



7 Heather Drive, Romford RM1
Planning Statement

2510-Heather_Dr-P2
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1.0 Introduction

This planning statement has been prepared in support of a householder planning application that seeks to extend the property 7 Heather Drive, Romford.

The proposal seeks to extend the rear (North West) elevation by introducing a ground floor extension. As well as, a partial extension to the side (South West) elevation and introduce a porch to the front (South East) elevation.

The proposal also looks to introduce two new velux windows into the roof on the front elevation.

Aerial photo of the local area. 7 Heather drive site highlighted in yellow.

2.0 Planning Policy Context

The starting point for determining any planning application will be the Development Plan, which in this instance this is the Havering Council Local Plan 2016-2031. Generally speaking policies in the Local Plan shouldn't be read in isolation, but we expect the policies of particular relevance to this application:

- Policy 1.xxix: Romford Strategic Development Area
- Policy 7.5: Residential design and amenity

From a National Planning Policy and Guidance perspective the following will also be considered.

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

We also anticipate that the main issues for consideration for any proposal will focus upon the following.

- The impact of the proposal on the character and appearance of the area;
- Impact on living conditions of the occupiers of neighbouring properties;



3.0 The Proposal

The proposed extension on the North West elevation has a varied depth of 1.5m-3m and a width of 7.35m, with a ridge height of 3.6m and eaves height of 2.6m.

The proposed extension on the South West elevation has a depth of 3m from the existing rear wall with a width of 1m, and a height of 3m.

The extension on the South West flank will be inset from the boundary by a distance of 1.19m.

4.0 Amenity

The proposed extensions are limited to single-storey form and are proportionate to the host dwelling. The 1.5m-3m rear projection reflects a typical domestic extension depth and does not result in an excessive increase in built mass.

The North West extension benefits from a low eaves height of 2.6m, significantly reducing perceived bulk when viewed from neighbouring properties. The ridge height of 3.6m is modest and appropriate for a single-storey addition, ensuring the extension reads as subordinate to the original dwelling.

The South West flank element is particularly restrained, with a narrow 1.0m width and a 1.19m setback from the boundary, ensuring there is adequate spacing from the neighbouring boundary. The North East element of the extension is also inset 0.1m from the neighbouring property.

The introduction of rooflights to the front roof slope does not raise privacy concerns, as they are orientated towards the public realm and are typical of residential development in the area. Their positioning prevents direct overlooking of neighbouring properties.

5.0 Parking

The current parking will be retained to keep the existing depth and width of the driveway.



above - existing front elevation

below- existing garden



6.0 Materials

The proposed extension will use materials inspired by the existing material palette of the local context to ensure that the new additions intergrate with the surrounding context.

The proposed materials are noted as follows:

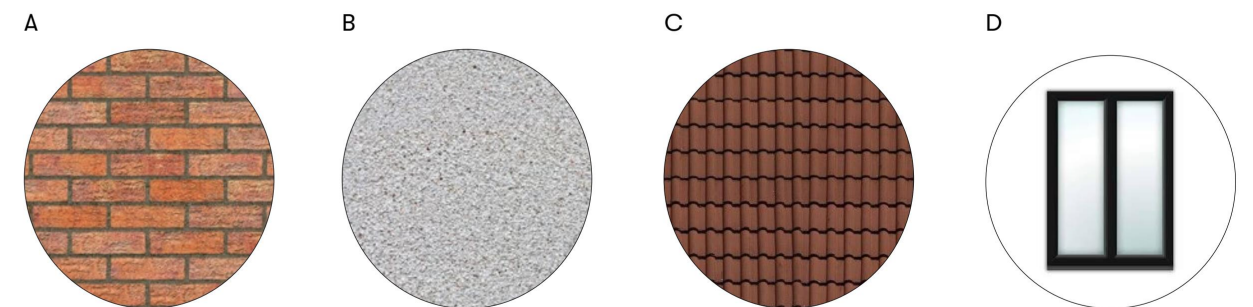
- A - Red brick
- B - Pebble dash render
- C - Brown roof tiles
- D - Black windows/doors

Capping and rainwater goods will be black in colour.

below - CGI of proposed - view from the end of garden



above - proposed rear elevation



7.0 Conclusion

In addition to the absence of harm to neighbouring amenity, the proposal delivers clear benefits to the host dwelling. The existing property is tired and currently suffers from limited natural light and constrained internal spaces, which are no longer well suited to modern family living.

The proposed extensions and rooflights will significantly improve levels of daylight, internal functionality and overall living conditions, allowing the dwelling to operate as a high-quality, contemporary family home.

The proposals have been designed with the requisite policy considerations and should be considered for approval.

