Planning Statement

Property: 41 Edison Avenue, Hornchurch
Proposal: Proposed Single-Storey Rear Extension

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a proposed 6-metre-deep, single-storey rear extension at 41 Edison Avenue, Hornchurch.

The proposed extension will have a maximum overall height of 4 metres and an eaves height of approximately 3 metres. It will occupy half the width of the original dwelling.

The extension has been designed with consideration of the existing character of the property, the established pattern of rear extensions within the immediate surroundings and the residential amenity of neighbouring properties.

2. Planning History and Background

The applicant initially explored the possibility of constructing a 6-metre-deep rear extension under permitted development rights. However, the Council considered that the existing rear arrangement, which included a relatively small storage structure measuring approximately 1m x 1.3m, resulted in a staggered or stepped rear elevation. Consequently, the proposal could not proceed under permitted development rights as originally intended.

A subsequent application for Prior Approval was submitted for a 6-metre-deep, single-storey rear extension covering half the width of the original dwelling. Prior Approval was granted under reference Y0216.26.

The current application seeks planning permission for a corresponding extension to the remaining half of the original dwelling, effectively completing the proposed rear extension across the full width of the house.

3. Design, Scale and Relationship with Neighbouring Properties

The surrounding area is predominantly residential, with properties displaying a variety of rear extensions and alterations. These reflect the changing needs of homeowners and form an established feature of the surrounding residential environment.

Both immediately adjoining properties, Nos. 39 and 43 Edison Avenue, have existing ground-floor rear extensions. In addition, No. 39 benefits from a substantial two-storey rear extension and a side extension with a maximum height of approximately 4 metres.

The proposed extension has been designed as a single-storey addition, remaining subordinate to the original two-storey dwelling and maintaining an appropriate relationship with the surrounding properties.

The extension will have a maximum overall height of 4 metres, with an eaves height of approximately 3 metres. The proposed roof design has been selected to provide practical internal headroom whilst maintaining an appropriate overall height and appearance for a single-storey addition.

The proposed development reflects the existing pattern of development within the immediate surroundings and takes account of the particular circumstances of the site. The presence of existing extensions at neighbouring properties, particularly No. 39, together with the previous Prior Approval granted for a 6-metre-deep rear extension to the other half of the dwelling, provides a relevant context for the proposed development. The proposed extension is therefore considered to be in keeping with the scale and character of the surrounding residential area.

4. Residential Amenity

Consideration has been given to the potential impact of the proposed extension on neighbouring properties, particularly in relation to daylight, sunlight and outlook.

As illustrated on the submitted drawings, the proposed extension has been designed with regard to the Council's 45-degree guideline. The submitted plans demonstrate that the proposal complies with this guideline in relation to neighbouring properties.

The extension will remain entirely at ground-floor level and will not introduce additional first-floor windows or opportunities for overlooking.

The proposed development has been carefully positioned and designed to respect neighbouring boundaries and maintain an appropriate relationship with adjoining properties.

Taking account of its scale, height and position, the extension is not considered likely to result in unacceptable harm to the residential amenity of neighbouring occupiers.

5. Conclusion

The proposed single-storey rear extension would provide additional living accommodation, make efficient use of the existing residential plot and respond positively to the established pattern of rear extensions within the immediate surroundings.

The proposal follows the previous Prior Approval granted for a 6-metre-deep rear extension to the other half of the property and sits within a residential context where neighbouring properties already benefit from substantial rear extensions, including the two-storey rear and side extensions at No. 39.

The proposed extension would remain single-storey, with a maximum overall height of 4 metres and an eaves height of approximately 3 metres. Its design and positioning have been carefully considered to ensure an appropriate relationship with neighbouring properties and to protect residential amenity, including with regard to the Council's 45-degree guideline.

Overall, the proposed development represents an appropriate form of residential development which respects the character of the surrounding area, responds to the established pattern of development and would not result in unacceptable harm to neighbouring residential amenity.

Planning permission is therefore respectfully sought.