PLANNING STATEMENT

23 SQUIRRELS HEATH AVENUE, GIDEA PARK, ROMFORD, RM2 6AD

ON BEHALF OF:

MR AND MRS NORTON

Date Prepared: November 2026
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1.00 INTRODUCTION

1.01 This statement has been prepared to accompany a Planning Application for the alteration of 23 Squirrels Heath Avenue, Gidea Park, Romford, RM2 6AD, to incorporate the following:

- Provision of two dormers to the roof above the existing garage to convert the unutilised space into a bedroom and shower room;
- Minor landscaping works, which will include providing a permeable grasscrete driveway and new crossover matching the existing.

1.02 This statement should be read in conjunction with the Application Form, application drawings and other support documents.

2.00 SITE DESCRIPTION

2.01 The property comprises a four bedroom detached family house occupying plot 23 Squirrels Heath Avenue, Gidea Park conservation area, with the grounds extending to approximately 200 m2.

2.02 The property is a two-storey detached dwelling constructed in solid masonry with facing brickwork, white timber windows and a pitched roof covered with plain clay tiles. The front elevation features a decorative timber framing and a two-storey canted bay window. The details of the façade comprise of an arched entrance with decorative brick detailing, window sills, white timber windows, and a prominent brick chimney stack.

2.03 The original property, a four-bedroom detached dwelling, has previously been extended to its east side to provide a garage and utility room under planning permission ref. P1888.15. The existing extension incorporates a pitched roof with an enclosed roof space, which is currently unused. The front of the property comprises a gated area with a dedicated gravelled parking area, with the remainder of the frontage laid to lawn, gravel and hedgerow.

2.04 The site planning history:

- Planning application ref. P1888.15, submitted in 2015, for the erection of a side extension to provide a garage and utility room.
- Variation of conditions application ref. Q0057.18, submitted in 2018, for the discharge of Condition 4 of planning permission P1888.15.

3.00 PROPOSAL

3.01 In order to improve the existing residential accommodation and the appearance of the front garden, the following works are proposed:

- Provision of two dormers to the roof above the existing garage to convert the unutilised space into a bedroom and shower room;
- To alter part of the existing front lawn area, as shown on the submitted drawings, to provide a new driveway finished in permeable grasscrete and a new crossover with a finish matching that of the existing crossover.

3.02 The proposed bedroom and en-suite shower room will be accommodated within the existing roof space above the garage and utility room extension, approved under planning permission ref. P1888.15. The proposal will not require an additional storey or an increase in the existing building footprint or hight.

3.03 The proposed dormer windows will provide natural daylight and ventilation to the new bedroom. Their design, scale and proportions will be sympathetic to the existing roof form and architectural character of the dwelling. The proposed alterations will not result in any significant loss of privacy, daylight or sunlight, or have impact on neighbouring properties.

3.04 The proposed conversion will make efficient use of the existing roof space without requiring an additional first-floor extension. External materials and finishes for the dormer windows will match with those of the existing dwelling.

3.05 The proposed driveway will be a permeable grasscrete finish and will improve the appearance of the front garden. The driveway will be provided with a new crossover, with a finish matching that of the existing crossover.

3.06 The proposed alterations are meant to meet the needs of the dwelling's residents in an efficient way that respects the architectural character of the neighbourhood and conservation area.

4.00 POLICY REVIEW

National Planning Policy Framework (NPPF)

4.01 The NPPF establishes the presumption in favour of sustainable development. The proposed conversion will make efficient use of the existing roof space above the garage and utility room, providing additional residential accommodation without increasing the existing ground-floor footprint or overall building height.

4.02 The NPPF promotes high-quality design that respects local character and distinctiveness. The proposed roof-space conversion and dormer windows will be designed to complement the existing architectural character of the dwelling through sympathetic materials, proportions and roof detailing.

4.03 The NPPF, policies HE4 and HE9 seeks to preserve heritage assets and their significance and to conserve the character and appearance of designated Conservation Areas. The proposal seeks to provide additional accommodation without impacting the architectural features of the dwelling.

Havering Local Plan 2016–2031 (Adopted 2021)

4.04 Policy 26 – Urban Design: Supports high-quality development that respects and complements the character, scale and architectural qualities of the surrounding area. The proposed conversion will utilise the existing roof space without requiring a new first-floor extension. The dormer windows will be designed to harmonise with the existing dwelling.

4.05 Policy 28 – Heritage Assets: Supports well-designed development within Conservation Areas that preserves or enhances their character and appearance. The proposed alterations will retain the dwelling's architectural features, including the projecting front gable, decorative timber framing and traditional brickwork, with new materials and detailing selected to complement the existing building.

4.06 Policy 27 – Landscaping: Encourages development that retains and enhances landscape features contributing to local character. The proposed crossover will be finished that matchs of the existing crossover, and the proposed driveway works will enhance the front garden of the dwelling, contributing to the conservation area.

Gidea Park Conservation Area Appraisal and Management Plan (Adopted 2025)

4.07 The Conservation Area Appraisal and Management Plan seeks to preserve the distinctive architectural character of Gidea Park, including traditional roof forms, materials and landscaped front gardens.

4.08 The proposed conversion will utilise the existing roof space above the garage and utility room, avoiding further expansion of the building footprint. The proposed dormers will be designed to respect the scale, proportions, architectural character of the original dwelling and will not result in any increase in the roof's hight.

4.09 The proposal landscaping works will be minimal and will enhance the appearance of the property, contributing to the character of the conservation area.

5.00 CONCLUSION

5.01 The proposed development seeks to improve the existing residential accommodation through the conversion of the existing roof space above the garage and utility room into an additional bedroom with an en-suite shower room, the installation of two dormer windows and the provision of an additional grasscrete driveway with a new vehicular crossover designed to match the existing crossover on site.

5.02 The proposals make efficient use of the existing building without requiring a new first-floor extension while respecting the architectural character of the dwelling and the surrounding Gidea Park Conservation Area.

5.03 It is considered that the proposed development represents an appropriate improvement to the existing property and is consistent with the objectives of the relevant planning policies.

5.04 For these reasons, the London Borough of Havering Local Planning Authority is respectfully requested to grant planning permission for the proposed development.