

AND

2. Without planning permission, the construction of a boundary treatment within the front curtilage;

AND

3. Without planning permission, the construction of a hard surface within the front curtilage;

AND

4. Without planning permission, the installation of air conditioning external housing units to the northern flank elevation.

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breach of planning control has occurred within the last four years and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any injury to amenity which has been caused by the breach.
2. The development, by reason of its bulk, scale, massing, height and proximity to the shared boundaries, appears as an overly dominant, incongruous and visually intrusive feature in the rear garden environment and is therefore harmful to the character and appearance of the surrounding area and harmful to the amenity of the property at 130 Haynes Road, contrary to Havering Local Plan 2016 – 2031 Policies 7 and 26 and contrary to guidance within the Residential Extensions and Alterations Supplementary Planning Document.
3. The development would, by reasons of the excessive depth, resulting bulk, height and design, form a dominant and intrusive feature deviate from the approved design ref: due to the changes to the gables, dormers, front elevation, rear elevation is considered harmful to the visual amenity to surrounding area, as well as having an overbearing impact to the detriment of the amenity of the occupiers at no. 126 Haynes Road, contrary to Policy 26 of the Local Plan 2016 - 2031 and the Residential Extensions and Alterations SPD 2011.
4. The boundary treatment by virtue of its excessive height and scale introduces a design element which is inconsistent with the established low-rise form of development to boundaries of properties in the streetscene. This adds a design element which is incongruous with other properties alongside Haynes Road to the detriment of the visual amenity of the locality contrary to Policies 7 and 26 Havering Local Plan 2016 - 2031 and the Councils residential extensions and alterations supplementary planning document.
5. The hard surface in the front curtilage due to its expanse, unsympathetic materials and appearance and failure to include any soft landscaping is contrary to Policy 26 of the Havering Local Plan and Policy D1 of the London Plan and paragraph 130 of the National Planning Policy Framework (NPPF). Additionally, the hard surface does not provide drainage and storm water mitigation and therefore is also contrary to the Residential Extensions & Alterations SPD March 2011 and guidance within the National standards for sustainable drainage systems (SuDS) with respect to the installation of sustainable urban drainage systems.
6. The development, due to its scale, bulk, positioning and proximity to the neighbouring property 126 Haynes Road, is an intrusive, overbearing and unneighbourly development that is considered to have a significant adverse effect on the amenities of these adjacent occupiers contrary to Policy 7 of the Havering Local Plan 2016 – 2031.
7. The external heat pump / air conditioning housing units, by reason of their scale, bulk, positioning and proximity to the boundary of the site appear as an unacceptably dominant and visually intrusive feature in the streetscene harmful to the appearance of the surrounding area contrary to Policies 7 and 26 of the Havering Local Plan 2016 – 2031.

8. The Council does not consider that planning permission should be granted because planning conditions attached to any consent would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

Carry out EITHER Step 1 OR Step 2 and then carry out ALL of Steps 3, 4, 5 and 6.

1. DEMOLISH the building being the dwelling of 128 Haynes Road;

OR

2. Modify the as-built building to comply with the planning permission granted P0921.22, Drawing numbers HR 2022/2 (proposed floor plans, elevations and roof plan) and HR 2205/1 (block plan) as shown on the plans attached as Appendix 1;

AND

3. Reduce the front boundary treatment facing Haynes Road to a height no more than 1 metre high at any point;

AND

4. Remove the hard surfacing to the front curtilage;

AND

5. Remove the heat pump / air conditioning external housing units on the northern elevation of the property;

AND

6. Remove all rubbish, debris or other materials accumulated as a result of taking steps (1) to (5) above.

6. TIME FOR COMPLIANCE

SIX MONTHS after the date when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **3rd AUGUST 2026**, unless an appeal is made against it beforehand

Dated: **3rd July 2026**

Signed: 

GEORGE ATTA-ADUTWUM

Authorised Officer on behalf of London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

Nominated Officer to contact regarding this Notice: **George Atta-Adutwum**

Telephone Number: **01708 432157**

Email: George.Atta-Adutwum@havering.gov.uk

THE RIGHT TO APPEAL

Those with a legal or equitable interest in the land or who is a relevant occupier can appeal against this Enforcement Notice to the Planning Inspectorate acting on behalf of the Secretary of State **before 3rd AUGUST 2026**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF AN APPEAL IS NOT RECEIVED

If an appeal is not received against this Enforcement Notice, it will take effect **3rd AUGUST 2026** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.

EXPLANATORY NOTES

STATUTORY PROVISIONS

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) can be viewed online at <https://www.legislation.gov.uk>

THE RIGHT TO APPEAL

Any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Planning Inspectorate **before 3rd AUGUST 2026**.

