PLANNING, DESIGN AND ACCESS STATEMENT

Extensions and alterations to the existing dwelling

15 BURNTWOOD AVENUE
EMERSON PARK, HORNCHURCH RM11 3JD

Applicant	Mr A Kandola
Agent	Stephensons
Project	26-080
Date	August 2026
Application type	Householder planning application

Prepared in support of a full householder planning application

1. Executive summary

This Planning, Design and Access Statement supports an application for extensive extensions and alterations to the detached dwelling at 15 Burntwood Avenue. The proposal retains and incorporates the existing house but comprehensively reorganises its accommodation and external appearance to create a coherent, high-quality family dwelling suited to this substantial plot and the established character of Emerson Park.

The scheme has been developed with particular regard to the scale and spacing of buildings, the generous landscaped setting, the living conditions of adjoining occupiers, and the important planning history at both the application site and neighbouring No. 13. It replaces the present visually complex composition with a balanced and unified architectural design.

The principal reasons why planning permission should be granted are:

- the site already contains a large detached dwelling in an established residential use;
- permission P1427.16 previously accepted extensive front, side and rear extensions, a substantial increase in roof accommodation, front and rear dormers and a materially enlarged dwelling;
- the present design is a more coherent and carefully composed architectural response than the accumulation of forms previously approved;
- the proposed building is accommodated within a spacious plot while retaining generous separation from adjoining property boundaries;
- the implemented permission at 13 Burntwood Avenue establishes four substantial three-storey dwellings as part of the immediate and emerging context;
- the existing conifer group beside No. 17 and the principal landscaped structure of the plot are retained and protected;
- privacy is protected by the position and treatment of flank windows, including obscure glazing and opening restrictions where appropriate;
- the existing access, boundary wall and crossovers are unchanged and six on-site car spaces are retained; and
- the proposal will upgrade the energy performance and fabric of the existing dwelling and is exempt from mandatory biodiversity net gain requirements.

2. Site and surroundings

2.1 The application site

No. 15 is a large detached single-family dwelling on the north side of Burntwood Avenue within the Emerson Park Policy Area. The plot is broad and deep, with the dwelling set back substantially behind the highway. The established frontage contains a boundary wall, entrance arrangements and mature planting which together contribute to the verdant suburban character of the road.

The existing house has developed as an irregular composition containing accommodation at ground, first and roof levels together with substantial projections, a swimming-pool wing and detached or visually separate garage elements. Its scale is considerable, but its external form lacks the architectural unity that the proposed scheme seeks to achieve.

No change is proposed to the residential use, site access, front wall or highway crossovers. The proposal therefore concerns the extension and remodelling of the established dwelling rather than redevelopment of the plot for additional residential units.

2.2 Character of Burntwood Avenue and Emerson Park

Emerson Park is characterised by individually designed detached houses standing in spacious and well-landscaped grounds. There is no single uniform architectural style. The character is instead derived from the combination of generous plots, substantial setbacks, mature landscaping, detached family houses and meaningful gaps between buildings.

Burntwood Avenue contains houses of different ages, widths, roof forms and architectural expression. No. 17 is a substantial detached property to the east. The land at No. 13 to the west has an implemented permission for four large three-storey dwellings. The realistic planning context is therefore one of sizeable and architecturally varied family houses rather than a uniform row of modest buildings.

3. The proposal

The application proposes extensive extensions and alterations to the existing dwelling. In summary, the works comprise:

- reorganisation and extension of the ground and first-floor accommodation;
- remodelling of the roof and second-floor accommodation;
- a new symmetrical principal elevation with a central entrance and portico;
- front and rear dormer windows integrated into the main roof composition;
- a two-space garage and retention of four further parking spaces on the driveway;
- high-quality external materials including face brickwork, stone detailing, slate roofing, lead-faced dormers and white painted or powder-coated timber windows;
- obscure-glazed and restricted flank windows where required to safeguard privacy; and
- retention of the existing access, front wall, crossovers and important boundary landscaping.

The proposed principal elevation is approximately 6.45 metres to eaves level and 10.6 metres to the main ridge, as annotated on the submitted drawing. The house remains set approximately 2.7 metres from the boundary toward No. 13 and approximately 6.4 metres from the boundary toward No. 17. These distances comfortably exceed the minimum boundary spacing identified for extensions in the Emerson Park SPD.

