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# PLANNING STATEMENT
# 24 BEECHFIELD GARDENS, ROMFORD, RM7 0EJ

Proposal: Proposed Annex Ancillary to Main Dwelling following Demolition of Existing Outbuilding

## 1.0 INTRODUCTION

1.1 This Planning Statement is submitted in support of a householder planning application at 24 Beechfield Gardens, Romford, RM7 0EJ.

1.2 The proposal seeks planning permission for the demolition of an existing, substandard outbuilding and the construction of a high-quality single-storey outbuilding to serve as an ancillary annex. The facility will contain a kitchen/living space, a bedroom, a bathroom, and an office/gym, designed specifically to accommodate members of the host family while remaining entirely dependent upon and subordinate to the main dwelling.

## 2.0 THE SITE AND SURROUNDINGS

2.1 The application site comprises a single-family residential dwelling located within an established residential area in Romford. The property benefits from a well-defined, private rear garden curtilage.

2.2 The site is neither a listed building nor situated within a conservation area. The surrounding area consists predominantly of residential properties with varied garden outbuildings and annex structures.

## 3.0 PROPOSED DEVELOPMENT & SPECIFICATION

3.1 The development involves the removal of the existing outbuilding and the erection of a purpose-built single-storey annex.

3.2 **Dimensional & Architectural Specification:**

- **Depth:** 8.5 metres
- **Width:** Full width of the site, maintainable via a precise 50cm (0.5m) setback from both side boundaries
- **Roof Profile:** Contemporary Flat Roof (no skylights)
- **Overall Maximum Height / Eaves:** 3.0 metres uniform height

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3.3 **Design Rationale & Boundary Setbacks:** The 3.0m flat roof profile is specifically chosen to limit visual mass and maintain subordination to the main host dwelling. The 50cm boundary setback on both flanks provides a clear visual break along the side boundaries while facilitating structural maintenance.

3.4 **Side Fenestration Defensible Design:** Small secondary windows are positioned along the side elevations set back 50cm from the boundary. These openings are designed solely to provide light and ventilation to non-habitable/secondary zones without creating direct, unneighbourly overlooking into adjacent private amenity spaces.

**4.0 PRINCIPLE OF DEVELOPMENT AND ANCILLARY USE**

4.1 The principle of providing ancillary residential accommodation within an existing garden curtilage is well established across the London Borough of Havering. Under London Borough of Havering Local Plan Policy 7 and Policy 26, outbuildings are permitted provided they remain subordinate and intrinsically linked to the primary residential unit.

4.2 **Planning Precedent:**

- In the officer report for **62 South End Road (Ref: P0182.22)**, the Council confirmed that *"there is no preclusion against annexes in policy terms"* provided the annex forms part of the same planning unit.
- **Direct Precedent (45 Beechfield Gardens - Ref: P0739.26):** Havering Council recently granted planning permission for a 3.0m flat-roofed annex outbuilding containing habitable accommodation (bedroom, kitchen/living, shower room, office/gym) within the immediate vicinity at 45 Beechfield Gardens.
- **Direct Precedent (21 Maybank Avenue - Ref: P0891.25):** The Council previously approved an ancillary annex specifically upon the submission of amended drawings adopting a 3.0m flat roof design. The current proposal for 24 Beechfield Gardens aligns precisely with this established standard.

4.3 **Subordination and Non-Severability:** The proposed annex is functionally and physically subordinate to the main house:

- **Access:** Access is exclusively obtained via the main house/garden of 24 Beechfield Gardens. No separate, independent boundary accesses or pedestrian entrances will be created.
- **Amenities:** Parking, refuse storage, and utility connections will remain shared with the main dwelling.
- **Curtilage:** The garden area will remain unified with no physical subdivision or

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boundary fencing separating the annex from the primary house.

**5.0 IMPACT ON RESIDENTIAL AMENITY & NEIGHBOUR PRIVACY**

5.1 **Overlooking & Privacy:** Primary fenestration opens directly into the private garden of 24 Beechfield Gardens. The small side boundary windows (set back 50cm) can be obscure-glazed and fixed shut up to 1.7m above internal floor level if required by condition to prevent any risk of overlooking to adjoining plots.

5.2 **Overshadowing & Massing:** The modest 3.0m flat roof height ensures that daylight and sunlight received by neighboring garden spaces are fully preserved. The proposal complies with BRE daylight standards and causes no visual intrusion or overshadowing.

5.3 **Noise & Activity:** The annex is intended strictly for family members occupying 24 Beechfield Gardens. The anticipated intensity of use is low and completely consistent with standard domestic garden activity.

**6.0 CONCLUSION**

6.1 The proposed outbuilding represents a high-quality, subordinate addition that replaces an existing structure and satisfies family living needs without causing harm to neighboring visual or residential amenities.

6.2 The proposal complies fully with National Planning Policy Framework (NPPF) guidelines, Policies D1, D4, and T6 of the London Plan (2021), and Policies 7, 24, and 26 of the Havering Local Plan (2021). Planning permission should therefore be granted.