

DESIGN AND ACCESS STATEMENT

314 LODGE LANE, ROMFORD, RM5 2HX

FULL PLANNING APPLICATION

3 NO. PROPOSED ROOF EXTENSIONS AND 1 NO. SIDE EXTENSION

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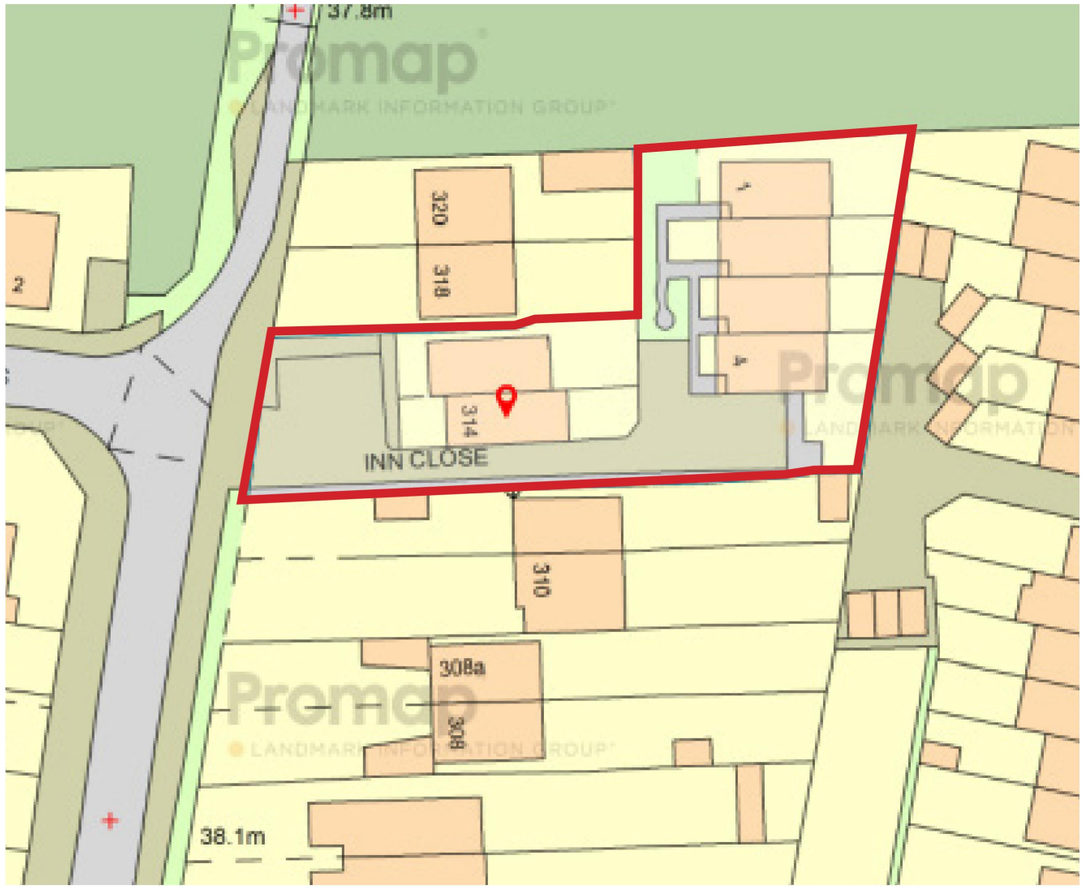
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01

SITE AND LOCATION

1.1 EXISTING SITE





01

SITE AND LOCATION

1.2 VIEWS OF THE SITE







02

OFFICER'S REPORT SUMMARY AND RESPONSE

OFFICER'S REPORT REFERENCE NO. P0844.26

PRINCIPLE OF DEVELOPMENT:

There is no objection in principle to altering or extending the existing houses. This is subject to an acceptable impact on visual appearance, neighbour amenity (privacy, light and disturbance), highway safety and the amenity of future occupiers.