4. Planning history and material fallback positions

4.1 No. 15 Burntwood Avenue - P1427.16

Planning permission P1427.16 was granted by the London Borough of Havering on 25 November 2016 for front and rear extensions, a two-storey side extension, loft conversion including front and rear dormers, an increase in roof height and external alterations.

Although that permission was not implemented, it remains an important site-specific planning decision. It demonstrates that the Council accepted the principle of comprehensively enlarging and remodelling No. 15,

including substantial additions visible in the street scene and a materially increased roof form. The current scheme should not be treated as if the existing unaltered house is the only relevant design baseline.

The comparison and overlay drawings demonstrate the relationship between the existing house, the 2016 approval and the present proposal. The current scheme rationalises the composition into a unified classical elevation, rather than presenting as a series of separate or accumulated additions.

4.2 No. 13 Burntwood Avenue - P1189.20

Application P1189.20 sought the demolition of the former care home and the erection of one three-storey six-bedroom dwelling and three three-storey five-bedroom dwellings, together with parking and amenity space. The Council refused the application, but the appeal was allowed with conditions on 31 January 2022.

The relevant pre-commencement conditions were subsequently discharged under Q0007.25. The former care-home building has been demolished pursuant to the permission. That material operation implemented the approved development; an application for a lawful development certificate is not necessary in order for the permission to have been commenced. The approval is consequently an extant and deliverable part of the site context.

A non-material amendment under N0003.25 was also approved on 11 February 2025 to permit alterations improving thermal performance. The development at No. 13 must therefore be given substantial weight when considering the evolving character, scale and visual composition of this part of Burntwood Avenue.

5. Design and townscape assessment

5.1 Design approach

The design objective has been to create a single, legible architectural composition. A central entrance and portico form the visual focus. Repeated vertical window bays, balanced dormers, a consistent eaves line and a restrained palette of traditional materials create order and proportion across the frontage.

This is particularly important because the house is large. Rather than disguising that fact through a series of unrelated additions, the scheme uses symmetry, clear hierarchy and consistent detailing to give the building an appropriate sense of calm and permanence. The resulting design is bespoke to the generous plot and is compatible with the tradition of large, individually designed houses in Emerson Park.

5.2 Scale, massing and spacing

The scale must be assessed in its full context. No. 15 already contains extensive accommodation and stands within a plot capable of accommodating a substantial dwelling. The Council previously accepted a major enlargement through P1427.16. The adjacent No. 13 development will introduce four substantial three-storey houses and materially alter the scale of the immediate built context.

Notwithstanding the increased and more formal frontage, the development retains generous spacing to both side boundaries. The approximate 2.7-metre distance to No. 13 and 6.4-metre distance to No. 17 preserve the detached character of the house, avoid a terracing effect and maintain visual relief between properties. The building remains set well back behind a landscaped front garden.

The submitted street-scene and overlay drawings are particularly helpful. They demonstrate that the proposal is read as part of a varied sequence of substantial detached houses and that it does not introduce an isolated height or form unrelated to the surrounding context.

5.3 Architectural appearance and materials

The proposed face brick, slate, stone detailing and lead-faced dormers are high-quality, durable materials suitable for the architectural language and the established residential context. White timber windows reinforce the ordered composition. Final material samples can appropriately be secured by condition.

The pitched main roof, carefully positioned dormers, chimneys, portico and vertically proportioned openings provide articulation and shadow without relying on arbitrary changes in material or form. The design therefore meets the objective of Policies 7 and 26 to secure high architectural quality and a site-specific response.

5.4 Emerson Park Policy Area

The Emerson Park SPD identifies the defining character as detached family houses in spacious, landscaped grounds and requires massing, architectural character and the resultant spaces between buildings to be compatible with the immediate street scene. It also seeks the retention of landscape features and generous landscaping.

The proposal satisfies those objectives. It remains a single detached family dwelling; it retains the spacious plot, established frontage and important landscaping; it provides boundary separation exceeding the SPD minima; and it adopts an individual architectural design of a quality appropriate to the area. It does not subdivide the plot or increase residential density.

