Household Planning Application - Retrospective

462 Upper Brentwood Rd, Romford RM2 6JB

Retrospective application for: Demolition of existing conservatory and replacement with conservatory 0.5m in length larger and of a solid construction, reconfigured home office and replacement roof.

Clients: Mr & Mrs Sidhu



Rightmove

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1. Introduction

1.1 This Planning Statement accompanies a householder planning application for retrospective planning permission at 462 Upper Brentwood Road, Gidea Park, Romford, RM2 6JB. The application seeks approval for the following works that have already been carried out:

a. Demolition of the existing (lightweight) conservatory and its replacement with a larger conservatory of solid construction, extending approximately 0.5 m further into the rear garden.

b. Reconfiguration of the former storage room to form a home office.

c. Replacement of the main roof (which was in need of repair); the new roof covering has yet to weather in.

1.2 This statement excludes any assessment of the outbuildings (gym, BBQ area and associated structures) shown on the submitted drawings. Those elements will form the subject of a separate application.

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1.3 The statement demonstrates that the works are acceptable in planning terms when assessed against the National Planning Policy Framework (NPPF, August 2026), the London Plan (March 2021), the Havering Local Plan 2016-2031 (adopted November 2021) and the Residential Extensions and Alterations Supplementary Planning Document (SPD, adopted March 2011).

1.4 This is a retrospective householder application made under Section 73A of the Town and Country Planning Act 1990. In accordance with NPPF policy DM8, the works are assessed on their planning merits. There is no evidence that the development was intentional in a manner that should attract substantial weight against the grant of permission; the works comprise modest, high-quality improvements to an existing family dwelling.

2. Site Description and Context

2.1 The application site comprises a large two-storey semi-detached dwelling having four bedrooms, located on the north-eastern side of Upper Brentwood Road in the established residential suburb of Gidea Park. The property benefits from a front garden/driveway, integral garage and a private rear garden. Neighbouring properties are

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similarly large semi-detached houses of inter-war or early post-war character, typically finished in brick with pitched tiled roofs.

2.2 The site is not within a Conservation Area, does not contain any listed buildings and is not subject to any Article 4 Direction removing permitted development rights for householder extensions. The surrounding area is characterised by generous plot sizes, consistent building lines and mature rear gardens that contribute to the green, suburban character of Gidea Park.

2.3 Access is taken from Upper Brentwood Road. The property is within a predominantly residential area with good access to local services and public transport.



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Existing conservatory as purchased by the clients - Rightmove