RESPONSE:

On that poitive basis, the revised proposal addresses the officer's concerns regarding design, amenity and quality of accommodation, as set out below.

DENSITY/SITE LAYOUT

Quality of Accommodation

The site is heavily constrained, which is reflected in small gardens that are uncharacteristic of the surrounding area. Gardens of approximately 35 m^2, 42 m^2 and 51 m^2 are considered unsuitable for 4-bed family houses. The 5-bed house's garden would reduce from 61 m^2 to 51 m^2. It is also narrow and irregular in shape, ranging from 2.7 m to 4.8 m deep, making it unsuitable for a large family.

RESPONSE:

The garden sizes have been increased, with the smallest garden enlarged from 35 m^2 to 40 m^2, providing improved amenity space.

The fourth house has also been reduced from 5 no. bedrooms to 4 no. bedrooms, with a 51 m^2 garden, which is considered a sufficient amenity area.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed dormers would not relate well to the gable-fronted houses and would appear as an awkward box behind the main frontages. Although set back, they would likely be visible in long views from the adjoining Green Belt because of the site's edge location. The rear of the houses already has a complex stepped form, and adding further complexity at roof level would harm the character of the area. The side extension would be less visible and would cause no significant overshadowing. However, it would shoehorn development into a confined space, reducing landscaping and removing the buffer between the extension and the parking area.

RESPONSE:

The new dormers now have pitched roofs so that they relate better to the form of the existing gable-fronted houses, rather than appearing as box additions.

The dormer to the house adjoining the Green Belt has been removed, so only 2 new dormers are now proposed and framed on both sided by retained roofs, limiting visibility in long views from the Green Belt and the neighbours.

The step at the rear of the dormers has also been removed to simplify the roof form and avoid adding further complexity to the already stepped rear elevation.

The side extension is now single storey only, as the first-floor element has been removed. It has a pitched roof to match the existing houses, reducing its bulk.

02

OFFICER'S REPORT SUMMARY AND RESPONSE

IMPACT ON AMENITY

The additional bulk and height at roof level would appear overdominant and unneighbourly to the facing dwellings. The new windows would also cause overlooking, undermining the slanted first-floor windows that were specifically designed in the original scheme to protect the rear gardens of properties on Lodge Lane.

RESPONSE:

Dormers are now proposed to the two middle houses only, minimising the additional bulk and height and reducing any overbearing impact on neighbouring dwellings.

The dormer side walls are angled to match the slanted walls on the floor below, as approved in the original scheme. This directs the windows to look sideways, preventing direct overlooking of the rear gardens of neighbouring properties on Lodge Lane.

The rear windows of both dormers will be opaque glazed and on restictors to only allow cross-ventilation.

HIGHWAY/PARKING

The site has a low PTAL of 1a. Havering Local Plan Policy 24 requires a minimum of 1.5 spaces per 3-bed unit, meaning 6 spaces are needed for the 4 houses against the 5 provided. However, no higher standard applies to dwellings of more than 3 bedrooms, so the existing shortfall does not justify refusal on parking grounds.

Refuse and Recycling

Current refuse problems are likely the result of poor management. While additional occupiers would increase waste, the increase would not be significant enough to warrant refusal.

Cycle parking

Only 4 cycle spaces are provided, against the London Plan Table 10.2 requirement of 10 long-stay and 1 short-stay spaces, designed in accordance with the London Cycle Design Standards (LCDS). The shortfall would worsen with additional occupation. However, further cycle storage could be accommodated on site, so refusal on this ground would be unreasonable.

RESPONSE:

A bike shed with 6 cycle parking spaces has already been provided on site, increasing provision from as per original drawing, that is 4 to 6 spaces and helping it address the shortfall identified by the officer.

03

PROPOSAL

The site is located on Lodge Lane, along the northern edge of Havering.

The Applicant purchased the site after the previous owners secured grant of planning permission in November 2022 (ref P1134.22).