6. Residential amenity

6.1 No. 13 Burntwood Avenue

The proposed house is separated from the common boundary with No. 13 by approximately 2.7 metres. The relationship must be assessed against the implemented layout and approved houses at No. 13. The flank-to-flank arrangement, intervening boundary treatment and orientation avoid an unacceptable loss of outlook, daylight or sunlight.

First-floor flank windows are shown as obscure glazed and fitted with 150 mm opening restrictors. These measures prevent harmful overlooking while allowing light and ventilation. The principal outlook from habitable accommodation is directed toward the front and rear of the plot.

6.2 No. 17 Burntwood Avenue

A particularly generous separation of approximately 6.4 metres is maintained to the boundary with No. 17. The retained conifer group provides further filtering and visual containment. The scale of the separation, orientation of the buildings and treatment of flank openings ensure that the proposal will not appear overbearing or cause unacceptable overlooking, loss of privacy, daylight or sunlight.

6.3 Rear garden and general living conditions

The plot retains a substantial and usable rear garden commensurate with a large family house. The proposal does not introduce a separate dwelling, independent residential unit or intensified use. The normal domestic activity associated with the extended house will remain compatible with the residential character of the area.

7. Trees, landscaping and the boundary with No. 17

A group of established conifer trees stands close to the boundary with No. 17. This planting contributes to the landscape structure of the plot and provides useful filtering between the two properties. The group is to be retained.

The submitted proposed plan records that the preserved group of trees is retained and that no new work is proposed within the root protection area. The design has therefore treated the trees as an existing site constraint rather than relying on their removal. A comparable retention note was included with the previous approved scheme and was accepted by the Council.

The following protection principles will apply during construction:

- no excavation, foundations, changes in level or storage of materials within the identified root protection area;
- protective fencing to be installed before demolition or construction begins near the tree group and retained for the relevant construction period;
- no fires, mixing of cement, fuel storage, vehicle movements or discharge of potentially harmful materials within the protected area;
- any services close to the trees to use an alignment and construction method that avoids root damage; and
- any necessary arboricultural works to be undertaken by a competent contractor and, where consent is required, only after the appropriate approval.

These measures are proportionate to a householder scheme and can be secured by a suitably worded planning condition if the Council considers that additional control is necessary. They accord with Policy 27 and the principles of BS 5837:2012. The retention of the conifers, front landscaping, boundary wall and other mature planting preserves the verdant setting sought by the Emerson Park SPD.

8. Access, parking and inclusive design

The existing vehicular entrances and highway crossovers are retained. No change is proposed to the established access arrangements and the proposal therefore creates no new highway conflict.

Two parking spaces are provided within the garage and four further spaces are available on the existing front driveway. This is ample provision for a single dwelling and avoids displacement of vehicles onto Burntwood Avenue. The existing front wall and planted structure are retained so that parking does not overwhelm the frontage.

The application concerns an existing private dwelling. The internal reorganisation provides an opportunity for improved circulation and more adaptable accommodation. Detailed compliance with the applicable accessibility and safety requirements will be addressed through the Building Regulations.

9. Sustainability and climate change

The proposal represents investment in and adaptation of an existing house rather than demolition and complete replacement. Retaining and incorporating the existing fabric avoids a proportion of the embodied carbon and construction waste associated with wholesale redevelopment.

The development will be designed and constructed to current Building Regulations, including the applicable requirements for conservation of fuel and power, ventilation, water efficiency and overheating. The enlarged and remodelled envelope allows the thermal performance and air-tightness of the existing house to be improved as part of a coordinated project.

The detailed design will adopt the following sustainability principles where technically practicable:

- a fabric-first approach, with upgraded insulation and high-performance windows and doors;
- efficient building services, heating controls and low-energy lighting;
- water-efficient sanitary fittings and appliances;
- responsible sourcing and selection of durable, low-maintenance materials;
- separation and recycling of construction waste and reuse of suitable materials;
- permeable surfacing or drainage to soft landscape where relevant, with no increase in uncontrolled runoff to the highway;
- provision for electric-vehicle charging within the curtilage;
- retention of mature planting and opportunities for additional wildlife-friendly planting; and
- incorporation of discreet biodiversity enhancements, such as integrated bird or bat features, where appropriate.

