

PLANNING STATEMENT

4 Oaklands Avenue, Romford RM1 4DB



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1. Site and Surroundings

The application site relates to a detached residential dwelling located at **4 Oaklands Avenue, Romford RM1 4DB**. The property lies within an established suburban residential area characterised predominantly by detached and semi-detached dwellings set within regular plots with private rear gardens.

The surrounding built form is typical of suburban development within the borough and includes properties of similar scale and architectural character. Rear extensions are a common feature within the surrounding area and form part of the established residential pattern.

The site benefits from a private rear garden and maintains clear separation from neighbouring dwellings consistent with the prevailing character of the street.

2. Proposed Development

The application seeks planning permission for the construction of a **single storey rear extension** to the existing dwelling.

The proposed extension will project approximately **2.7 metres beyond the existing rear elevation** of the property.

The design incorporates a **combined flat and pitched roof form**, creating a visually balanced addition that remains clearly subordinate to the host dwelling.

The rear elevation of the extension will include:

- One set of **bi-fold doors** providing access to the rear garden
- Two **rear facing windows**

No side-facing windows are proposed.

The extension will utilise materials to match the existing dwelling where possible in order to ensure visual continuity with the existing property.

3. Design and Scale

The proposed extension has been designed to remain **subordinate to the host dwelling** in both scale and massing.

The modest projection of **2.7 metres** ensures the development remains proportionate to the existing building and respects the established built form of the surrounding residential area.

The combined roof form helps to reduce perceived bulk and creates a visually lighter structure when viewed from the garden. The design approach allows the extension to integrate comfortably with the existing dwelling while maintaining a contemporary yet sympathetic appearance.

4. Impact on Neighbouring Properties

Careful consideration has been given to the relationship between the proposed extension and neighbouring dwellings.

Due to the **limited projection and single storey scale**, the development will not result in significant overshadowing, loss of daylight or overbearing impact on adjacent properties.

Furthermore, as **no side-facing windows are proposed**, the development will not introduce additional overlooking or loss of privacy to neighbouring occupiers.

Given the detached nature of the property and the separation distances between neighbouring dwellings, the proposal is considered to have a minimal impact on surrounding residential amenity.

5. Character of the Area

The proposal respects the established suburban character of the surrounding area.

Single storey rear extensions are a common form of development within residential areas such as Oaklands Avenue and are generally considered appropriate additions to family dwellings where they remain subordinate and proportionate.

The use of matching materials and a modest footprint ensures the extension integrates appropriately with the host property and wider streetscape.

6. Conclusion

The proposed development represents a **modest and well-designed extension** to an existing residential property.

The proposal:

- Remains subordinate to the host dwelling
- Maintains the character of the surrounding residential area

- Preserves the amenity of neighbouring properties
- Represents a proportionate form of domestic development

For these reasons, the proposal is considered acceptable and it is respectfully requested that planning permission be granted.