15 Meadow Way, Upminster, RM14 3AB.
Design & Access Statement ref RM14/3AB/DAS rev A.

AGENT

No agent, as the applicant is the homeowner:
Paul Pinkney (PP) - 15 Meadow Way, Upminster, Essex, RM14 3AB.

LOCATION

15 Meadow Way, Upminster, Essex RM14 3AB.

GENERAL PROPOSAL DESCRIPTION

Application is for a single storey side and rear extension, and roof alterations (including extension of the front gable and an existing side dormer).

THE SITE & LOCATION

The detached property is in a predominantly residential area, to the east side of Meadow Way and occupies a corner plot at the junction with The Shrubbery (with frontage to both streets). The principal elevation is on Meadow Way, with the property main entrance accessed from The Shrubbery. The properties within the street scene all vary in design and scale and the topography of the land is generally level.
There is parking for 6 to 7 cars via two existing vehicle access crossovers from the road:

i. A driveway area for 2 to 3 cars to the principal elevation on Meadow Way, accessed via a crossover.
ii. A driveway area for 2 more cars, leading to a double garage (parking for a further 2 cars) at the rear of the site, accessed via a crossover on The Shrubbery.

INVOLVEMENT OF LOCAL INTERESTS

No local groups have been approached; however, I have considered the surrounding area and feel that the proposal would be in keeping & further enhance the surrounding area.

Initially I obtained a “Certificate of Lawfulness (ref no. D0471.25)” for a proposed two storey rear extension, roof alterations including extension of existing side dormer, new side dormers and installation of rooflights. The LBH case officer was Panyun Chow.

Following this, I had a pre-app advice meeting with Panyun Chow on the 10/12/2025 ref: EQY-00297961. I took on board Panyun’s advice and made a successful planning application, receiving LBH Planning Permission (ref no: P0015.26) on the 24/03/2026 for a “two storey rear extension with part mezzanine in roof space, roof alterations including extension of the front gable, extension of existing side dormer,

INVOLVEMENT OF LOCAL INTERESTS continued.

new side dormer and roof lights to side and alterations to fenestration.

During this process I consulted with my neighbour at no.17 Meadow Way, to which she had no objection to, or any of the proposals.
Upon receipt of the two-storey planning approval, I produced the construction drawings and specification which I tendered.
Unfortunately, the tender returns were prohibitively expensive, making the two-storey extension financially unviable.
Therefore, to make the proposed development viable I have had to make the hard decision to omit the first-floor side and rear extension, including the mezzanine floor, Bed 3 dormer and skylights. The first-floor existing rear gable windows have been reinstated accordingly.

THE PROPOSALS & DESIGN PRINCIPLES

The proposed front gable and side dormer extensions will be traditionally constructed and in keeping with the general style and scale of properties in the locality that is a general mix of property styles and materials.

The single storey rear extension is of contemporary design, with a parapet flat roof and a combination of black composite vertical cladding and white rendered external walls, to complement the existing house materials.

THE PROPOSALS & DESIGN PRINCIPLES continued.

Overall, the proposals would not be harmful to the character of the host dwelling or the surrounding area. The architectural design closely reflects and complements the original house in terms of finishing materials, continuation of fenestration, complementary roof style, positioning and style of windows.

The size of the accommodation proposed for this dwelling is considered appropriate for the location and size of the plot when assessed in relation to other residential extensions/developments in the locality, please see photographs of previously extended dwellings within the estate. Please note, the planning approved reference nos. (where applicable) are indicated in the photo title and the documents are available on the Planning Portal.

The orientation and aspect of the extension has not been designed in isolation. Consideration has been given to the proximity of adjacent properties with the depth kept similar to neighbouring properties (please see Site Plan, drg no. RM14/3AB/02E). The design and size is sympathetic to the character of the building and will enhance the area.

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This proposal has been individually designed to accommodate my family's needs and layout requirements whilst ensuring that the scheme does not appear bulky or visually intrusive on the streetscape. Materials have been chosen that are appropriate for the location and sympathetic to the existing buildings in the vicinity of the site and surroundings. There will still be ample amenity space provided and in relation to the neighbourhood, the adjacent dwellings would not be adversely affected by any aspects of the development proposals.

Site gradients have been determined in relation to the existing site topography and with regard to providing suitable access and circulation around the amenity space for the homeowner.

ASSESSMENT OF SOCIAL & ECONOMIC CONTEXT

Any potential for overlooking from the extension or overshadowing will not occur as a result of the proposal due to the siting of the building, orientation and glazing specification of windows to habitable rooms (obscure glass where appropriate).

Due to the scale of the development there will be no significant impact upon local services and no loss of existing businesses.

No jobs will be created as a result of this development other than those persons employed to carry out the building works.

SUPPORTING PHOTOGRAPHS FOLLOW ON PAGES 4, 5 & 6:

Page 4: No15 Meadow Way, site photographs and adjacent neighbouring properties.
Page 5: Photographs of some extended corner plots on various other roads on our estate. NB, No.31 The Leaseway is directly behind our plot and No.34 The Leaseway is opposite No31. This demonstrates that The Shrubbery street scene, varies in design and scale.
Page 6: Photographs of similar Meadow Way dormer and two storey extensions.

SITE PHOTOGRAPHS:



