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**Planning Service,
London Borough of Havering,
Town Hall,
Romford,
RM1 3BB**

Date: 10/09/2023

**Design and Access Statement
For the property at:**

43 HEATHER WAY, ROMFORD, RM1 4SX

Ref: 43-HWR-DAS

1.0 Description

1.1 The following statement provides our analysis with regard to the design and access issues relating to the proposed extension to the property' address sited above. This statement has been produced in accordance with the requirements of Section 62 and Section 327A of the 'Town and Country Planning Act' 1990 as inserted by Section 42 of the 'Planning and Compulsory Purchase Act' 2004, and Article 4C of the 'Town and Country Planning (General Development Procedure) Order' 1995 (as amended). The statement sets out an assessment of the development based on the criteria included within the non-statutory guidance provided by CABE, as follows:

2.0 Introduction: -

The premise is a terrace house which located in a residential area mix of terraces, semi-detached houses.

The proposal is to construct a first-floor storey rear extension bearing in mind matching the neighbourhood characters specially No. 45 & 41 Heather Way, without interfere with the original character of the property taking into account the 45 degree from the middle of the first floor windows from both neighbours.

The documents enclosed with the existing & proposed drawings number 43-HWR-(A100 TO A104), a block plan 1:500 also Site Plan 1:1250 Existing & Proposed drawings number 43-HWR-(-(SP100 TO SP101) & SP102-3D.

3.0 Use: -

3.1 The existing is residential 3 bedrooms detached House.

3.2 The further criteria outlined in Supplementary Planning Guidance (SPG) is taking into account.

4.0 Amount: -

4.1 The proposed Rear extension will add a total area of 6.4 m² to the property.

4.2 The Rear extension depth is 2.5 m.

5.0 Layout: -

5.1 The changes will be in the first floor by extending the property to the rear as shown on the drawings provided.

5.1 The Ground floor has been approved REF: - Y0110.24

6.0 Scale: -

6.1 The maximum height of the ridge will be lower than the existing.

6.2 The development rear depth on the first floor is 2.5 m.

6.3 The rear extension to set from the approved ground floor 3.5 m.

7.0 Landscaping: -

7.1 The existing rear and front garden will not be affected by the proposal.

7.2 The existing hedge will be retained to protect the privacy when using the extensions.

8.0 Appearance: -

8.1 All material to be used has to match the existing as much as possible, and the windows to have the same profile as the existing.

8.2 The boundary fence will be retained, New room's window is facing the rear garden.

9.0 Access: -

9.1 Romford station (Elizabeth Line) is about 2.4 miles away (10 min by car & 36 mins walking distance), there are a bus services 103 & 499 is about 0.1 miles which lead to the shopping centre and the station.

9.2 The same entrance of the dwelling to be used.

Please find enclosed the proposed plans as above.

Best Regards

Youmni SHIEKHA

YOM.ARCH Ltd