If an appeal against this Notice is intended, the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice should be followed.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;
- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

PLANNING APPLICATION FEE

Should you wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development or use, then a fee of **£1,220** is payable to the Council when the appeal is lodged. If this fee is not paid, the planning merits of the appeal will not be considered by the Planning Inspector.

STATEMENT ON GROUNDS OF APPEAL

The grounds of appeal must be submitted to the Planning Inspectorate, either when giving notice of the appeal or within 14 days from the date on which the Planning Inspectorate sends you a notice so requiring, a statement in writing specifying the grounds on which the appeal against the Enforcement Notice is being made and stating briefly the facts on which you propose to rely, in support of each of those grounds.

RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. STEPHEN PETER BROWN, 128 Haynes Road, Hornchurch RM11 2HU
2. DONNA JANE DIXIE, 128 Haynes Road, Hornchurch RM11 2HU
3. The Owner(s), 128 Haynes Road, Hornchurch RM11 2HU
4. The Occupier(s), 128 Haynes Road, Hornchurch RM11 2HU
5. Also by email to Stephen Brown

APPENDIX 1: Plans Approved under P0921.22



FRONT ELEVATION



REAR ELEVATION

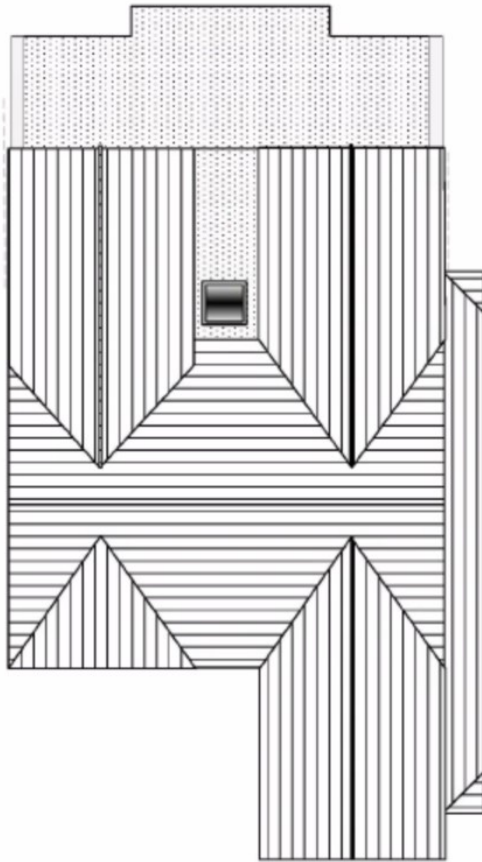


SIDE ELEVATION