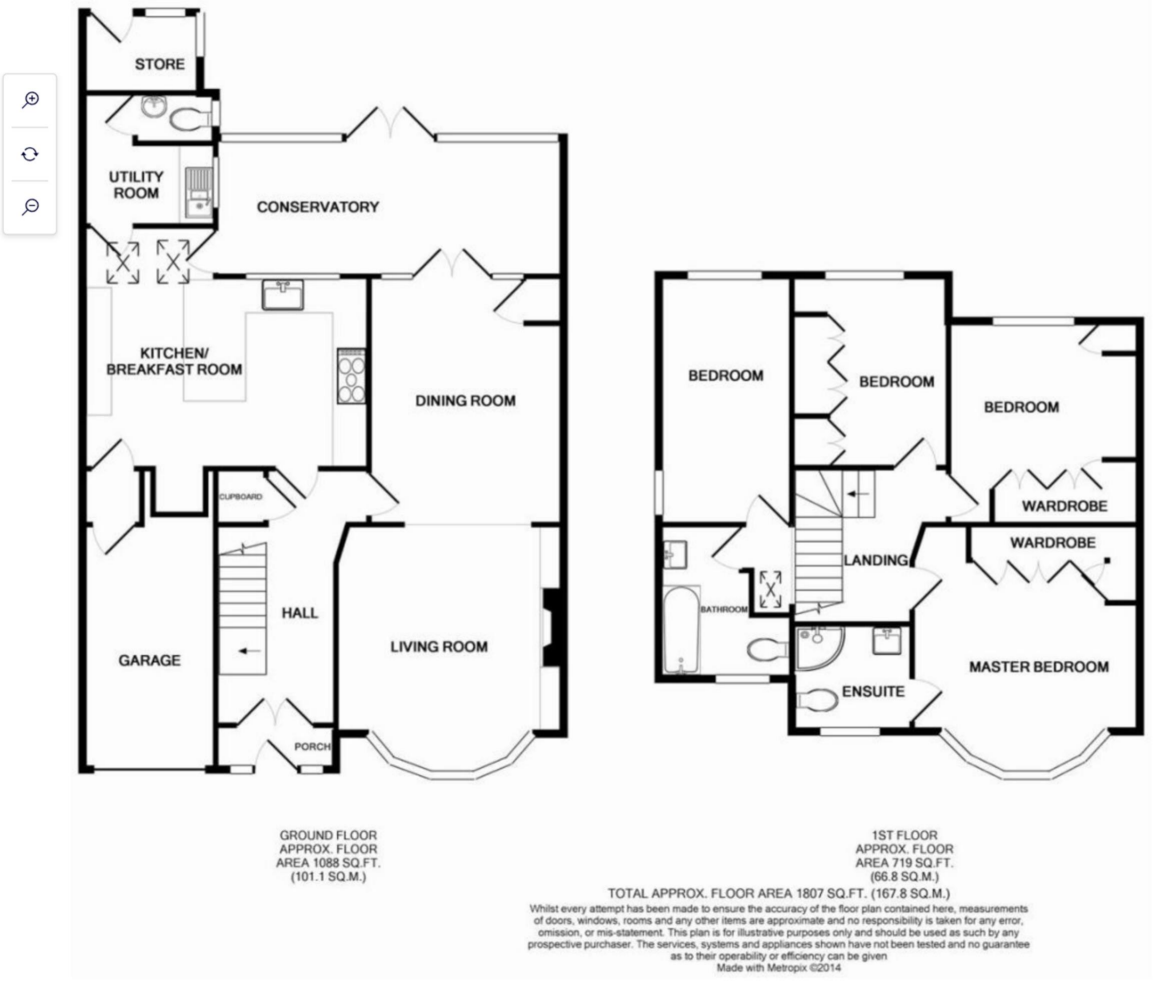


Existing conservatory and home office when purchased by the clients - Rightmove.

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Existing layout - Rightmove

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3. Description of the Development

3.1 **Replacement Conservatory**

The original lightweight (predominantly glazed) conservatory has been demolished and replaced with a solid-construction single-storey rear extension of comparable form but extending approximately 0.5 m further into the garden. The new structure is finished in materials that match or complement the host dwelling (brickwork, appropriate roof covering and high-quality glazing). It remains single-storey, subordinate to the main house and is positioned so as not to breach the 45-degree rule relative to neighbouring boundaries.

3.2 **Home Office**

The former storage room (located to the side/rear of the original ground-floor layout) has been reconfigured and fitted out as a home office. No external envelope changes beyond those associated with the conservatory works are involved. The room remains ancillary to the main dwelling.

3.3 **Roof Replacement**

The main roof covering, which had reached the end of its serviceable life, has been replaced on a like-for-like basis in terms of form, pitch, ridge height and overall appearance. The new covering has not yet weathered; once it has, it will match the appearance of neighbouring properties. No increase in height, volume or alteration to the roof form (hips, gables or dormers) has occurred.

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3.4 The submitted drawings (Existing and Proposed Site Plans, Floor Plans, Roof Plans, Elevations and Sections - Architectural Hub Ltd drawing series AHUB2605007) accurately record the "as-built" situation for the elements forming part of this application.

4. Relevant Planning Policy

National Planning Policy Framework (August 2026)

- **DM1-DM3**: Positive and proportionate decision-making; proposals should be determined in accordance with the development plan unless material considerations indicate otherwise.
- **DP3 (Key principles for well-designed places)**: Development should respond to context, enhance surroundings, deliver liveability, climate resilience, nature, movement, built form, public space and identity. Substantial weight is given to compliance with development-plan design policies.
- **DM8**: Retrospective applications are assessed on their planning merits. Intentional unauthorised development may attract substantial weight against permission, but this does not apply to the modest domestic improvements undertaken here.

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The London Plan (March 2021)

- **Policy D3 (Optimising site capacity through the design-led approach)**: Development must respond positively to local context, deliver appropriate outlook, privacy and amenity, and be of high quality that respects local character.

