

Demolition of existing porch, walkways, terrace and existing rear extension. New single storey pitched roof side extension with open porch, single storey flat roof rear extension, raised terrace to rear and stepped side access.



**8 Kiln Wood Lane
Havering-atte-Bower
Essex
RM4 1PE**

Supporting Statement

The first part of this document was submitted as part of the pre app advice application.



Kiln Wood Lane existing areas and volumes.

It is clear on google earth the number and size of outbuildings each property has in their respective gardens. The Officers report on application P1142.24 recognised some of these but missed out the three visible outbuildings to the bottom of No. 2's garden, the summer house in the middle of no. 14's garden and the large outbuilding to the bottom of No. 16's garden. These have been outlined above. I have added these areas and volumes into my calculations approximating their sizes from existing outbuildings and using the google earth view.

To aid in the calculation of these volumes and footprints I have built a 3D model of the various properties and outbuildings. This should give a much clearer and fairer view on the various developed areas to no's 2, 8, 14 and 16. The following is a table of the current footprint areas and volumes.

	Footprint	Volume		Footprint	Volume
No. 2	166m ²	865m ³	Outbuildings	150m ²	400m ³
No.8	121.5m ²	474m ³	Outbuildings	69.8m ²	211m ³
No.14	211m ²	943m ³	Outbuildings	166.4m ²	386m ³
No.16	131m ²	734m ³	Outbuildings	161.7m ²	525m ³

Total Residence + Outbuildings

No. 2	316m ²	1265m ³
No.8	191.3m ²	685m ³
No.14	377.4m ²	1329m ³
No.16	292.7m ²	1259m ³

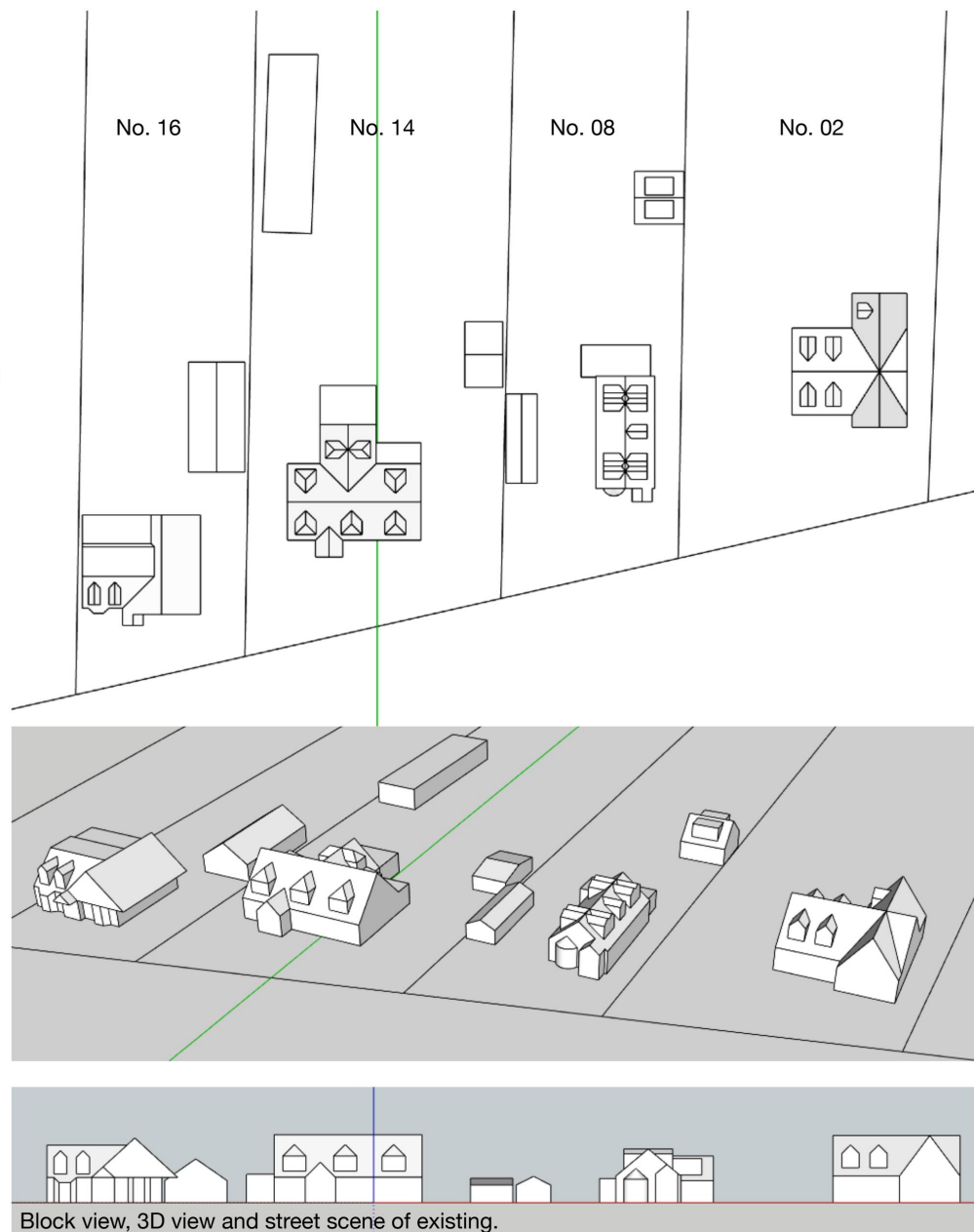
Proposed works to no 8 as being submitted.

