

69 Wingletye Lane

Hornchurch

Romford,

Essex Rm11 3AT

Planning Design and Access Statement

Application by Mr Gary
Putt

Single storey Rear
Extension and Change of
Use



February 2026

Contents

- 1.0 Introduction
- 2.0 Proposal
- 3.0 Use
- 4.0 Design
- 5.0 Site Photographs

1.0 Introduction

This planning application has been prepared and submitted on behalf of Mr Gary Putt.

The application site is mid terrace unit within a row of mixed-use units.

The ground floor servers a sui generis use with a class C flat to the first floor.

The application seeks planning permission for the change of use of the existing ground floor. Including a ground floor rear extension and alterations.

Drawings:

01/69/26

02/69/26

03/69/26

04/69/26

2.0 Proposal

The proposal is to demolish the existing outbuildings, which have reached the end of their serviceable life, and build a single storey rear flat roof rear extension.

The first floor flat will be mainly unchanged but have a new entrance door located on the opposite boundary with a new external staircase.

3.0 Use

The existing ground floor use is sui generis with the first floor being class C.

The proposal is to maintain the class C to the first floor with the ground floor being changed to E(g) (i) (offices)

4.0 Design

The proposed rear extension in our opinion is considered not to be harmful and would be of a higher quality and represent a more acceptable addition, positively contributing to the surrounding area.

The increase in size of the rear extension is minor with the first floor flat remain largely unchanged.

Although we have slightly increased the size of the ground floor we are of the opinion that this will not intensify existing parking, therefore, not altered the existing parking arrangements.