# PLANNING STATEMENT

## 10 ABBEY WOOD LANE, RAINHAM, RM13 9QH

**Dated: 20-10-2026**

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**SITE ADDRESS:**

10 ABBEY WOOD LANE, RAINHAM, RM13 9QH

**PROPOSAL DESCRIPTION:**

CERTIFICATE OF LAWFULNESS OF PROPOSED USE FOR LOFT CONVERSION WITH REAR DORMER AND SKYLIGHTS.

**INTRODUCTION:**

This planning statement has been submitted in support of application for certificate of lawfulness of proposed use for loft conversion with rear dormer and skylights.

This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document. This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

**EXISTING SITE CONTEXT:**

The application site is located in Borough of Havering. The application site comprises a two storey, detached building, situated in Abbey Wood Lane.

The area is characterised by two storey detached residential properties. The existing property is not listed. The site is not located within a conservation area.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

## PRINCIPLE OF DEVELOPMENT:

The primary objective of the proposed project is to transform the unused roof space into a liveable area. The plan includes the addition of a new bedroom, bathroom and eaves storage to enhance residential functionality. The proposed dormer will feature windows on the rear of the house, and efforts will be made to align these dormer windows with the windows below whenever possible.

The planned roof extension will not exceed the height of any part of the existing roof ridge, and the original ridge and ridge capping of the house will be preserved. The roof lights on the front roof plane will not extend more than 150mm beyond the slope of the original roof when measured perpendicular to the external surface of the original roof. The proposed dormer will be set back 200mm from the existing eaves of the original property. The proposed internal layout is designed to be safe, economical, and meet accommodation requirements for the area. It ensures that habitable room receives direct sunlight.

## MATERIALS:

The proposed materials finishes will match to the existing:

Walls: Stud walls with tiles.

Roof:  Warm deck flat roof.

Windows: Upvc glazed windows

Tiles: Front and cheek walls of the dormer will be tiles hung.

Roof Lights: The projection of the front roof light will not exceed more than 150mm.

## IMPACT UPON NEIGHBOURING AMENITY:

The roof dormer is designed to be in harmony with the overall mass and volume of the house. All the proposed external modifications are integrated within the existing roof structure, ensuring that they will not be visible from street views.

Our design takes into account the impact on neighbouring residential properties, such as natural light, overshadowing, overlooking, and overbearing aspects. It is our understanding that our design minimizes these impacts, as all windows are positioned to open towards the rear of the property. There are various similar designs in the vicinity.

## QUALITY OF ACCOMMODATION:

The internal layout has been designed to meet the space standards and council core strategy. To ensure a robust assessment of the proposal, the proposed conversion has been re-assessed against; Internal Space Standards (as set out under the Technical housing standards).

## SUSTAINAILITY:

The development will use the most energy-efficient construction materials and methods using high-performance thermal insulation products and low-carbon emitting appliances. All modifications and new construction will be to the latest building regulations taking specific account of the fire, ventilation, and acoustic requirements.

## ASSESSMENT AND EVALUATION:

The property was built in 19th century. The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials. It will blend well through the use of appropriate materials and will add interest through its design features.

**PLANNING POLICY CONTEXT:**

The proposal has been considered against the relevant provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Article 3, Part 1, Classes B and C.

In addition, the scheme has been assessed against the Residential Extensions and Alterations SPD, which states that dormers should be contained well within the roof form by being set well back from the eaves and set in from any gable ends. The Residential Extensions and Alterations SPD states that "dormers should be contained well within the body of the roof, by being set well back from the eaves and by setting the sides in well from any gables".

The proposed dormer design fully meets these requirements, appearing subordinate and compatible with the character of the host dwelling. Given its scale, siting, and design, the proposal will integrate sympathetically with the existing roofscape and surrounding built form, while delivering a valuable enhancement to the property's living accommodation.

It is considered that the dormer as shown on plans exhibits the required qualities and will appear acceptably subordinate and compatible with the character of the host premises.

## CONCLUSION:

The proposed development for loft conversion is considered by local and national policies. The development will provide a high standard of living and much-needed space for future and current residents. The proposal considerably supports the Council and National Planning Policy Framework.

It is therefore considered that the design of the proposed development is compliant with local council planning policy. The proposal would have a salutary and efficacious impact of the character and appearance of the dwelling and on the surrounding area would bring more harmony, balance and overall betterment of the area.