Arcade



Planning, Design and Access Statement in respect of alterations and refurbishment works at 82 Lancaster Dr, Hornchurch, RM12 5ST

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1. Introduction

This Planning, Design and Access Statement has been prepared to accompany the Householder Planning Application for proposed alterations and extension works at 82 Lancaster Dr, Hornchurch, RM12 5ST, within the London Borough of Havering.

The application seeks planning permission for the erection of a part single, part two-storey rear extension, a first-floor front extension, the demolition of the existing detached garage, and the creation of a new rear patio within the garden.

This statement describes the site and its context, summarises the relevant planning history, and provides a detailed assessment of the design approach and potential amenity impacts, demonstrating full compliance with national, London Plan, and local planning policies.

2. Site Location Overview

82 Lancaster Drive is a single-family dwelling located within the London Borough of Havering. The property is not listed and does not fall within a conservation area. The local context is defined by a uniform townscape composed predominantly of mid-twentieth-century semi-detached residential properties.

3. Planning History

Related planning history at adjacent houses on Lancaster Drive:

30 Lancaster Drive - P1699.16 Interior re-design and front extension. - Approved with Conditions

34 Lancaster Drive - P1244.17 - Erection of a single storey ground floor rear extension. - Approved with Conditions

36 Lancaster Drive - P1954.20 - Part first floor, part two storey front extension. - Approved with Conditions

62 Lancaster Drive - P0407.21 - Part single, part two storey rear extension, first floor front extension and replacement of existing detached garage - Approved with Conditions

This established planning context demonstrates that two-storey rear extensions and first-floor front extensions of matching scale and form are an accepted architectural feature along Lancaster Drive.

4. The Proposal: Design and Scale



Image 1 – 3D View of the front elevation



Image 2 – 3D View of rear elevation

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4.1 Proposed Scheme & Internal Layout

The proposal involves a part single, part two-storey rear extension, a first-floor front extension, and associated internal alterations:

Ground Floor (Level 00): Enlarged kitchen and sitting area, living room, utility room, pantry, shower room, and hallway.

First Floor (Level 01): Reconfiguration providing three main bedrooms, a family bathroom, and a Study located within the new rear extension, fully aligned with Drawing PR-04.

Material Finishes & Appearance: External walls will be finished in light-coloured render with matching roof tiles and coping stones, complementing the architectural detailing of the host dwelling.

Glazing & Lighting: High-performance glazing and rooflights will be installed to provide ample natural lighting to the internal spaces while maintaining character and proportions.

4.2 Local Policy Compliance

The scheme fully complies with the design and amenity principles of Policy 7 (Residential Design and Amenity), Policy 10 (Garden and Backland Development), and Policy 26 (Urban Design) of the Havering Local Plan 2016–2031. By maintaining a subservient profile and matching materials, the development integrates seamlessly into the streetscene.

5. Residential Amenity

The development has been carefully designed to ensure no unacceptable impact on neighbouring residential amenity (No. 80 and No. 84 Lancaster Dr).

Daylight, Sunlight and Outlook (45-Degree Rule): As demonstrated on Drawing PR-04a ("PR First Floor Plan 45 degree rule"), the proposed first-floor rear extension strictly adheres to the 45-degree sightline rule measured from the nearest habitable room windows of adjoining properties. The extension falls within the acceptable envelope, preventing any harmful overshadowing, loss of daylight, or loss of outlook, in direct compliance with Policy 7 of the Havering Local Plan 2016–2031.

Privacy: All new openings are positioned to maintain standard rearward garden outlooks, with obscure glazing utilized where necessary to protect neighbour privacy.

6. Access, Parking and Highways

The proposed development does not alter the existing vehicular or pedestrian access

arrangements to the site.

7. Sustainability

The scheme adopts a fabric-first approach to energy efficiency:

- External Wall Insulation: Target U-value of approximately 0.18 W/m²K.
- Roof Construction Insulation: Target U-value of 0.15 W/m²K or better.
- Floor Insulation: Target U-value of approximately 0.18 W/m²K or better.

These high-performance thermal measures substantially reduce heat loss, lower carbon emissions, and meet the sustainability objectives of the London Plan and Havering Local Plan 2016–2031.

8. Summary

This Planning, Design and Access Statement demonstrates that the proposed development at 82 Lancaster Dr, Hornchurch, RM12 5ST represents a proportionate, high-quality, and policy-compliant scheme.

It respects the character of the host building and street context while safeguarding neighbour amenity. Planning permission is therefore respectfully requested.