- **Policy D4 (Delivering good design)**: Design quality must be maintained; proposals should demonstrate compliance with design principles through accurate drawings.

- **Policy D6 (Housing quality and standards)**: Residential development should provide high-quality living environments with adequate privacy, daylight and amenity.

Havering Local Plan 2016-2031 (adopted 2021)

- **Policy 7 (Residential design and amenity)**: Development must be of high design quality, inclusive and protect the amenity of existing and future residents. It must not result in unacceptable overlooking, loss of privacy or outlook, loss of daylight/sunlight, or unacceptable noise/disturbance. Adequate usable amenity space must be retained.

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- **Policy 26 (Urban design)**: High-quality design that contributes to successful places is required.

Residential Extensions and Alterations SPD (2011)

- **General Design Principles (Section 4)**: Extensions must be subordinate, respect the architectural style and materials of the original house, safeguard neighbouring amenity (privacy, daylight, outlook) and not harm the street scene or rear-garden character.

- **Rear Extensions (Section 5)**: Single-storey rear extensions/conservatories to semi-detached houses may generally project up to 4 m; greater depth is acceptable if within a 45-degree line taken from the boundary. Height should generally not exceed 3 m (flat roof) or an equivalent pitched-roof profile. Conservatories of solid construction are assessed

- against the same criteria as traditional extensions; lightweight glazed conservatories may be treated more flexibly on depth. Materials and roof form should match or complement the host dwelling.

- **Roof styles (paras 4.19-4.20 and Section 8)**: Replacement roofs should match the pitch, eaves treatment and materials of the original. Like-for-like replacement of a dilapidated roof is supported provided form and appearance are unchanged.

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5. Planning Assessment

5.1 **Principle of Development**

The works constitute modest householder development that improves the quality, usability and energy performance of an existing family dwelling. They are acceptable in principle under the development plan and NPPF.

5.2 **Design and Character**

- The replacement conservatory is single-storey, subordinate in scale and massing to the host dwelling, and finished in complementary materials. It respects the architectural rhythm of the semi-detached pair and the wider street scene (SPD paras 4.4-4.11, 5.2-5.8; Local Plan Policy 26; London Plan D3).

- The 0.5 m additional projection remains well within the SPD guideline depth for semi-detached houses and satisfies the 45-degree rule relative to neighbouring boundaries.

- The roof replacement is a like-for-like renewal of a dilapidated covering. Once weathered, it will reinstate the original appearance and maintain the uniform roofscape that characterises the street (SPD paras 4.19-4.20). No increase in height or change of form has occurred.

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- The home-office conversion is an internal reconfiguration with no external impact beyond the associated conservatory works.

5.3 **Amenity of Neighbouring Occupiers**

- The single-storey nature, limited additional depth and careful positioning ensure no unacceptable loss of daylight, sunlight, outlook or privacy to neighbouring properties (Local Plan Policy 7; SPD paras 4.13-4.16 and 5.1-5.9; London Plan D3/D6).
- No first-floor side windows or balconies have been introduced.
- Adequate private rear-garden space is retained for the host dwelling, consistent with SPD para 4.25.

5.4 **Sustainability and Quality**

The solid-construction conservatory and new roof improve thermal performance and weather-tightness compared with the previous dilapidated and lightweight structures, contributing to climate resilience objectives in NPPF DP3 and the London Plan.

5.5 **Retrospective Nature**

The works have been completed to a high standard. Assessment on the planning merits (as required by NPPF DM8) confirms that the development is acceptable and should have been granted permission had it been applied for in advance.

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6. Conclusion

6.1 The retrospective works comprising the replacement solid-construction conservatory (0.5 m deeper), home-office conversion and like-for-like roof replacement are of high design quality, subordinate to the host dwelling, respectful of local character and free from any unacceptable impact on neighbouring amenity.

6.2 The proposals comply fully with the relevant policies of the NPPF (August 2026), the London Plan (2021), the Havering Local Plan (2021) and the Residential Extensions and Alterations SPD (2011).

6.3 It is therefore respectfully requested that planning permission be granted subject to any appropriate conditions.

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