

37 Albany Road, Hornchurch, Essex, RM12 4AE.

Proposed Development.

(September 2025)

1.0. Site Location:

The site is located in the Hornchurch area of London Borough of Havering. LB Havering is an outer London suburban borough located East of London. The principal town is Romford, located centrally to the west of the borough. Other communities within the borough include Collier Row, Elm Park, Gidea Park and Upminster. Queens Hospital is a major facility in the borough along with Romford town centre.

The borough has good transport links. Romford is served by the following rail networks. Network Rail, Elizabeth Line, and Transport for London (TfL). The London Underground District Line also serves the communities of Elm Park, Hornchurch and Upminster within the borough. Gidea Park is served by the Elizabeth Line, all providing good access into central London. The main arterial roads are A124, A125 and A1251. A wide range of bus networks also serves the borough.

The borough enjoys open protected spaces, including Harrow Lodge Park.

2.0. The Site:

The site is located centrally in L.B Havering and lies south of the A124 running east/west from Upminster to Rush Green. No. 37 Albany Road is contained in the upper section nearest the A124. Local roads and buses provide the most accessible routes to Romford town centre. It is served by a mix of local shops, schools, churches and open spaces. Harrow Lodge Primary School is in close proximity to the site, Hornchurch High School is further to south- east and Harrow Lodge Park is situated at the extreme south end of Albany Road.

Albany Road is primarily residential but a busy traffic through fare. Properties consist largely of 1930's semi-detached two storey houses serving as family homes, which is attractive for homebuyers. Houses are brick built with render and tiled roofs. Most properties contain off street parking and rear gardens. Many contain rear extensions and loft conversions.

The site has an east/west orientation. The primary elevation (street) faces west. The plot is rectangular in shape, predominantly flat, with some mature trees and shrubs at front and rear. Risk of flooding is noted as "very low" for surface water, river or sea.

3.0. The Property:

The property is a 1930's two storey 3 bedroom semi- detached house, serving as a family home with a typical floor plan for the period. Its construction is brick with tiled roof and part tiling to the front bay. There is exposed brick to the street side at ground floor with brick quoin upper corner as a feature. The upper front, flank wall and rear wall are fully rendered. Windows and doors are Upvc double glazed. A lean to aluminium conservatory has been added to the rear.

Proposed Development- Cont'd....

A single storey side extension, running the full depth of the property was added in the early 1990's. This extension does not protrude beyond the original rear wall of the property.

Both neighbouring properties contain single storey rear extensions.

No 35 contains an older style extension with flat roof, pebble dashed render and Upvc windows and door, timber fascia, Upvc gutter and rain water pipe.

No 39 is of newer construction consisting of yellow stock brick work, lean to pitch roof, aluminium bi-fold doors, Upvc fascia, gutter and downpipe.

Boundary fences are concrete post with timber panels.

Refer to location plan, block plan, aerial and site photographs.

4.0. Planning History/Consultation:

Planning consent (*ref P0626/89*) for a ground floor side extension was granted to the previous owners in 1989. The extension was subsequently constructed using brick to the front elevation with a tile pitched roof. Rendered masonry to the side and rear with timber flat roof. Windows are Upvc double glazed.

No pre-application consultation was undertaken. However the applicant considered and adhered to the guidelines found in L.B. Havering – Residential & Extensions SPD 2011, in particular the following sections:-

Section 4: General Design Principles (all clauses).

Section 5: Rear Extensions (clauses 5.1-5.4, 5.6.5.8, 5.17).

It is believed the application conforms to these guidelines.

5.0. Development Proposal:

Refer to existing and proposed plans, sections and elevations drawings.

Ground Floor:

The application is for a ground floor single storey rear extension, with timber flat roof, aluminium windows, sliding doors and roof lights. The existing conservatory is to be removed, and the patio area extended.

The purpose of the extension is to enlarge the social areas of the property, i.e. kitchen, living room and dining areas, improving their functionality. The existing kitchen and WC will be remodelled to create a utility and shower/wc. The aim of the development is to improve space, layout, functionality and the family's experience of living in the property.

Materials:

Materials will be sympathetic to the context and character of the site.

Where possible, colours will be compatible or complimentary to the existing.

Window fenestrations will reflect existing configurations.

Proposed Development- Cont'd....

Bulk & Massing.

The front of the property is not affected as the development is confined to the rear. The bulk and massing of the development will be sympathetic to the context and character of the site. The extension is designed not to have a detrimental effect on neighbouring properties by being closely contained within the extent of their projections and heights.

The extension is single storey and similar in height to the neighbouring extensions at Nos 35 & 39 Albany Road. Loss of light and overshadowing to these gardens is alleviated by maintaining similar heights the massing.

The principle of the 45 degree angle noted at section 5.3 of the SPD has been considered in determining the depth of the extension.

Amenity Space:

The ground floor extension will reduce the rear garden space by approximately 10%. However the overall area of front and rear gardens retains generous amenity space for the property.

Parking:

The development will not create a loss of parking. Off street parking is retained by the forecourt.

Trees:

No trees on the site will be significantly affected by the development.

Fire Safety:

To support the Householder Application for planning permission a Fire Safety Policy Statement will be provided in accordance with London Guidance Fire Safety Policy D12A. (March 2021), Criteria 1,2,3,4 &6.

Fire safety for the development will also be in accordance with current Building Regulations Approve Document B (Vol1) Fire Safety in Dwellings.

6.0. Conclusion:

The proposed development strives to meet the requirements for a single storey rear extension within L.B. Havering. The high standard of design takes an appropriate approach to the following key design elements-:

- The scale and massing of the extension is subordinate to the main house.
- Its design, appearance and use of materials are appropriate to the property and local context.
- There is no overbearing impact, loss of privacy or overlooking on neighbouring properties.
- The development is in keeping with local and national policies.
- Amenity spaces and parking are not compromised.
- The development will enhance the family's living experience within the property.