Planning Conditions 4 (external materials), 9 (drainage), 13 (CMS), 14 (EV),15 (external lighting) and 19 (swept path analysis) have been fully discharged, as per Q0269.24, Q0019.25 and P0360.25 (landscape). This application also includes the necessary information to discharge the outstanding condition 20- Ultra Low NoX boilers: see proof of installation of specific boilers: : see data sheet in appendix for the installed Boilers: Vaillant 830 Ecofit Pure model VUW 303/6 (H-GB), which achieve NoX emissions of 39 mg mg/kWh, below the 40 mg mg/kWh limit set by the London Plan.

The construction was completed in 2025. The houses are currently rented out by the Applicant.

The site comprises a pair of three-storey semi-detached houses to the front and a small terrace of staggered two-storey, 3-bedroom,4 persons houses with gardens and dedicated car parking to the rear. The houses are of modern design with a mix of flat and pitched roofs. The elevation treatment is also modern and provides a strong frontage with variations of both massing and materials.

The Applicant's brief was to improve on the housing offer in extending the capacity of the rear terrace houses. The proposals focus on adding bedroom and amenity to three of the four houses to the rear. The proposed design offers a mixed approach in response to the settings of the terrace.

The first house, as visible from the new access road and pathway is extended to the side, at the edge of the small car park serving these houses and the side projection of its private garden. The side extension is designed to be subservient to its host, with a smaller single storey and pitched roof. The ground-floor extension includes a separate wheelchair-accessible bedroom and bathroom with flush threshold access to the garden terrace, in compliance with A.D. Part M4(3).

At 118 sqm GIA , the resulting 4 Bedroom-6p house exceeds the 115 sqm minimum (Nationally Described Space Standard. NDSS):. The external facing materials will match the existing.

The next two houses are extended at roof level only, reconfiguring the existing roofs to accommodate a new master bedroom each. The landing at first floor level is extended, increasing the current double bedroom. The new stairs are built above the existing. The current loft space is currently too low for conversion; it is proposed to simply rebuild the pitched roof at a higher level. The main additional massing is set back from both front and rear elevations and is thus framed by the new roof ridges, reducing their visual presence to both sets of neighbours. The roofs and walls are clad in matching tiles and the windows will match existing below. At 116 sqm GIA, the resulting 4 Bedroom-5p houses exceeds the 103 sqm minimum (NDSS).

By virtue of deeply recessed between gable ends on both sides, the proposed windows have a framed outlook, thus preserving the neighbours' privacy. Similarly, the additional volumes will not affect the daylight and sunlight amenity of the neighbours. Since the front semi-detached houses are retained, the street scene is not affected.

The Applicant will set up a thorough Construction Method statement to demonstrate how disruption is minimised. For example, it is possible that the works will be done with a separate access over the retained houses, like many loft extensions works in the domestic market.

This application seeks to improve the residential offer for local families and due to the site constraints, it is understood that the approved car parking provision cannot be changed. Furthermore, existing bins and bikes stores do not need to be increased because of the modest addition of 4 new net residents over 3 households.

In conclusion, this revised application addresses the reasons for refusal and the comments in the recent case officer's report. This poitive approach offers a sensitively reduced scheme which will not impact on the amenities of the neighbours

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APPENDIX

Product data sheet (in accordance with EU regulation no. 811/2013, 812/2013)

1	Brand name			Vaillant
2	Models		I	VUW 256/6-3 (H-GB) ecoFIT pure 825
			II	VUW 306/6-3 (H-GB) ecoFIT pure 830
			III	VUW 356/6-3 (H-GB) ecoFIT pure 835
			IV	VUW 306/6-3 (P-GB) ecoFIT pure 830 P
			V	-
			VI	-

