PLANNING, DESIGN AND ACCESS STATEMENT

Proposed Extensions and Alterations

35 Little Gaynes Lane
Upminster, RM14 2JR

Prepared by: FDS Ltd

Pre-Application Reference: W0278.26

October 2026

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DOCUMENT CONTROL

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1. INTRODUCTION

This Planning, Design and Access Statement has been prepared in support of a Householder Planning Application relating to 35 Little Gaynes Lane, Upminster.

The application seeks planning permission for:

- Front porch extension;
- Single-storey rear extension;
- Installation of photovoltaic panels;
- Associated external and internal alterations.

This statement describes the site, explains the design rationale and demonstrates how the proposals comply with the Havering Residential Extensions and Alterations Supplementary Planning Document (SPD).

2. SITE DESCRIPTION

The application property comprises an established dwelling located within a predominantly residential area of Upminster. The surrounding area is characterised by detached and semi-detached residential properties set within generous plots. The locality contains a variety of dwelling styles and extensions reflecting the continued evolution of family housing within the borough.
The property benefits from adequate rear garden depth and separation from neighbouring dwellings to accommodate the proposed development.

3. PROPOSED DEVELOPMENT

The proposed development comprises:

- Construction of a front porch extension;
- Construction of a single-storey rear extension;
- Installation of roof-mounted photovoltaic panels;
- Associated external and internal alterations.

The proposals have been carefully developed to enhance the usability, functionality and environmental performance of the dwelling whilst maintaining a sympathetic relationship with the existing property.

4. DESIGN PRINCIPLES AND DESIGN RATIONALE

Front Porch

The proposed porch has been conceived as a modest and visually subordinate addition to the principal elevation. Particular care has been given to the roof profile so that the porch reads as an appropriate domestic feature rather than an incongruous addition.

The roof design follows the general design language and roof profiles evident on comparable porch and entrance features within the neighbouring street scene. In particular, reference has been made to properties at 18 Little Gaynes Lane, 20 Little Gaynes Lane, 14 Little Gaynes Lane and 4 Little Gaynes Lane. These nearby examples demonstrate that porch roof forms of a similar character form part of the established visual context of the road.

Accordingly, the proposed roof profile at No. 35 is considered to respond positively to its surroundings. Rather than introducing an unfamiliar architectural element, the design draws from features already present within the immediate locality, helping the porch to sit comfortably within the appearance and rhythm of the street scene.

The proposed porch has been designed with a clear emphasis on compatibility with the host dwelling and wider residential setting. The use of a roof profile that reflects established examples along Little Gaynes Lane provides a strong contextual basis for the proposal and assists in maintaining continuity within the street scene.

Given its limited scale, domestic function and context-led roof treatment, the porch is considered to represent a sympathetic enhancement to the dwelling. The proposal would preserve the residential character of the property and would not introduce a form of development that appears visually out of keeping with nearby properties.

Rear Extension

The rear extension has been designed to provide enhanced internal accommodation for modern family living whilst respecting the scale and setting of the existing dwelling.

The extension remains single storey in height and appropriately proportioned to ensure that it integrates successfully with the host property.

Sustainability Measures

The proposal incorporates roof-mounted photovoltaic (PV) panels to improve the environmental performance of the dwelling and support the generation of renewable energy. The provision of solar energy infrastructure is consistent with wider sustainability objectives and represents a positive enhancement to the property.

The proposed panels are intended to be located on the flat roof area where they can be accommodated discreetly whilst maximising operational efficiency. The arrangement illustrated on the submitted drawings demonstrates the intended provision of roof-mounted renewable energy equipment and allows the visual impact of the installation to be assessed as part of this application.
For planning purposes, the photovoltaic panels shown on the submitted roof plans and elevations are indicative. The final number, size, specification, orientation and precise location of the panels may vary subject to detailed design, specialist contractor requirements, manufacturer recommendations and operational performance considerations.

Notwithstanding this flexibility, the proposed installation has been designed to remain proportionate to the host dwelling and to avoid undue visual prominence. The panels will form a discreet addition to the development and will not adversely affect the character or appearance of the dwelling or surrounding residential area.

The incorporation of photovoltaic panels will contribute towards reducing the property's reliance on conventional energy sources and supports the delivery of a more sustainable form of residential development. The proposal is therefore considered compatible with the objectives of the London Borough of Havering's design guidance relating to residential alterations and environmental sustainability.

5. IMPACT ON CHARACTER AND APPEARANCE

The proposed development has been designed to respect the scale, form and appearance of the existing dwelling and surrounding residential environment.

The additions remain proportionate and subordinate to the host dwelling and do not detract from the established character of the street scene.

Materials will match or complement the existing dwelling to ensure a cohesive and high-quality appearance.
The proposal is therefore considered to preserve the character and appearance of both the property and surrounding area.