As a householder application rather than major development, a detailed energy assessment is not required by Local Plan Policy 36. Nevertheless, the measures above demonstrate a proportionate response to climate change and will materially improve the performance and longevity of the dwelling.

10. Biodiversity net gain

Mandatory biodiversity net gain under Schedule 7A of the Town and Country Planning Act 1990 does not apply to householder development. The application is for extensions and alterations within the curtilage of a single dwelling and falls squarely within that exemption.

The absence of a mandatory metric does not prevent proportionate ecological improvement. Retention of the boundary conifers and other planting avoids unnecessary habitat loss, while additional native or wildlife-friendly planting and integrated nesting or roosting features can provide practical enhancements consistent with Local Plan Policies 27 and 30.

11. Planning policy assessment

NPPF	The proposal makes effective use of an existing dwelling, achieves a well-designed place, responds to local character, protects neighbouring living conditions and incorporates climate-resilient design principles.
London Plan D3/D4	The scheme is a site-specific design response of high architectural quality, supported by contextual and comparative drawings.
London Plan G7	Established boundary trees are retained and protected; no work is proposed within their root protection area.
London Plan SI2/SI13	The existing dwelling is reused and upgraded; energy efficiency, durable materials and proportionate surface-water measures are incorporated.
Local Plan Policy 7	The proposal maintains privacy, outlook, daylight and sunlight and provides a high-quality living environment.
Local Plan Policy 24	Six curtilage spaces are retained and the established access arrangements remain unchanged.
Local Plan Policy 26	The coherent architectural composition, quality materials and contextual scale respond positively to the local street scene.
Local Plan Policy 27	The landscape structure, conifers, front boundary and mature planting are retained and capable of protection during construction.
Local Plan Policy 30	No material biodiversity harm arises; existing vegetation is retained and proportionate enhancements can be incorporated.
Local Plan Policy 36	The scheme upgrades an existing dwelling using a fabric-first and energy-efficient approach; a major-development energy assessment is not required.
Emerson Park SPD	A detached family house is retained in a spacious landscaped plot, with generous side spacing and an individual architectural design.
Extensions SPD	The scheme responds to the dwelling, street scene and neighbours, employs durable complementary materials and protects landscaping, privacy and parking.

12. The planning balance

The proposal is substantial, but size alone is not a reason for refusal. The relevant question is whether the extended dwelling can be satisfactorily accommodated within its plot and context without harm to character, landscaping or residential amenity. The evidence demonstrates that it can.

The generous site, retained landscaped setting and meaningful gaps to both boundaries provide the physical capacity for the proposal. The detailed elevation gives the house a coherent architectural identity. The 2016 permission establishes that extensive enlargement, increased roof accommodation and front-facing dormers were previously judged acceptable. The implemented development at No. 13 establishes a materially larger and more intensive immediate context than the former care home.

No unacceptable effect arises in relation to privacy, outlook, daylight, sunlight, highway safety or parking. The conifers beside No. 17 and the principal landscape framework are retained. The proposal will also secure substantial improvements to the fabric, services and environmental performance of the existing dwelling.

Taken as a whole, the development accords with the development plan and relevant supplementary guidance. There are no material considerations indicating that permission should be withheld.

13. Conclusion

The application provides a carefully considered extension and remodelling of an established detached dwelling. It creates a unified, high-quality family house while retaining the spacious plot, boundary separation, mature landscaping, established access and single-dwelling use that define the character of Emerson Park.

The proposal is supported by the important site-specific history at No. 15 and by the implemented approval for four substantial three-storey dwellings at No. 13. It safeguards neighbouring amenity, protects the conifer group beside No. 17, provides ample parking, upgrades the sustainability of the existing building and is exempt from mandatory biodiversity net gain.

Planning permission should therefore be granted, subject to the usual conditions concerning materials, obscure glazing and tree protection where considered necessary.

Appendix A - Submitted and comparative drawings

The application is supported by the following drawings. Drawing references should be checked against the corrected title blocks before submission:

- 26-080/001 - Existing site layout;
- Existing plans and elevations (intended drawing 26-080/02);
- Proposed plans, elevations and site plan (intended drawing 26-080/03);
- Existing and proposed overlay plans (intended drawing 26-080/04);
- 26-080/05 - 2016 approved scheme, not implemented; and
- 26-080/06 - Street-scene and comparison drawing.