					I	II	III	IV	V	VI
3	Temperature application	-	-		High/Medium/Low	High/Medium/Low	High/Medium/Low	High/Medium/Low	-	-
4	Hot water generation: Specified load profile	-	-		XL	XL	XL	XL	-	-
5	Room heating: Seasonal energy-efficiency class	-	-		A	A	A	A	-	-
6	Hot water generation: Energy-efficiency class	-	-		A	A	A	A	-	-
7	Room heating: Nominal heat output (*8) (*11)	P_{rated}	*kW*		18	25	26	24	-	-
8	Annual energy consumption (*8)	Q_{HE}	*kWh*		8927	11989	12506	12403	-	-
9	Annual electricity consumption (*8)	*AEC*	*kWh*		26	23	24	26	-	-
10	Annual fuel consumption (*8)	*AFC*	*GJ*		18	18	18	18	-	-
11	Room heating: Seasonal energy efficiency (*8)	η_S	*%*		94	94	94	95	-	-
12	Hot water generation: Energy efficiency (*8)	η_{WH}	*%*		85	85	85	84	-	-
13	Sound power level, indoor	L_{WA} *indoor*	*dB(A)*		49	51	52	49	-	-
14	Option to only operate during low-demand periods.	-	-		-	-	-	-	-	-
15	All specific precautions for assembly, installation and maintenance are described in the operating and installation instructions. Read and follow the operating and installation instructions.									
16	"smart" value "1": The information on the hot water generation energy efficiency and on the annual power or fuel consumption applies only when the intelligent control system is switched on.									
17	All of the data that is included in the product information was determined by applying the specifications of the relevant European directives. Differences to product information listed elsewhere may result in different test conditions. Only the data that is contained in this product information is applicable and valid.									

(*8) For average climatic conditions

(*11) For boilers and combination boilers with a heat pump, the nominal heat output "Prated" is the same as the design load in heating mode "Pdesignh", and the nominal heat output for an auxiliary boiler "Psup" is the same as the additional heating output "sup(Tj)"

45	All of the data that is included in the product information was determined by applying the specifications of the relevant European directives. Differences to product information listed elsewhere may result in different test conditions. Only the data that is contained in this product information is applicable and valid.								
46	Weekly power consumption with an intelligent control system	$Q_{elec,\ week,\ smart}$	*kWh*	-	-	-	-	-	-
47	Weekly power consumption without an intelligent control system	$Q_{elec,\ week}$	*kWh*	-	-	-	-	-	-
48	Weekly fuel consumption with an intelligent control system	$Q_{fuel,\ week,\ smart}$	*kWh*	-	-	-	-	-	-
49	Weekly fuel consumption without an intelligent control system	$Q_{fuel,\ week}$	*kWh*	-	-	-	-	-	-
50	Nominal heat output for auxiliary heating (*3)	P_{sup}	*kW*	-	-	-	-	-	-
51	Type of energy input for the auxiliary boiler	-	-	-	-	-	-	-	-

(*1) High-temperature operation means a return temperature of 60 °C at the boiler inlet and a flow temperature of 80 °C at the boiler outlet.

(*2) Low-temperature operation means a return temperature (at the boiler inlet) of 30 °C for the floor-standing condensing boiler, of 37 °C for a low-temperature floor-standing boiler and of 50 °C for other boilers.

(*3) If the CDH value is not determined by a measurement, the specified value CDH = 0.9 applies for the reduction factor.

(*4) High-temperature operation means a return temperature of 60 °C at the boiler inlet and a flow temperature of 80 °C at the boiler outlet.

(*5) Low-temperature operation means a return temperature (at the boiler inlet) of 30 °C for the floor-standing condensing boiler, of 37 °C for a low-temperature floor-standing boiler and of 50 °C for other boilers.

