Arcade



Design and Access Statement
Lawful Development Certificate – Creation of an outbuilding.
Project Address: 82 Lancaster Dr, Hornchurch, RM12 5ST
Date: 23/10/2026

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1. Introduction

This Design and Access Statement supports a Lawful Development Certificate (LDC) for proposed outbuilding works within the rear garden of the property at 82 Lancaster Dr, Hornchurch, RM12 5ST, within the London Borough of Havering.

The proposal comprises the erection of a single-storey outbuilding situated in the rear garden, intended for use incidental to the enjoyment of the main single-family dwellinghouse.

The development is to be carried out under Permitted Development rights, in accordance with Schedule 2, Part 1, Class E 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 Class E permitted development rights for outbuildings

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 property is consistent with other properties along the street in terms of type, size, and pebbledash render finishes.

The site features a substantial private rear garden extending towards the rear boundary, providing an appropriate plot depth to accommodate an ancillary outbuilding without compromising the garden amenity space.

3. Planning History

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

4. The Proposal: Design and Scale

4.1 Outbuilding Design, Dimensions, and Materials

The proposal involves the erection of a single-storey outbuilding positioned at the end of the rear garden.

Footprint and Area: The outbuilding measures 3.60 m in depth by 8.10 m in length, providing an internal floor area of 23.56 m^2.

Height and Structure: The proposal is a single-storey structure designed with a flat roof. The overall height complies strictly with Class E height restrictions relative to site boundaries.

Materials and Appearance: External walls will be finished in smooth render (render finish), creating a clean and durable appearance. Access and natural light are provided by new double-glazed windows and a glazed access door facing towards the main dwellinghouse/garden.

Incidental Use: The outbuilding will be used solely for purposes incidental to the residential enjoyment of the primary dwellinghouse. It does not contain independent primary living accommodation or separate residential units.

4.2 Permitted Development (Class E) Compliance Checklist

The proposed structure satisfies all criteria set out under Schedule 2, Part 1, Class E:

- Location: Placed within the rear curtilage behind the principal elevation of the original house.
- Ground Coverage: The total area covered by buildings within the curtilage (other than the original house) does not exceed 50% of the total curtilage area.
- Height: Single-storey structure with height maintained within permitted limits.
- Features: Does not include any balcony, verandah, or raised platform.
- Incidental Purpose: Designed strictly for ancillary/incidental residential use.

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

The proposed outbuilding is single-storey and set well within the rear garden boundaries.

Overshadowing & Daylight: Due to its single-storey height and single-level flat roof design, it will not cause harmful overshadowing or loss of daylight/sunlight to adjacent properties (No. 80 and No. 84 Lancaster Dr).

Privacy: All glazing and doors face inward toward the applicant's own garden area, ensuring no direct line of sight or loss of privacy to adjoining gardens.

5. Residential Amenity

The proposed outbuilding provides functional, flexible, and high-quality ancillary space for the residents, enhancing family living standards while leaving ample outdoor amenity space in the rear garden. The proposal causes no material harm to neighbouring amenities.

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 outbuilding utilizes a fabric-first approach to thermal efficiency. Walls, roof, and floor elements will be insulated to modern standards, while high-performance double glazing ensures low energy demand and heat retention.

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 outbuilding at 82 Lancaster Drive represents a proportionate, well-designed ancillary building that strictly adheres to the limits and conditions of Schedule 2, Part 1, Class E 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 Lawfulness for Proposed Development is therefore respectfully requested.