

PLANNING STATEMENT

IN SUPPORT OF A PLANNING APPLICATION AT
22 WOODLANDS AVENUE, HORNCHURCH, ESSEX RM11 2QU



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Planning Application Proposal: enclosure of existing outdoor swimming pool to include provision of a jacuzzi, massage, changing room and plant area. It is proposed to enclose the pool with full height glass screens and doors and a flat roof with continuous roof-lights.

It is also proposed to slightly extend and refurbish the existing poolside building at the rear of the site.

CONTENTS

- 1.0 Introduction
- 2.0 Planning Constraints
- 3.0 Planning Considerations
- 4.0 Sustainability
- 5.0 Access
- 6.0 Conclusion
- 7.0 Appendix A - Google Maps aerial view
Appendix B - UK Government Likelihood of Flooding: Flood Zone 1

1.0 Introduction

This Planning Statement supports a planning application for a proposed annex to the existing house. It explains the design, access and planning principles and accords with the relevant national, regional and local planning policies.

This Statement should be read in conjunction with the accompanying application drawings and documents listed as follows:

Location and Block Plans

- 1910-P2-01 Existing Site Plan Scale 1:200M
- 1910-P2-02 Proposed Site Plan of Swimming Pool Scale 1:200M
- 1910-P2-03 Proposed Plans of Swimming Pool and Outbuildings Scale 1:100M
- 1910-P2-04 Proposed Roof Plans of Swimming Pool and Outbuildings Scale 1:100M
- 1910-P2-05 Elevations of Proposed Swimming Pool and Outbuildings Scale 1:50M
- 1910-P2-06 Elevations of Proposed Swimming Pool and Outbuildings Scale 1:50M
- Planning Statement
- CIL Form 1 - Questions
- CIL Form 2 - Assumption Of Liability
- CIL Form 8 - Self-Build Annex Exemption Form
- UK Government Likelihood of Flooding: Flood Zone 1

2.0 Planning Constraints

Reference is also made to the main policies and guidance documents as follows:
The National Planning Policy Framework 2012

- Havering: Core Strategy and Development Control Adopted 2008
- Havering: Site Specific Allocations DPD Adopted 2008
- Havering: Romford Area Action Plan Adopted 2008
- Havering: Landscaping Adopted 2011
- Havering: Residential Extensions and Alterations Adopted 2011
- Havering: Residential Design Adopted 2010

Havering: Sustainable Design & Construction Adopted 2010
Havering: Emerson Park Policy Area Adopted 2009
Havering: Protection of Trees during Development Adopted 2009
The National Planning Policy Framework 2012

3.0 Planning Considerations

The main planning considerations in the determination of the project are:

- 3.01 The principle of the development
- 3.02 The design of the proposal and its impact on the character and appearance of the area.
- 3.03 The impact on the amenities of neighbouring properties
- 3.04 The impact of flood risk
- 3.05 The impact of access and parking
- 3.06 The impact of trees

3.01 The principle of the development

The proposal is to provide an enclosure to existing outdoor swimming pool to include provision of a juczzi, massage, changing room and plant area. It is proposed to enclose the pool with full height glass screens and doors and a flat roof with continuous roof-lights. In addition, it is proposed to slightly extend and refurbish the existing poolside building at the rear of the site. The proposal is subject to the planning considerations outlined below.

3.02 The design of the proposal and impact on the character and appearance of the area.

The proposal follows many precedents common to the area and complies with the Design Supplementary Planning Document referred to above (see attached Appendix A).

The overall design approach respects the adjoining properties in terms of scale, aspect, appearance and use of materials. In this context, the proposal uses materials which closely match those of the existing house.

Care has been taken to keep the height of the proposed buildings low. The eaves heights from from ground level are not more 3 Meters. The new Pool building is intended to be 'transparent' when viewed from the main house and its neighbours. Glass walls enclose the pool and the over sailing roof is minimal.

3.03 The impact on the amenities of neighbouring properties

The neighbouring properties most affected by the development are Number 20 and 24 Woodlands Avenue. However it is considered that these properties are not affected visually since their rear gardens are considerably shorter than Number 22.

The overall height of the Swimming Pool has been designed to ensure that daylight and sunlight to neighbouring gardens is not compromised. In addition, the building has been set well back from the boundaries and follows the perimeter of the existing outdoor pool as much as is practical. Landscaped margins are proposed around the entire site boundary with landscaped garden within. Existing trees will be preserved as an integral part of the landscaping.

3.04 The impact of flood risk

The site is wholly located within Flood Zone 1 and therefore is not subject to flooding. Reference is made to the attached UK Government Likelihood of Flooding: Flood Zone 1. However, in the

anticipation of further climate change, all external hard areas will be designed either to be permeable or landscaped to absorb and reduce surface water flooding. Existing drainage will be utilized where possible after drainage components have been checked.

3.05 The impact of access and parking

The existing house has off-street parking and it is proposed to retain this facility unaltered. The proposal does not affect existing access or parking arrangements.

3.06 The impact of trees

As previously mentioned, wherever possible existing trees will be preserved and protected as an integral part of the landscaping.

Tree Protection and Arboricultural Methods will be carried out to British Standard 5837:2012 – 'Trees in relation to design, demolition and construction and recommendations' and in accordance with Havering Council's Protection of Trees during Development Adopted 2009.

4.0 Sustainability

Where possible all materials will be from renewable local sources and reclaimed or recycled from demolition for re-use in the new construction. Design development of the proposal will give priority to the environment by adopting a sustainable approach. The use of natural materials in construction will allow for efficiency of material production, transportation and application on site. Walls, floors and roofs will be insulated to the levels required (or higher) under current Building Regulations. Steel frame construction may also be considered. Internally, all new appliances will have high-energy efficient ratings and low water use fittings/fixtures will be specified. Due to its scale and location the project will not have a significant detrimental impact on the environment.

5.0 Conclusion

The proposal provides a sustainable design to an architectural standard, which reflects the aspirations for high quality design set out in Paragraphs 56 - 59 of the National Planning Policy Framework. In addition, it takes account of layout, scale, and access combined with the physical and legislative constraints appropriate to the site. The development also complies with relevant Government guidance and adopted local planning policies by making use of local materials in combination with an appropriate scale and massing which respects the amenities and scale of neighbouring buildings within the local context of the site.

In particular, the proposal presents an opportunity to make a valuable and positive contribution to the area by improving its cohesion and appearance in line with the principles laid out in the various consultation documents referred to above.

THE END

APPENDIX A – GOOGLE MAPS & EXISTING PHOTOS







APPENDIX B - UK Government Likelihood of Flooding: Flood Zone 1



Flood map for planning

BETA

This is a new service – your [feedback](#) will help us to improve it.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

1

You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2

If your development is in flood zone 1 and:

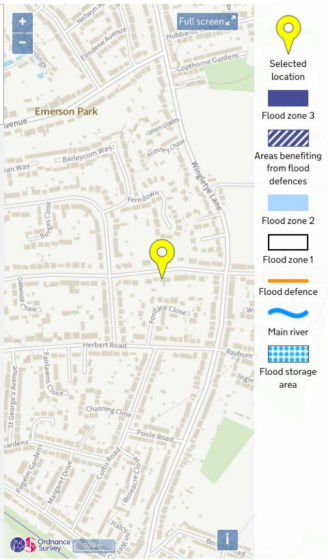
- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)

3

You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



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8