

19th January 2025

DESIGN & ACCESS STATEMENT – 50/52 Hyland Way

Planning Department, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

This Design and Access Statement is to accompany a joint planning application for a first storey rear extension at 50 & 52 Hyland Way, Hornchurch, Essex, RM11 1DW.

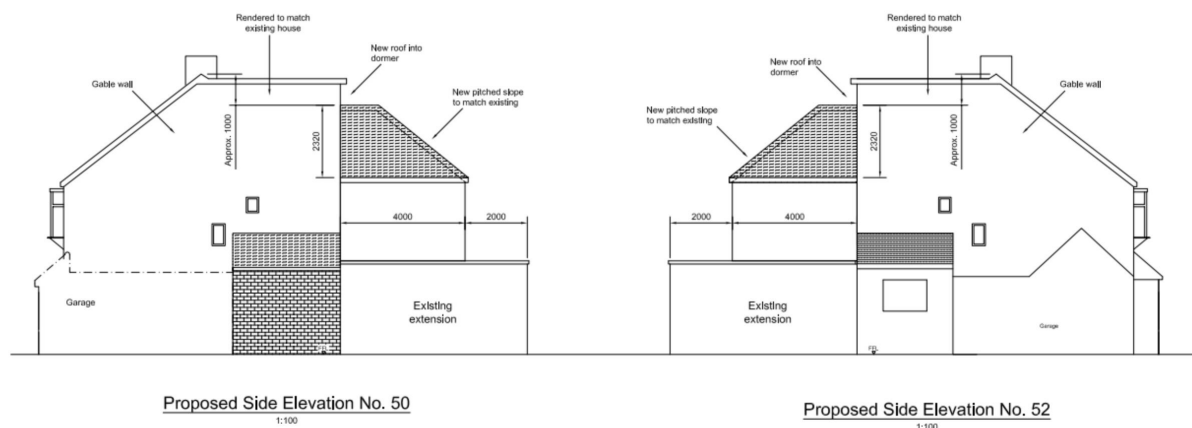


Figure 1; Side elevation of 50 & 52 Hyland Way, RM11 1DW

1. Site description

The house is a modern semi-detached brick built property with a single storey rear extension (joint application) to the rear. The property has a hipped tile roof. It is not located within a Conservation Area, is not listed and is not within a flood risk area.

2. Proposal

The proposal is to extend the property to the rear with one storey first floor extension and introduce a loft extension to provide much needed living space. The first storey rear extension will be over the existing rear extension by 4m from the rear of the house. As this a joint application and all works done together, we feel this would be sympathetic to the balance of both properties.

The proposed roof to the proposed 1st floor extension will be lower than the main ridge by approximately 1000mm. A similar extension and hipped roof has been undertaken previously at 51/53 Hyland Way.



Figure 2 – 51/53 Rear Extension -Double Storey Rear Extension

It will be clearly legible as an extension and will be subordinate. The roof to the rear extension will be tiled and will match the pitch of the main roof. Materials are to match the existing.

A loft extension under permitted development will be introduced to complete the refurbishment.

Pre-Application Advice was given by Havering council in September 2024 (ref: W0224.24). The advice request relates to the two storey rear extension and loft extension only, Of a design which is broadly similar to this application.

The advice concludes; “The proposed first floor rear extension and the proposed hip to gable roof alterations cumulatively would introduce a top heavy build form and appear as an unacceptable dominant and visually intrusive feature in the street”

Taking this advice on board, the new proposal has lowered the roof to the rear extension so that it provides storage, rather than liveable space in the loft extension. This is of similar construction to the 51/53 Hyland Way roof previously constructed.

3. Residential Extensions and Alterations Supplementary Planning Document was updated in 2011.

It provides helpful guidance on suitable design standards for residential extensions. The guidance states; “Rear extensions to semi-detached houses should be carefully designed in order to minimise their bulk. Orientation is particularly important and extensions of this kind may be acceptable where they are proposed to the north of the adjoining property. The location and size of existing extensions will also be considered. For all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end (Figure 6).

Two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres (Figure 6). In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4 metres may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties.”

The proposed side and rear extensions comply in every regard.

4. Design

The proposal for the two storey rear extension is subordinate (subsidiary) to the main building. The first floor storey will be stepped by approx. 2m from the rear of the ground floor extension. The roof line follows the pitch and form of the existing roof and reduced in height so it connects into the loft dormer at a lower level. It is considered that the extension will be undertaken as a joint application so that the entire semi-detached development continues to be balanced. The designs will harmonise with both the architectural style of the existing building and the character of the area, so as to successfully integrate into its surroundings.

5. Use

The extensions will provide additional residential floor area to the dwelling house and a small amount of storage in the proposed roof that covers the new rear extension.

6. Access

Access will be unchanged by this proposal.

7. Residential Amenity

The proposal will not cause any loss of privacy to any surrounding properties. There are no windows of other properties facing the property which are likely to be adversely affected. While an existing double story side extension to No. 54 exists, this is set back considerably from the rear of the existing property and will always be shadowed. No overshadowing or loss of sunlight / daylighting will be caused to any neighbouring main bedrooms.

8. Conclusion

The proposal is for a reasonable first floor rear extension and a loft extension, which has been designed to respect Havering's Residential Extensions and Alterations Supplementary Planning Document Adopted 2011. The scale, form and massing of both extensions follows the existing house and will be subordinate. Materials will be to match and windows will be in keeping with the existing. A pre-application response dated September 2024 (for a 1st floor storey rear extension similar to the proposed in this application) was supportive. Changes to the height of the roof, as required by the Council in the pre-app, has been submitted as part of this application.