	Footprint	Volume
Chalet	146.4m ²	565m ³

This shows that the proposals increase the footprint of the chalet by 24.9m², in terms of volume there is a 97m³ increase to the chalet and an increase of 19m³ to the overall developed volume. The above figures also demonstrate that the overall developed footprint and volume of the proposed extensions to no. 8 are significantly smaller than the existing properties in the road.

In terms of the overall plot sizes it's worth noting that no's 2 and 14 would have been three plots and no's 8 and 16 would have been two plots when they were all originally constructed.

These new proposals should therefore answer the the first reason for refusal under application no. P1142.24.



The Pre-App Proposals.

The previous scheme was carefully reconsidered taking into account the proposed potential footprint and volume of additions to the existing chalet.

Initially we looked at what could be carried out under permitted development rules which resulted in a Lawful Development Certificate application showing a half width side extension to the full depth of the original bungalow. This added 31.7m² to give a footprint of 152.9m² and an increase in volume of 85m³ giving a new total of 559m³. A number of schemes were looked with a mixture of side and rear single storey flat roof extensions with internal alterations to the roof but in the end the scheme that worked the best in terms of layout and design was the option that removed the previously poorly constructed rear extensions to the bungalow and to replace these with the additional volume and footprint from the potential permitted development.

This resulted in a new side extension essentially relocating the rear bedroom and floor space below to the side with a single storey flat roof extension across the back of the chalet, the current single dormer is to be remodelled to match the existing double dormers giving a much more useable bathroom at first floor level as this gives a full height ceiling to 80% of the floor area. The staircase is to be moved into the new hallway, opening up this part of the chalet to enable views through from the front door and with the addition of a window at first floor in the new rear gable light can be introduced into the middle of the floor plan.

The removal of the outbuilding resulted in a similar open aspect between no. 8 and no. 14 maintaining a 6.2m gap. The only encroachment into this area was the proposed stepped access, but as noted in the officer report this is set back from the highway and has no side views into no 14, therefore should be deemed acceptable.

The proposed rear terrace was reduced in width by 2.2m compared to the current terrace and only projects 300mm further than before, so that dealt with the addition of new viewing into the rear gardens of no. 2 and no. 14 therefore answering the second reason for refusal under application no. P1142.24.

The Pre-App Response.

These proposals were then submitted as pre-app to the council in January 2025. The response was then received on 2nd April. Most of the negative comments were all based on the footprint of the original chalet, completely ignoring the new extensions that had been constructed, for example:

“At approximately 5.4m deep, the depth of the proposed ground floor rear extension would exceed guidelines for single storey rear extensions to detached dwellings set out in the Residential Extensions and Alterations Supplementary Planning Document. With regards to its impacts on the character and appearance of the rear garden scene, given the very deep rear garden environment of the host dwelling, there may be a case to argue that the projection of the rear extension proposed would not be harmful to the rear garden environment. The acceptability of this development character-wise will be very much be a matter of judgement however.”

This depth was measured from the rear of the original bungalow. The current extensions are actually 1.84m deeper than what we were proposing, but this wasn't taken into account in the response.

There were also errors in the areas used to make the assessment of the proposals:

“There would need to be a judgement as to whether there would be any substantial harm caused to the openness of the Green Belt and consideration would need to be given to the resultant height, scale, bulk, mass, volume and footprint of the resultant dwelling. To that end, the volume of the original dwelling was calculated as part of previous planning applications to be about 263cm³ and the supporting statement submitted indicates that the resultant volume of the dwellinghouse as a result of the proposed developments would be 571cm³. As such, the proposals would result

in an increase to the volume of subject property by 308m³, which would be equivalent to an increase of 117%. In terms of footprint, the original property of 8 Kiln Wood Lane was about 62 square metres. This would be increased as a result of the developments proposed to approximately 262 square metres, something which would be equivalent to an increase of over 300%."