(*11) For boilers and combination boilers with a heat pump, the nominal heat output "Prated" is the same as the design load in heating mode "Pdesignh", and the nominal heat output for an auxiliary boiler "Psup" is the same as the additional heating output "sup(Tj)"

Product information (in accordance with EU regulation no. 813/2013, 814/2013)

1	Brand name			Vaillant
2	Models		I	VUW 256/6-3 (H-GB) ecoFIT pure 825
			II	VUW 306/6-3 (H-GB) ecoFIT pure 830
			III	VUW 356/6-3 (H-GB) ecoFIT pure 835
			IV	VUW 306/6-3 (P-GB) ecoFIT pure 830 P
			V	-
			VI	-

				I	II	III	IV	V	VI
18	Floor-standing condensing boiler	-	-	✓	✓	✓	✓	-	-
19	Low-temperature boiler (*2)	-	-	✓	✓	✓	✓	-	-
20	B1 floor-standing boiler	-	-	-	-	-	-	-	-
21	Room boiler with combined heat and power	-	-	-	-	-	-	-	-
22	Auxiliary boiler	-	-	-	-	-	-	-	-
23	Combination boiler	-	-	✓	✓	✓	✓	-	-
24	Room heating: Nominal heat output (*11)	P_{rated}	*kW*	18	25	26	24	-	-
25	Usable heat output at nominal heat output and high-temperature operation (*1)	P_4	*kW*	18,2	25,2	25,5	24,3	-	-
26	Usable heat output at 30% of the nominal heat output and low-temperature operation (*2)	P_1	*kW*	6,1	8,4	8,5	8	-	-
27	Room heating: Seasonal energy efficiency	η_S	*%*	94	94	94	95	-	-
28	Efficiency for nominal heat output and high-temperature application (*4)	η_4	*%*	89	89	89,4	90,6	-	-
29	Efficiency at 30% of the nominal heat output and low-temperature application (*5)	η_1	*%*	98,9	98,8	99	99,6	-	-
30	Auxiliary power consumption: Full load	el_{max}	*kW*	0,025	0,029	0,027	0,031	-	-
31	Auxiliary power consumption: Partial load	el_{min}	*kW*	0,015	0,014	0,013	0,013	-	-
32	Power consumption: Standby-mode	P_{SB}	*kW*	0,002	0,002	0,002	0,002	-	-
33	Heat loss: Standby	P_{stby}	*kW*	0,05	0,05	0,05	0,049	-	-
34	Ignition flame energy consumption	P_{ign}	*kW*	0	0	0	0	-	-
35	Nitrogen oxide emissions	NO_x	*mg/kWh*	38	39	39	34	-	-
36	Hot water generation: Specified load profile	-	-	XL	XL	XL	XL	-	-
37	Hot water generation: Energy efficiency	η_{WH}	*%*	85	85	85	84	-	-
38	Daily electricity consumption	Q_{elec}	*kWh*	0,123	0,105	0,112	0,123	-	-
39	Daily fuel consumption	Q_{fuel} *average*	*kWh*	23,209	23,209	23,209	23,262	-	-
40	Manufacturer	-	-	Vaillant Group	Vaillant Group	Vaillant Group	Vaillant Group	-	-
41	Manufacturer's address	-	-	Vaillant GmbH Berghauser Str. 40 42859 Remscheid Germany	Vaillant GmbH Berghauser Str. 40 42859 Remscheid Germany	Vaillant GmbH Berghauser Str. 40 42859 Remscheid Germany	Vaillant GmbH Berghauser Str. 40 42859 Remscheid Germany	-	-
42	All specific precautions for assembly, installation and maintenance are described in the operating and installation instructions. Read and follow the operating and installation instructions.								
43	This floor-standing boiler with natural draught must only be connected to a flue gas installation assigned to one of several dwellings in existing buildings. The flue gas installation directs combustion residues from the installation room into the open air. It draws the combustion air directly from the installation room and is equipped with an atmospheric sensing device. Due to low efficiency, you must avoid using this floor-standing boiler for any other purposes – it would lead to higher energy consumption and higher operating costs.								
44	Read and follow the operating and installation instructions regarding assembly, installation, maintenance, removal, recycling and/or disposal.								