Arcade



Design Access Statement
Lawful Development Certificate – Loft Conversion, creation of a full width rear dormer, three rooflights to be opened to the front roof.
Project Address: 82 Lancaster Dr, Hornchurch, RM12 5ST
Date: 21/10/2026

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1. Introduction

This Design, Access, and Heritage Statement supports a Lawful Development Certificate for proposed alterations and extension works at 82 Lancaster Dr, Hornchurch, RM12 5ST, within the London Borough of Havering .

The proposal comprises a roof conversion incorporating a full-width rear dormer, three front rooflights, and minor internal layout reconfigurations at first-floor level to accommodate a new staircase leading to the newly created loft level.

The development is to be carried out under Permitted Development rights, in accordance with Schedule 2, Part 1, Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) and Class C (other alterations to the roof) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

There is no Article 4 Direction affecting 82 Lancaster Dr that restricts roof alterations or Permitted Development rights.

2. Site Location Overview

The application site comprises a semi-detached single-family dwelling located on Lancaster Dr, within the London Borough of Havering. The street is characterized by a uniform row of two-storey semi-detached houses finished in pebbledash render. Several neighbouring properties along Lancaster Drive and the immediate surrounding area have already converted their loft space under Permitted Development.

3. Planning History

The property is not within a Conservation area. No relevant planning history affecting permitted development rights has been identified.

A review of the local planning history indicates that similar forms of development have been accepted by the Council within Penryn Street and the surrounding area.

Relevant certificates of lawfulness include:

62 Lancaster Drive (D0306.21) – Certificate of lawfulness for the conversion of roof space to habitable use involving the conversion of roof from hip to gable end and to include a rear dormer and 3 front roof lights (Approved).

36 Lancaster Drive (D0566.20) – Erection of a single-storey ground floor rear extension with rooflight (Approved).

4. The Proposal: Design and Scale

4.1 Loft conversion, creation of a full width rear dormer and front rooflights

The proposal includes a loft conversion, the erection of a full-width rear dormer at the loft level, together with internal reconfiguration at the first floor to allow for a new staircase and associated works.

The new space will host a master bedroom with an en suite shower room. To the front three new rooflight will provide natural light, while the view to the garden will be given by a large window that will match the style and the width of that at the FF level.

A smaller obscured window will provide for natural light in the en suite.

External materials are dark grey hung tiles, while the windows style will match that of the existing house.

The flat roof finish is to be lower than the existing ridge line and the external dormer walls will be no less than 220mm from the eaves.

4.2 Impact on Neighbours, Daylight, Sunlight, Outlook and Privacy

The proposed rear dormer is positioned to face the private rear garden.

It will not cause unacceptable overshadowing, loss of daylight, or loss of outlook to adjoining properties (No. 80 and No. 84 Lancaster Dr).

Privacy is maintained through obscure glazing on the secondary en-suite window and standard rearward outlook matching existing upper-floor windows.

5. Residential Amenity

The proposed development will provide a significant improvement to the internal living conditions of the dwelling, creating a more functional, flexible, and well-lit family home.

Internal alterations improve circulation, spatial efficiency, and usability.

The proposal will not result in any material harm to the amenity of neighbouring occupiers and is therefore considered acceptable in planning terms.

6. Access, Parking and Highways

No changes are proposed to existing access arrangements. The development will not affect pedestrian or vehicular access to the site.

7. Sustainability

The proposal incorporates a fabric-first insulation approach. High-performance insulation will be installed within the dormer cheeks, roof plane, and floor joists to reduce operational energy demand and comply with modern Building Regulations standards.

8. Flood Risk

The proposal does not alter surface water drainage arrangements. The development does not increase flood risk and does not require a Flood Risk Assessment.

9. Summary

The proposed loft conversion and rear dormer at 82 Lancaster Drive strictly comply with all criteria, limits, and conditions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development constitutes Permitted Development and does not require full planning permission. A Certificate of Lawful Development is therefore respectfully requested.

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