The design approach for the proposed porch has been informed by established architectural features visible within Little Gaynes Lane. Similar porch roof forms can be observed at Nos. 4, 14, 18 and 20 Little Gaynes Lane, demonstrating that such features already contribute positively to the prevailing character of the street scene. The proposal therefore reflects existing local design cues and reinforces the visual continuity of the surrounding built environment. The porch remains modest in scale and subordinate to the host dwelling, ensuring that it does not appear prominent or visually intrusive when viewed from the public realm.

6. IMPACT ON RESIDENTIAL AMENITY

Outlook and Enclosure

The proposed extension is limited to a single-storey form and has been designed to avoid any significant overbearing impact on neighbouring properties.

Particular regard has been had to the relationship with Nos. 33 and 37 Little Gaynes Lane, and the proposal is not considered to result in any unacceptable loss of outlook, overbearing impact or enclosure.

Daylight and Sunlight

Given its scale, design and relationship with adjoining properties, the proposal is not expected to result in any unacceptable loss of daylight or sunlight.

Privacy and Overlooking

The proposal has been designed to safeguard neighbouring privacy.

All proposed side-facing windows will be obscure glazed and fixed shut, except for any top-opening fanlights required for ventilation purposes.

Consequently, no unacceptable overlooking or loss of privacy would arise.

Noise and Disturbance

The development relates solely to the continued residential use of the property and will not generate activity beyond that normally associated with a family dwelling.

7. COMPLIANCE WITH HAVERING RESIDENTIAL EXTENSIONS AND ALTERATIONS SPD

The proposal has been developed having regard to the guidance contained within the Havering Residential Extensions and Alterations SPD.

The scheme:

- Respects the character and appearance of the host dwelling;
- Remains subordinate and proportionate to the original building;
- Preserves the established pattern of development;
- Protects neighbouring residential amenity;
- Avoids unacceptable overlooking, overshadowing or overbearing impacts;
- Utilises appropriate materials and detailing;
- Supports sustainable development through the installation of photovoltaic panels.

The proposal is therefore considered to comply fully with the objectives and design principles of the SPD.

8. CONCLUSION

The proposed development represents a sympathetic, well-designed and proportionate enhancement to the existing dwelling. The scheme responds positively to its surroundings, maintains the character of the area and safeguards neighbouring residential amenity. In particular, the proposed front porch adopts a considered and locally responsive design approach. Its roof form has been informed by comparable features at 4, 14, 18 and 20 Little Gaynes Lane, reinforcing that the design is consistent with established characteristics found within the immediate area.

The proposal has therefore been carefully designed having regard to the character of the host dwelling, the appearance of neighbouring properties and the guidance contained within the Havering Residential Extensions and Alterations SPD. The development would preserve the visual quality of the street scene whilst providing a practical enhancement to the dwelling. Accordingly, the proposals are considered acceptable in planning terms and planning permission is respectfully sought.

APPENDICES

Appendix A: Existing and Proposed Drawings

Appendix B: Site Photographs

Appendix C: Response to Pre-Application Advice

Appendix B: Site Photographs







APPENDIX C- RESPONSE TO PRE-APPLICATION ADVICE

The proposed development has been prepared having regard to the pre-application advice received from the London Borough of Havering. The table below identifies the principal matters raised and explains how these have been addressed within the submitted application.

Schedule of Responses to Pre-Application Advice

Pre-Application Advice	**Applicant Response**
Show the outline of the neighbouring rear extension at No. 33 on the elevation drawings.	The submitted drawings have been updated to illustrate the relationship between the proposed development and the neighbouring extension at No. 33.
Show the outline of the existing garage on the relevant elevations.	The existing garage has been illustrated on the submitted drawings to demonstrate the relationship between the proposed flank windows and neighbouring structures.
Annotate side-facing windows as obscure glazed and fixed shut (except top-opening fanlights).	All relevant side-facing windows have been annotated accordingly on the submitted drawings.
Show the projection of the proposed photovoltaic panels above the flat roof.	Indicative photovoltaic panels have been shown on the proposed drawings and their relationship with the roof design has been illustrated on the submitted elevations.
Clarify the height of the boundary treatment adjacent to the proposed patio area.	Boundary treatment information has been included on the submitted drawings where applicable.
Submit a Planning / Design Supporting Statement explaining the design rationale and neighbour amenity considerations.	This Planning, Design and Access Statement has been prepared to accompany the application and addresses the design principles, impact on residential amenity and compliance with the Havering Residential Extensions and Alterations SPD.
Consider the Havering Residential Extensions and Alterations SPD when preparing the proposals.	The design has been reviewed against the relevant guidance contained within the Havering Residential Extensions and Alterations SPD and is considered compliant with its objectives relating to design quality, residential amenity and visual appearance.

Summary

The submitted proposals have been developed in response to the advice received during the pre-application process. The amendments and additional information submitted with this application seek to address all matters raised, providing a clear and comprehensive basis upon which the application can be assessed.

The applicant therefore respectfully requests that the Local Planning Authority take the above responses into account when determining the application.