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Design and Access Statement

83 Redden Court Road,

RM3 0UL
February 2026

DESIGN AND ACCESS STATEMENT

83 Redden Court Road, Romford RM3 0UL



1. Introduction

This Design and Access Statement accompanies a householder planning application for 83 Redden Court Road, Romford RM3 0UL. It sets out the design principles underpinning the proposal and demonstrates how the development responds positively to the character of the host dwelling, the street scene, and the surrounding area, in accordance with relevant local and national planning policy.



2. Site Description

The application site comprises a two-storey semi-detached residential dwelling finished in painted render and facing bricks, with off-street parking provided to the front. The property forms part of a semi-detached pair within an established residential street characterised predominantly by single- and two-storey dwellings.

The wider context includes varied built form resulting from incremental extensions, as well as a nearby three-storey flatted block, which introduces a greater scale of development within the immediate area.



3. Proposal

Planning permission is sought for the following works at 83 Redden Court Road, Romford RM3 0UL:

- A part two-storey, part single-storey rear extension
- A single-storey front extension
- A first-floor side extension
- Conversion of the existing garage to habitable accommodation
- Associated alterations to the front elevation

The proposal seeks to improve the functionality of the dwelling while maintaining a scale and appearance that is appropriate to its setting.



4. Design Rationale

The design has been informed by the architectural character of the host dwelling, the prevailing pattern of development along Redden Court Road, and the Council's Residential Extensions and Alterations SPD.

Front Extension

The proposed single-storey front extension would not project beyond the existing two-storey bay and would remain visually subordinate to the original dwelling. Its scale and siting ensure that the established building line and rhythm of the street scene are preserved.

First-Floor Side Extension

The first-floor side extension is set back from the main front elevation to provide a clear visual break and to ensure the extension reads as secondary to the host dwelling. Although the setback is less than the 1 metre normally sought by guidance, it is considered appropriate in this instance, having regard to the specific site context and surrounding development. This approach achieves an acceptable balance between policy objectives and site constraints.

A pitched roof has been incorporated over the first-floor side extension to reflect prevailing roof forms and to avoid the visual dominance typically associated with flat-roofed two-storey extensions. This roof treatment ensures a more harmonious relationship with the existing dwelling.

Rear Extension

The part single- and part two-storey rear extension would wrap around the rear elevation of the property. While visible within the rear garden environment, it has been designed to respect the scale, bulk, and massing of the host dwelling. The extension is not considered excessive or overbearing and would integrate well with the existing building.

Overall, the proposal is considered to be of an appropriate design that would not cause harm to the character or appearance of the dwelling or the wider street scene.



5. Impact on Residential Amenity

Careful consideration has been given to the impact of the proposal on the amenities of neighbouring occupiers, including matters of outlook, daylight, and privacy.

The scale and siting of the extensions ensure that there would be no unacceptable loss of light or overbearing impact to adjoining properties. To safeguard privacy, the side-facing window within the ground-floor side extension wall would be obscure-glazed, with the lower section fixed and obscured up to 1.7 metres above finished floor level. Opening would only be permitted above 1.7 metres, ensuring that no direct overlooking of neighbouring properties can occur.

Acceptable separation distances would be maintained in line with adopted guidance, and no additional flank windows are proposed. As a result, the proposal would not result in an unacceptable impact on neighbouring residential amenity.



6. Access

The proposal would not alter the existing means of access to the site. Safe and convenient pedestrian and vehicular access would continue to be provided from Redden Court Road.

Despite the conversion of the garage, sufficient off-street parking would be retained within the site to comply with the Council's adopted parking standards. No highway or parking issues are anticipated to arise as a result of the proposal.



7. Relevant Planning History

- **P0813.20 – 87 Redden Court Road, Romford RM3 0UL**

Part two-storey, part single-storey rear extension; single-storey front extension; first-floor side extension; and conversion of garage to habitable use.

Decision: Approved on 17 November 2020.

This approved development represents a material consideration and demonstrates that comparable forms of development are acceptable within the immediate context, subject to appropriate design and amenity safeguards.



8. Relevant Planning Policies

Local Development Framework (LDF)

- DC33 – Car Parking
- DC61 – Urban Design
- SPD04 – Residential Extensions and Alterations Supplementary Planning Document

Other

- London Plan Policy 7.4 – Local Character
- London Plan Policy 7.6 – Architecture
- National Planning Policy Framework (NPPF)



9. Conclusion

The proposed development at 83 Redden Court Road, Romford RM3 0UL has been carefully designed to respond positively to the character of the host dwelling and its surroundings. The scheme accords with relevant local and national planning policies, would not result in harm to residential amenity, and represents an appropriate and well-considered form of development.

Planning permission is therefore respectfully sought.

Design and Access Statemen

Prepared by Samuele Bottega, Architect

On behalf of Bluelime Home Design

SIGNED: Samuele Bottega

DATE: February 2026