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23 October 2026

To:
Development Management
London Borough of Havering
Planning Department

RE: FULL HOUSEHOLDER PLANNING APPLICATION – REVISED EXTENSION PROPOSAL

Dear Planning Officer,

We write on behalf of the applicant in support of a full householder planning application at 1 Hainault Road, Romford RM5, for a ground-floor rear and side wraparound extension, associated fenestration alterations and a limited adjustment to the first-floor rear addition roof, as illustrated on the submitted plans.

The proposal follows an earlier prior-approval submission relating to a rear extension. Following correspondence over approximately two to three months and subsequent consultation with the planning officer, we were advised to pursue a full planning application so that the revised scheme could be considered comprehensively.

The revised design seeks a coherent architectural relationship with the existing dwelling. In particular, the proposed extension roof is designed to match the existing property in roof form, pitch, eaves treatment and materials, rather than introduce an unrelated roof design. Rooflights are incorporated into the ground-floor roof slopes to improve daylight.

The roof to the first-floor rear addition is proposed to be raised modestly while remaining below the ridge of the original dwelling, as shown on the submitted elevations. We consider that this coordinated approach offers a more sympathetic appearance than the previously contemplated flat-roof treatment.

The accompanying short planning statement explains the design rationale by reference to Havering Local Plan Policy 26 and the Council's Residential Extensions and Alterations SPD. We respectfully request that the application be assessed on the merits of the revised drawings and approved, subject to the Council's assessment of neighbour amenity and all other relevant planning considerations.

Yours faithfully,
Planning & Design Team
Grand Design International



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Planning Statement
1 Hainault Road
Romford RM5

SUPPORTING PLANNING STATEMENT

1. Application and planning history

The application relates to the proposed ground-floor rear and side wraparound extension at 1 Hainault Road, with related fenestration alterations and a modest roof adjustment to the first-floor rear addition. An earlier prior-approval submission concerned the rear extension alone. The current full application responds to subsequent discussions with the planning officer and allows the revised design to be assessed as one scheme.

2. Design and roof compatibility

The central design objective is to match the roof character of the existing dwelling. The extension adopts a complementary hipped/pitched roof treatment, with matching roof pitch, eaves detailing and materials as shown on the application drawings. Rooflights within the ground-floor roof slopes provide natural light while maintaining an integrated roof form. The limited raising of the first-floor rear addition roof remains below the original dwelling's ridge and is intended to maintain a subordinate appearance.

3. Havering planning policy

Policy 26 (Urban Design) of the adopted Havering Local Plan 2016–2031 seeks high-quality design that respects and complements the host building and local streetscene. Paragraphs 4.19–4.20 of Havering's Residential Extensions and Alterations Supplementary Planning Document (2011) emphasise the importance of consistent roof treatments and advise that extension roofs match the original property in pitch, eaves treatment and materials. The revised roof design has been developed with these principles in mind.

4. Character, appearance and amenity

The applicant considers that the coordinated roof and rear extension form will produce a more unified appearance than a mixture of flat and pitched roofs and will help the extension read as a considered addition to the existing house. The effect on neighbouring outlook, daylight, privacy and sense of enclosure remains subject to the Council's review of the submitted dimensions, sections and elevations.

5. Conclusion

The proposal is presented as a design-led revision that seeks to respect the existing property and its setting. Having regard to Policy 26 and the Residential Extensions and Alterations SPD, we respectfully invite the Council to support the application, subject to the detailed assessment of the submitted plans.

Policy sources: Havering Local Plan 2016–2031, Policy 26; Residential Extensions and Alterations SPD (2011), paragraphs 4.19–4.20.