SIDE ELEVATION

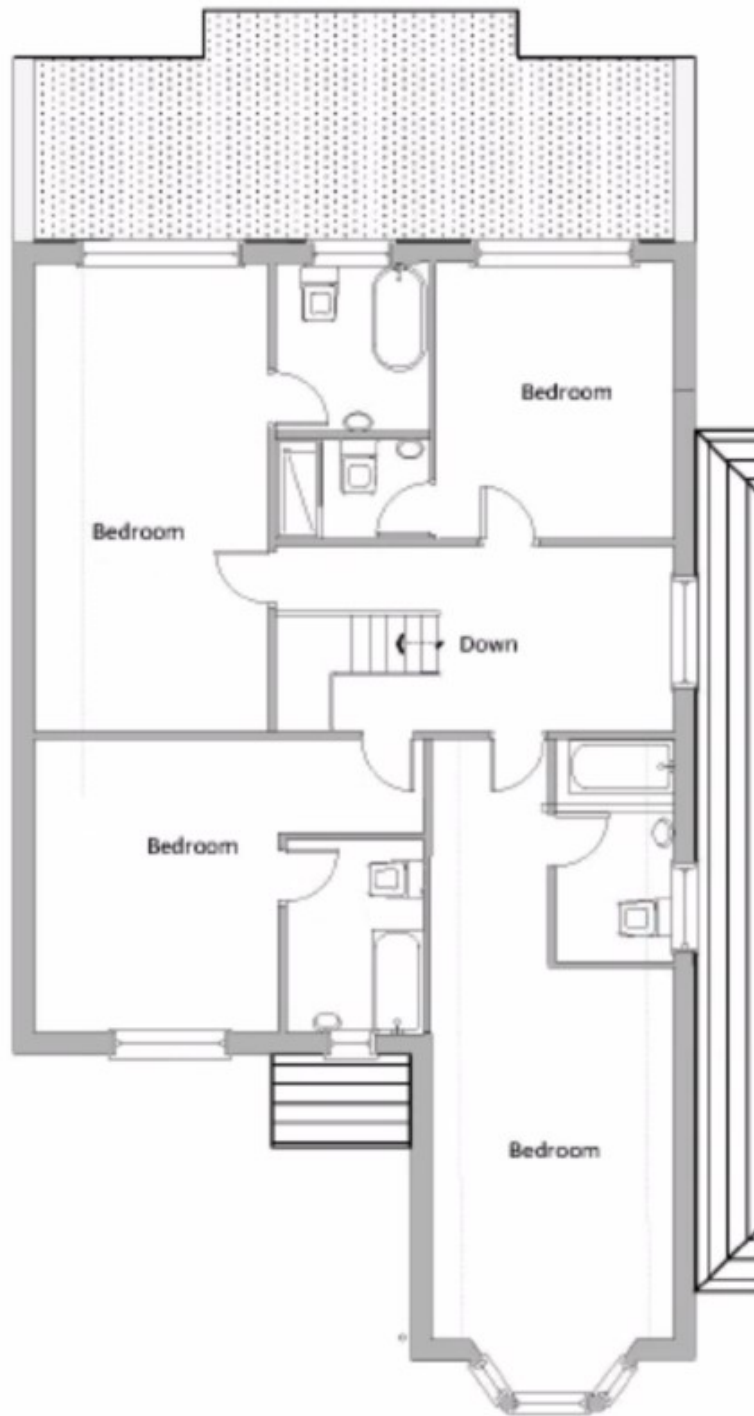
PLANNING



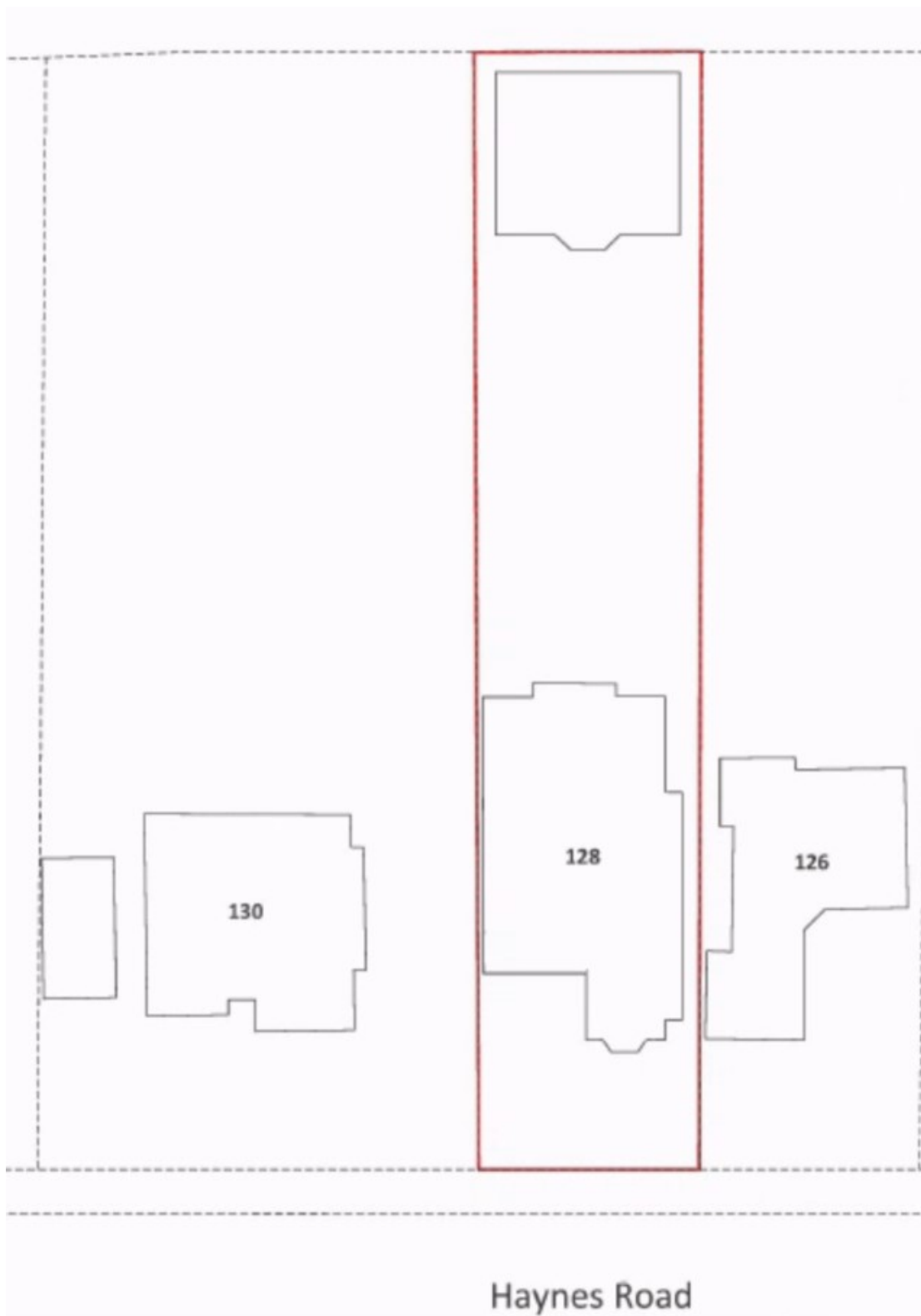
ROOF PLAN

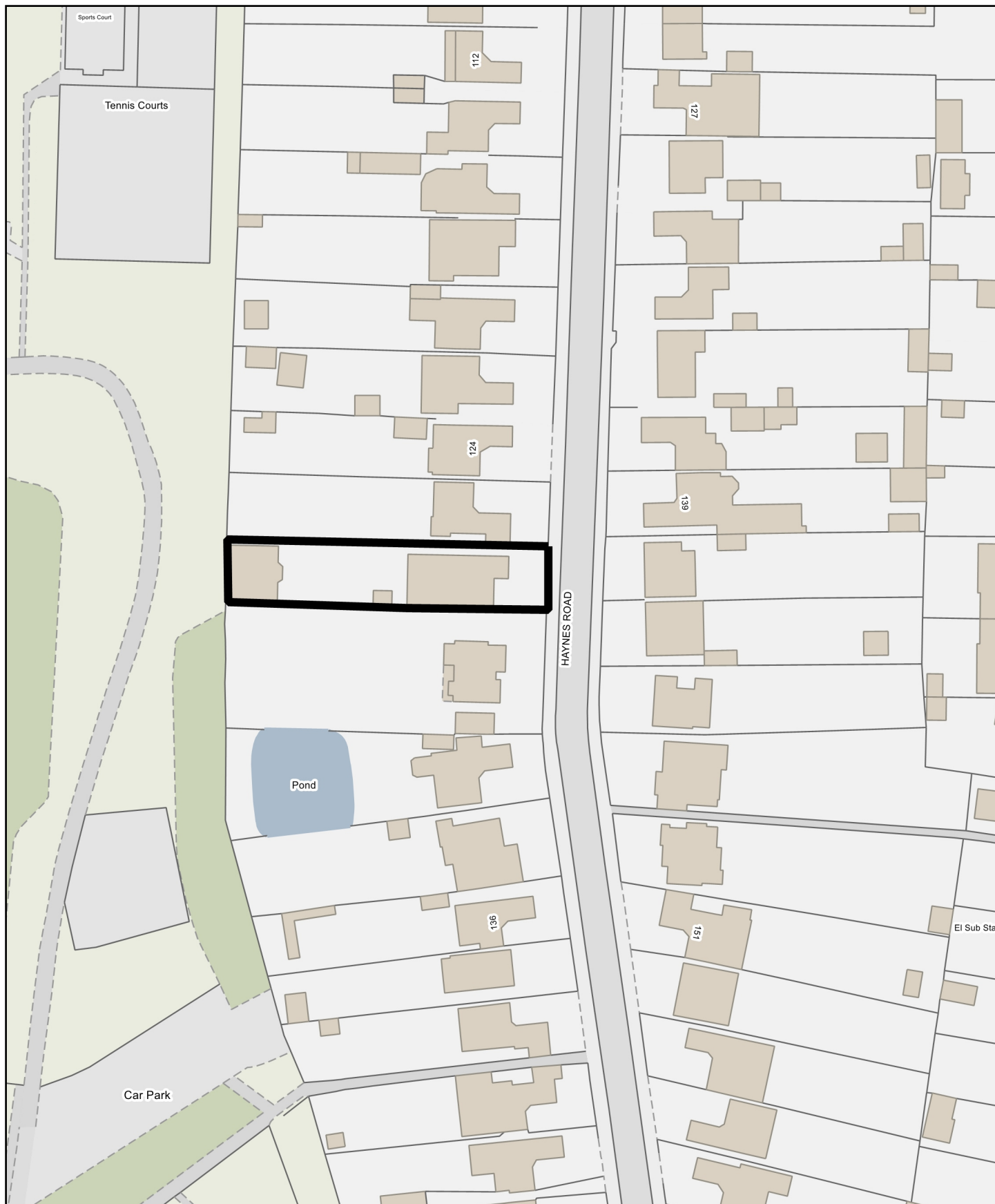


GROUND FLOOR PLAN



FIRST FLOOR PLAN





128 HAYNES ROAD HORNCHURCH RM11 2HU

TQ5368588743



Scale: 1:1000

Date: 24 March 2026

0 5 10 15 metres



Havering
LONDON BOROUGH

London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

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Ordnance Survey AC0000815231

Enforcement appeal: information sheet for local planning authorities

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol BS1
6PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

1. THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.