The 262sqm and 300% figures were incorrect, they should have been an 86.7sqm increase in footprint compared to the original bungalow which equated to a 140% increase.

A further paragraph in the response dealt with the adjoining properties:

"Notwithstanding the above, the dwellinghouse at no. 2 Kiln Wood Lane was granted planning consent for a new dwelling in 2017 (application reference: P1464.17) and therefore would have been assessed against a different paragraph of the NPPF. Specifically, the replacement building proposed as part of that application was judged to not be materially larger than the one it was to replace. With regards to no. 14 Kiln Wood Lane, it is acknowledged that this dwelling has undergone a number of extensions historically but this property benefits from a rear conservatory which, based on the planning history of that site, was not granted planning permission. At no. 16, it is noted that planning permission was most recently granted for extensions to that property in 2020 (application reference: P1431.20) but aerial images of that property suggest that those extensions were not built in accordance with the approved plans. It is considered that the extensions to both nos. 14 and 16 Kiln Wood Lane therefore cannot be used to justify the proposal."

The new chalet at no 2 was deemed as not material larger than the original, however looking at historical plans, the original property would have been very similar in size to no 8, approx 62sqm, with the new chalet measuring 166sqm footprint which would have been more than 160% bigger in terms of footprint. I was also surprised by the final comment, it is obvious that both no's 14 and 16 have built more than had been approved under planning and to say that due to this they cannot be used to justify our proposal is unreasonable, especially as the proposals submitted under the pre app would have been a smaller percentage of increase compared to no's 14 and 16. Again this demonstrates that the proposed scheme is still a smaller increase than what has been allowed previously.

The final advice was that a 1.6m side extension with 3.6m to the rear would be acceptable, ie rebuilding the current rear morning room and building on the footprint of the current side walkway. This new scheme takes this into account.

The New Proposals.

Our initial response to this was that it would basically be a corridor to the side as it would only give an additional 1.3m of internal floor space this wouldn't really add any useful floor space to the property. After looking at this in more detail we have come up with a scheme that is close to these recommendations but produces a scheme that works for the clients.

The client has decided to keep the original outbuilding as this offers some privacy to both themselves and the neighbours. The accompanying drawings show a true street scene showing the height differences in terms of the properties and outbuildings and the ground level differences between the plots.

The depth of the proposed side extension has been increased slightly to create a more useable entrance porch and hallway which creates a more open and light filled reception area to the property whilst following the footprint of the current property only being the depth of the new wall wider.

The new rear terrace has been reduced in area compared to what is currently there, being 200mm deeper but 2500mm narrower. The new side stepped access has also been kept to a minimum and is now positioned towards the front of the property negating any potential overlooking issues

with no 14. A new paved area adjacent to the property has been indicated. This will follow the current ground levels so therefore should not have any impact on privacy of the adjoining neighbours. The accompanying planning application drawings demonstrate this.

The main issue with such a narrow side extension is that it could potentially look like something had just been bolted on and would have spoiled the look of the property. Therefore a pitched roof has been proposed running back to the current rear gable and extending forward to create a porch roofed area over the entrance which creates a more harmonious appearance. A 3D model was drawn up to enable the creation of 3D views to give a better impression of this.

With all the previous planning applications that were submitted and refused, plus the pre app advice that was sought, the goalposts seemed to constantly change especially in terms of comparison of footprint and developed area between the various existing properties and proposals. It was also never really acknowledged that the current footprint and volume had the right to exist and was not included in any comparison or calculation. I understand that the national policy refers back to the 'original' property as it was constructed but I would have thought some consideration would have been given to what currently exists. The inclusion of outbuildings in any footprint calculations seems to be unjustified as it's quite clear there are a number of outbuildings to plots 2, 14 and 18 that are not accounted for by the planning department or shown on any drawings. We therefore ask that these proposals are judged purely on the size and scale of the main property only to avoid any unfair comparisons to adjoining properties and outbuildings.

We now feel this scheme answers all of the previous issues, as much as they can be, and has created an overall appearance that should be satisfactory in regard to any harmful impact on the Green Belt and now represent an addition that is not disproportionate to the current dwelling. This scheme now provides a floor plan that the clients are happy with giving them almost everything they were initially after achieving.