

Planning Statement

Householder Planning Application

Site Address

44 Copperfields Way, Romford, RM3 0XE
London Borough of Havering



1. Introduction

This Planning Statement supports a householder planning application for alterations to the ground floor of the above property. The proposal comprises the conversion of the existing integral garage into a WC and shower room, internal reconfiguration of living space, and a minor front elevation alteration involving the replacement of the existing garage shutter with a smaller bathroom window.

The development will improve the functionality and internal layout of the dwelling without harming local character, neighbouring amenity, or parking provision.

2. Site Description

The application site is a two-storey residential dwelling within an established residential area of the London Borough of Havering. The property has a front driveway providing off-street parking and a private rear garden. The existing integral garage is accessed internally and features a front garage shutter.

3. Proposed Development

The development comprises:

- Conversion of the integral garage into a WC and shower room
- Removal of the internal wall between the garage and existing living area to create enlarged living accommodation
- Replacement of the front garage shutter with a smaller bathroom window on the front elevation

The design of the new window will be modest and compatible with the existing appearance of the dwelling.

4. Design, Character, and Street Scene

The external alteration to replace the garage shutter with a smaller window represents a modest change that will not materially alter the appearance of the property or the street scene.

Furthermore, a similar form of garage conversion and front elevation alteration has been implemented at 40 Copperfields Way (Planning Reference: P1185.21), demonstrating that such development is consistent with local pattern and context.

The proposal respects the character and appearance of the existing dwelling and the surrounding area, and will not appear visually intrusive within the street.

5. Residential Amenity

The proposed bathroom window will be obscure-glazed to protect privacy to and from adjacent properties. The internal reconfiguration and other works will not lead to any loss of daylight, outlook, or privacy to neighbouring properties. There are no impacts on amenity to nearby residents.

6. Parking Provision

The property benefits from a front driveway that accommodates two off-street parking spaces, which will be retained following the conversion of the garage. As such, the proposal maintains the existing level of private parking and complies with Havering's approach to parking provision for residential dwellings.

There will be no adverse impact on highway safety or on-street parking conditions as a result of the development.

7. Planning Policy

The proposal has been considered against the relevant planning policy framework:

National Planning Policy Framework (NPPF) – supports sustainable development and efficient use of existing buildings and residential accommodation.

Havering Local Plan 2016-2031 (Adopted 17 November 2021) – the borough's statutory development plan, against which householder planning applications are assessed, including residential alterations or extensions. The Local Plan is used to assess how development proposals should be managed to protect the character of the borough, ensure good design and safeguard amenity.

Although the Local Plan does not contain a specific standalone policy solely for garage conversions, the plan and the Residential Extensions and Alterations Supplementary Planning Document (SPD) provide detailed design guidance to ensure that householder development is sympathetic to the existing property and the street scene, and does not detrimentally affect neighbouring properties.

The proposal aligns with the general principles for residential alterations set out in these design guidance documents.

8. Conclusion

The proposed development will deliver an improved internal layout and enhanced living environment without detracting from the character or appearance of the host dwelling or the wider street scene. The development:

- Maintains adequate off-street parking provision
- Has no adverse impact on neighbouring amenity
- Includes an external alteration that is modest and compatible with local character
- Is consistent with similar authorised development nearby (40 Copperfields Way, Ref: **P1185.21**)
- Is in accordance with the relevant national and local planning policies and guidance

For these reasons, planning permission is respectfully requested.