
SUPPORTING STATEMENT

PROJECT: 384 UPMINSTER ROAD NORTH, RAINHAM, ESSEX, RM13 9RZ

APPLICATION: HOUSEHOLDER PLANNING APPLICATION

DATE: 25th March 2026

1. PROJECT DESCRIPTION

This statement has been prepared in support of a householder planning application for extensions and roof alterations to an existing detached dwelling. The property occupies a corner plot and sits within a mixed residential area characterised by a wide variety of dwelling types, ages, forms and architectural treatments. The surrounding context includes detached, semi-detached and terraced properties, together with bungalows and two-storey houses from different periods of development. As a result, the prevailing character of the area is not uniform or highly standardised, but varied and evolving, with many examples of individual adaptation and extension over time.

2. GENERAL DESIGN OBJECTIVES

The application seeks to improve and regularise the form of the existing house by infilling above the current single-storey rear element at first-floor level and extending the roof over the enlarged footprint to create a simple, cohesive and legible overall form. The design approach has been to create a holistic composition so that the house reads as a single, well-considered dwelling. This is considered particularly appropriate in the case of a detached house on a corner plot, where the building is experienced from multiple public viewpoints and where a coherent overall form is especially important to the quality of the street scene.

The proposed roof alterations include the conversion of the loft space, with accommodation lit by modest rooflights to the front and rear roof slopes rather than by a large dormer structure. This approach helps retain the simple roof form and avoids the visual bulk often associated with more dominant roof additions. The rear roof slope will also incorporate photovoltaic solar panels. This forms an important part of the design rationale, as the client's objective is to improve the long-term energy sustainability of the dwelling and create a building that is better able to support reduced reliance on the main grid. A simple, continuous roof plane is integral to achieving this aim in a practical and visually coherent way.

3. PRE APPLICATION ADVICE

A pre-application enquiry was undertaken with the Local Planning Authority, and the feedback provided has directly informed the revised design. The principle of development, the first-floor infill and the inclusion of solar panels were not raised as concerns. The main area identified for careful consideration was the scale of the roof form. The revised proposals have responded positively and constructively to that advice.

Following that feedback, the roof design has been refined through the introduction of part-hipped elements to the flank gables. This reduces the apparent volume and mass of the roof when viewed from the public realm and softens the transition between roof and wall. In addition, cladding has been introduced to the upper part of the flank gable walls, extending down to eaves level. This helps to break up the scale of the elevation, introduces material variation, and reduces any sense of a single uninterrupted wall plane. Together, these design refinements lessen the visual weight of the roof and ensure that the building presents a more considered and balanced appearance from the street.

4. LOCAL CONTEXT

The proposal has also been informed by a review of the surrounding area and by photographs of nearby properties. These show that the locality contains a broad range of roof forms, extensions and altered flank elevations, including examples of hipped-to-gable roof enlargements, part-hipped forms, and substantial dormer additions. While the proposal has not been based solely on comparison, these local examples are relevant in demonstrating that the area has an established pattern of varied domestic form and that altered roofscapes are part of its existing character. Importantly, the proposed scheme has sought to achieve a more disciplined and integrated architectural outcome than some nearby examples by avoiding visually dominant box-like additions and instead creating a simpler, more unified building form.

5. DESIGN OVERVIEW

In design terms, the proposal offers a number of positive benefits. It rationalises the existing built form, improves the appearance of the dwelling, and provides a clearer architectural composition appropriate to its corner-plot setting. The use of rooflights in place of a large dormer maintains a cleaner roof profile, while the part-hipped gables and cladding treatment add articulation and reduce perceived mass. The inclusion of solar panels also reflects a positive and forward-looking approach to residential design, allowing the house to be upgraded in a way that supports sustainable living without compromising the overall quality of the architecture.

Overall, the proposal represents a well-considered enhancement to the existing dwelling. It responds positively to officer feedback, takes account of the varied character of the area, and introduces a coherent and holistic design solution that is well suited to a detached house on a corner plot. The revised scheme reduces the visual impact of the roof, improves the relationship of the building to the public realm, and delivers meaningful sustainability benefits. It is therefore considered to be a sympathetic and appropriate form of householder development that will sit comfortably within the established character of the locality.

6. DESIGN OVERVIEW

For these reasons, the proposal is considered to be a high-quality and proportionate extension and alteration to the existing dwelling. It respects the varied character of the surrounding area, responds carefully to its corner-plot position, and delivers a more coherent, attractive and sustainable home. We therefore respectfully request favourable consideration of this application and the granting of planning permission.

7. APPENDICIES - PHOTOGRAPHIC STUDY

Photographic study of the surrounding area showing varied character and hollistic designs vs grafted additions.



No. 354 Upminster Road North