

21 Felstead Road
Romford
RM5 3RH

Planning Design and Access Statement

1. Existing Property

The existing property is a single family, 3 bedroom, detached bungalow on a very large plot.

2. Design:

The proposal is to extend the house to the rear with a new flat roofed single storey 8M extension under the prior approval extra-large home extension scheme. The design would be a flat membrane roof at a maximum 3M high with a rendered masonry herb at three sides of the room and 6 no. skylights in the roof.

Under this prior approval scheme the neighbouring properties are notified. In this case that would be Nos. 19 and 23 Felstead Road as the rear of the property abuts open green space. Any neighbours' comments aside, it is important to note that the gardens are west facing and the area behind, considering the rear green space beyond, is very open and south and west light will be in abundance into the rear gardens of the homes. And existing masonry shed that currently sits at the north boundary will be removed and as such the proposed extension will not have a significant variation of impact to house no. 23.