DESIGN,PLANNING AND ACCESS STATEMENT

10 ABBEY WOOD LANE, RAINHAM, RM13 9QH

Dated: 24-10-2026

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SITE ADDRESS:

10 ABBEY WOOD LANE, RAINHAM, RM13 9QH

PROPOSAL:

ERECTION OF PART SINGLE,PART TWO STOREY REAR EXTENSION AND FRONT PORCH WITH RELOCATION OF NEW FRONT ENTRANCE.

INTRODUCTION:

This Design and Access Statement is submitted in support of a householder planning application for an erection of part single, part two-storey rear extension and front porch with relocation of new entrance at the above address. The proposal seeks to enhance the existing living accommodation to better suit the needs of the occupants, while remaining in keeping with the surrounding residential character.

This statement outlines the proposed development and demonstrates its compliance with the relevant policies of the National Planning Policy Framework (NPPF) and the Havering adopted Local Plan, to assist the Local Planning Authority in its determination.

EXISTING SITE CONTEXT:

The application site is located in Borough of Havering. The site comprises a two-storey detached dwelling located within a residential area at Abbey Wood. The locality is characterised by mixed two-storey detached properties, many of which have been extended in various forms.

It is not located within a conservation area, is not a listed building, and does not lie within an area of flood risk as designated by the Environment Agency. The area is well connected via public transport and benefits from access to a range of local amenities, including shops, schools, open green spaces, and places of worship.

PROPOSED DEVELOPMENT AND DESIGN CONSIDERATIONS:

The SPD outlines that "Two storey rear extensions should project no more than 3m but in exceptional local circumstances rear extensions of a greater depth up to a maximum of 4m may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties.

The design approach has been guided by the following key principles:

- Respecting the architectural character of the host dwelling
- Ensuring the extensions remain proportionate and subordinate to the original building
- Maintaining the established residential character of the surrounding area
- Protecting the residential amenity of neighbouring properties

The two-storey rear extension will align with the general building form of the host dwelling while remaining visually subordinate. The rear extension follows the existing building footprint and provides improved internal living accommodation.

At ground floor level, the existing ground floor rear extension has been proposed with the depth of 5.19m.The proposal will create kitchen, living and dining room, toilet, utility and coat hangers following the demolition of ground floor existing conservatory with improved connection with in the house.

At the first floor level, the proposal includes addition of two new bedrooms with two ensuites and family bathroom with the depth of approximately 3m for the current occupants.

The front porch has been designed as a modest addition that enhances the entrance without dominating the front elevation.

The scale, height and massing of the extensions have been carefully considered to ensure that the development integrates harmoniously with the host dwelling and surrounding properties. Furthermore, the overall height of the roof would be minimised due to its hip roof design.

Overall, the development will significantly improve the internal floor area and functionality of the dwelling, while reshaping both the internal and external layout to better meet the needs of the existing residents. The proposals will introduce symmetry and balance to the host property, ensuring it remains proportionate in scale and appearance within its plot and the surrounding streetscape.

Given the site's location within a predominantly residential area and the established pattern of similar development, the proposed extensions are considered acceptable in principle and responds positively to the identified housing needs of the occupants.

SCALE AND MASSING:

The scale of the proposed extensions is modest and proportionate to the host dwelling. The two-storey side extension is designed to be subordinate to the main house and is less than half the width of the original dwelling. The extension incorporates a pitched roof set below the main ridge line to maintain visual hierarchy and ensure the host dwelling remains the dominant structure.

The two-storey rear extension projects approximately 5.19 metres at ground floor and 3metres at first floor from the rear elevation and incorporates a pitched and warm deck flat roof design consistent with the existing property. The first-floor element is set back from the principal elevation to maintain a subordinate appearance and preserve the character of the original dwelling. The crowned roof would be located to the rear of the dwelling and the property is a detached, it is considered that this would be best option in this instance.

Appropriate separation distances from neighbouring properties have been retained and daylight considerations have been assessed using a 30-degree guideline from neighbouring windows.

The proposal will not result in any overbearing impact on neighbouring properties and is considered consistent with residential extension guidance within the London Borough of Havering.

MATERIALS:

The materials proposed will match the existing property, ensuring architectural continuity and cohesion:

- Walls: Bricks and blocks work to match existing.
- Roof: Pitched roof with tiles to match existing roof/Warm deck flat roof.
- Windows: uPVC glazed windows.
- Doors: uPVC glazed doors.

APPEARANCE:

The extension replicates the fenestration, materials, and roof form of the main

The proposed extension replicates the fenestration pattern, materials and roof form of the main dwelling to maintain visual harmony.

The set-back design and the retained spacing from neighbouring properties ensure that the extension appears proportionate and integrated within the host building and surrounding area. The proposal therefore aligns with the established development pattern and character of the locality.

IMPACT ON PRIVACY AND NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

For the reasons detailed the proposal would not have a harmful effect on the living conditions of the adjoining occupiers. As such the proposal is in accordance with the policies of the London Plan and the council which requires that new development preserves amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. Sufficient separation from boundaries ensures amenity is protected.

ACCESSIBILITY:

There will be no changes to pedestrian or vehicular access. The proposal maintains internal circulation and will comply with the relevant requirements of Building Regulations Part M with regard to accessibility.

PARKING:

The application site is within a PTAL area of 1b. As per Policy 24 of the Havering Local Plan for a site within PTAL 0 - 1 that has 3 plus bedrooms, the site needs to provide a minimum parking provision of up to 1.5 spaces per dwelling.

The existing property contains provision for three car parking spaces. The proposal does not increase the number of households or generate additional parking demand. Existing parking provision remains unaffected.

The proposed development will not have a detrimental impact on highway for pedestrians, cyclists, public transport users and private vehicles, and does not result in a severe impact on local transport services and accordance with the Council's Parking and Design Standards.

SIMILAR APPROVED PROJECT:

The similar project has been approved in the close vicinity.

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PLANNING POLICY CONTEXT:

The proposal has been assessed against the relevant planning policies including:

National Policy

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

London Plan (2021)

- Policy D1 – London's Form, Character and Capacity for Growth
- Policy D4 – Delivering Good Design

- Policy T6 Car parking

Havering Local Plan (2016-2031)

- Policy 7 (Residential design and amenity).

- Policy 24 (Parking provision and design).

- Policy 26 (Urban Design).

SPD04 - Residential Extensions & Alterations SPD

The proposal is compliant with the above policies. It preserves the character of the street, enhances the internal living quality, and protects the amenity of neighbours, in line with both national and local planning objectives.

CONCLUSION:

The proposed extensions are designed to be sensitive, proportionate, and in character with the local area. They will enhance the functionality and living standards of the property without causing harm to neighbouring amenity or the visual character of the street. Approval is therefore respectfully sought.