

PLANNING STATEMENT



**1 SPRINGFIELD GARDENS
UPMINSTER
ESSEX RM14 3EH**

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1.0 Introduction

This planning statement has been prepared for Mr. J. Buffoni (the applicant) and is submitted in support of a Householder Planning Application for a part single storey, part two storey side/rear extension, involving demolition of existing garage.

2.0 Description

1 Springfield Gardens is a residential, two storey detached dwelling finished in white painted render. Parking is to the front of the property on the drive and in the garage. The ground level slopes from the dwelling towards the rear boundary. The surrounding area is characterised by single and two storey dwellings of various styles and designs with predominantly hip and gable roofs. The application dwelling has a church (Upminster Baptist Church) to one side and a dwelling house on the other.

The double storey rear wall of adjacent property (No.3 Springfield Gardens) extends approximately 1.2m beyond the rear façade of No.1 Springfield Gardens.

Similarly, the double storey rear extension of property at No.5 Springfield Gardens extends approximately 4.0m beyond No.1 Springfield Gardens.

3.0 The Proposal

The proposal is to demolish the existing garage and construct a single storey side extension which will comprise of a new Utility Room and new attached garage. This extension will have a facing brick external wall at the boundary adjacent to the church. The wall will terminate and have a sit on gutter detail therefore reducing the overall height of the wall. The front and rear walls will be rendered and painted white. The roof over will be a lean-to type and have a 25-degree pitch with gable end to the rear and hip end to the front.

The double storey rear extension will extend out 4.0m at both ground and first floors, with the first floor set in 2.0m from the boundary adjacent to No.3. This extension will comprise of a kitchen / diner to the ground floor and at first floor, 1 double size bedroom, 1 single size bedroom and a shower room. The new external walls will have a render finish painted white to match existing. The roof over will have a double hipped roof with the ridge set lower than the existing ridge and where the two roofs meet a central tapered lead lined valley gutter will be created. The pitch of the roof and tiling is to match existing.

The new rear extension flank wall adjacent to No.3 is 0.95m from the boundary line at ground floor and 2.0m at first floor. No.3 flank wall is 2.4m from the boundary therefore there is a clear separation distance between walls of 3.35m at ground floor and 4.4m at first floor.

The rear wall of this double storey extension extends out 4.0m from the existing building but will only project 2.8m beyond No.3 Springfield Gardens. By drawing a 57-degree line from boundary, the proposed plan shows that the first-floor extension does not project beyond this line, and therefore this should not affect the daylight provision. Please refer to drawing No. 5071/110.

No.5 Springfield double storey rear extension extends 3m at first floor and projects 3.0m beyond No.3. The clear distance between buildings is approximately 2.0m.

The first-floor extension to No.1 only projects 2.8m beyond No.3 with a bigger separation distance between the buildings of 4.40m.

4.0 Appearance

The extension materials will aim to match those of the existing building.

The double hipped roof to the rear has been designed to reduce the scale, bulk, and mass of the proposed extension, which is in keeping with the local area.

The proposed single storey side extension would be visible from both the street and rear garden. We believe the proposal would relate acceptably to the existing property from a visual point of view.

The proposed rear extension would be mainly seen from the rear garden, and therefore would not unacceptably impact on the street scene. The two-storey extension roof has been designed with a double hipped roof with central tapered lead lined valley gutter. The ridge has been set down from the original. We feel that this proposal would be of an acceptable design and will relate well with the existing dwelling in terms of bulk, scale, and massing.

5.0 Planning History

P0325.23 Part single storey, part two storey side/rear extension, involving demolition of existing garage – Refused 27/04/23.

P1234.23 Double storey rear extension. Demolition of existing side attached flat roof garage and construct new pitch roof side attached garage with Utility Room to the rear – Refused 03/10/23.

W0003.24 Pre-Application telephone advice for double storey rear extension, demolition of existing side attached flat roof garage and construct new pitch roof side attached garage with utility room to the rear.

6.0 Supporting Evidence

Planning application P2424.21 (in the RM11 area) was granted planning permission for a 5.0m depth extension at both ground and first floors, even though the extension was only 1.35m from the boundary and was granted because the extension only projected 2m beyond the rear wall of the adjacent property.

Therefore, our proposed extension to No.1 Springfield Gardens extends out 2.8m beyond the rear wall of No.3. As shown on our plan, a 57-degree line has been taken from boundary in line with the rear of No.3. This demonstrates that the new proposed 1st floor extension does not breach this line and would not cause a right of light issue.

Planning application P0698.18 at 1A Melstock Avenue, Upminster RM14 3UP, was approved for the construction of a 2-storey rear extension which projected out 4m from the existing dwelling rear wall.

7.0 Design Development

There have been two previous planning applications as stated above plus pre application advice prior to making this application.

Since the first planning application the design and development of the proposal has changed following the pre application advice given by Aidan Hughes, Planning Officer at Havering Council.

The changes are as follows:

- Tabletop roof omitted from first planning application and changed to a double hipped roof over the first-floor rear extension.
- First-floor flank wall adjacent to No.3 has now been set at 2.0m in from the boundary to increase separation distance. Whereas in Planning application 1 and 2 it was only set in 0.95m.
- First floor rear extension still projects 4.0m from the rear of the existing house. However, the flank wall is now set in 2.0m from the boundary. The rear wall of the extension will now not project passed the 57-degree test for day light as indicated on the plans.
- Valley gutter between the two roofs has been reduced in width compared to previous planning application.
- New rear first floor extension pitch roof ridge height has now been set lower than existing ridge height.
- Single storey side extension adjacent to No.3, eaves height has been reduced.
- Single storey side extension adjacent to the church, parapet has been omitted and replaced with a sit on wall gutter detail, thus reducing height of wall.

8.0 Conclusion

This proposal has now been designed to minimise the bulk, scale, and massing when viewed from both the street and from the rear gardens. This has been achieved by incorporating a double hipped roof to the double storey rear extension with its ridge height set lower than the existing. Setting the first-floor extension flank wall adjacent to No.3 in by 2.0m from the boundary. Removing the parapet to the single storey side extension adjacent to the church and replacing with a sit on wall gutter detail. We believe that as the extension only projects 2.8m from the rear wall of No.3 and does not breach the 57-degree right of light lines, that this could be categorised as exceptional circumstances.



Following pre application telephone advice, amendments have been made and the scheme altered to produce a design that is more in keeping with the planning guidelines and policies.

SUBMITTED DRAWINGS

5071/100 – Existing Floor Plans, Elevations and Section

5071/101 – Proposed Demolition Plans

5071/110 – Proposed Floor and Roof Plans

5071/210 – Proposed Elevations

5071/600 – Location and Block Plans