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Planning, Engineering & Consultancy

PLANNING STATEMENT



REPORT REF:

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ISSUE:

P01

CLIENT:

A. Ali

PROJECT ADDRESS:

12 Lonsdale Ave, Romford RM7 9JT

REPORT INFORMATION

Report Title:

Proposed Garage Conversion, First-Floor Side Extension and Single-Storey Rear Extension

Site Address:

12 Lonsdale Ave, Romford RM7 9JT

Prepared By:

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Prepared For Submission to:

The London Borough of Havering

Planning Authority

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1. INTRODUCTION

1.1. This Planning Statement has been prepared in support of a householder planning application for the proposed development at 12 Lonsdale Avenue, Romford, RM7 9JT, situated within the administrative boundary of the London Borough of Havering.

1.2. The application seeks planning permission for the conversion of the existing garage into habitable accommodation, the construction of a first-floor side extension and a single-storey rear extension projecting 4.5m beyond the original rear wall of the dwelling.

1.3. The proposed development aims to enhance the functionality and internal living accommodation of the existing property, providing additional space to meet the needs of the occupants while retaining its use as a single-family dwellinghouse.

1.4. The extensions have been carefully designed to complement the architectural character and proportions of the original dwelling. Particular consideration has been given to the scale, massing, roof design and positioning of the proposed extensions to ensure they remain visually subordinate to the host property and integrate appropriately with the surrounding residential streetscene.

1.5. The proposal has also been developed with regard to the existing pattern of residential extensions within the immediate vicinity, including previously approved developments at neighbouring properties along Lonsdale Avenue. Consideration has been given to safeguarding neighbouring residential amenity, particularly in relation to daylight, outlook and privacy.

1.6. This statement provides an overview of the application site and its surroundings, relevant planning history, the proposed development and an assessment against the applicable planning policies and supplementary planning guidance, including the National Planning Policy Framework, Havering Local Plan 2016–2031 and the Council's Residential Extensions and Alterations Supplementary Planning Document.

1.7. It is considered that the proposed development represents an appropriate and proportionate addition to the existing dwelling, consistent with the objectives of the relevant planning framework and the established residential character of the surrounding area.

2. SITE CONTEXT, SURROUNDINGS AND PLANNING HISTORY

2.1. The application site comprises a two-storey semi-detached dwelling situated at 12 Lonsdale Avenue, Romford, RM7 9JT, within an established residential area of the London Borough of Havering. The property benefits from an existing garage, front driveway providing off-street parking and a private rear garden.

2.2. The surrounding streetscene is predominantly characterised by similar two-storey semi-detached dwellinghouses, many of which have undergone residential extensions and alterations. These include side and rear extensions and garage conversions, reflecting an established pattern of residential improvements within the locality.

2.3. The property is not a Listed Building and is situated outside a designated Conservation Area. No other known site-specific planning constraints have been identified that would prevent the proposed development.

2.4. Several properties along Lonsdale Avenue have received planning permission for comparable residential developments, including:

- 14 Lonsdale Avenue – P1138.00: Approved on 20 September 2000 for a two-storey side extension.
- 14 Lonsdale Avenue – P1637.23: Approved on 2 January 2024 for a single-storey rear extension measuring 5.0m in depth.
- 8 Lonsdale Avenue – P0966.25: Approved on 15 September 2025 for a garage conversion and first-floor side extension.
- 2 Lonsdale Avenue – P0484.26: Approved on 25 June 2026 for a double-storey side and rear extension.

2.5. Of particular relevance is the adjoining property at 14 Lonsdale Avenue, where planning permission was granted for a 5.0m deep single-storey rear extension. The approved development incorporates a substantial infill arrangement, extending from the rear of the side extension across the width of the original dwelling, resulting in a greater overall ground-floor footprint.

2.6. In comparison, the proposed rear extension at No. 12 would project only 4.5m beyond the original rear wall, representing a reduction of 500mm compared with the approved development at No. 14. Unlike the neighbouring scheme, the proposal does not incorporate a rear infill extension associated with a side extension, resulting in a more straightforward and less extensive rear addition.

2.7. Notably, the Council's delegated officer report for application P1637.23 acknowledged that the approved 5.0m rear extension at No. 14 exceeded the general 4.0m depth guidance contained within the Residential Extensions and Alterations Supplementary Planning Document. Nevertheless, the officer considered the development acceptable, having regard to the established pattern of rear

extensions within the surrounding area and the absence of unacceptable harm to neighbouring residential amenity.

2.8. A further example can be found at 68 Albany Road, within the London Borough of Havering, where planning permission was granted for a 5.0m deep single-storey rear extension. This provides additional context demonstrating that rear extensions exceeding the general SPD depth guidance may be considered acceptable where justified by the individual site circumstances.

2.9. While each application must be assessed on its individual merits, the surrounding approvals, particularly the adjoining development at No. 14, provide relevant planning context supporting the acceptability of a 4.5m rear extension at the application site. The proposed development is therefore considered to represent a proportionate addition to the dwelling, consistent with the established pattern of residential extensions within the locality.

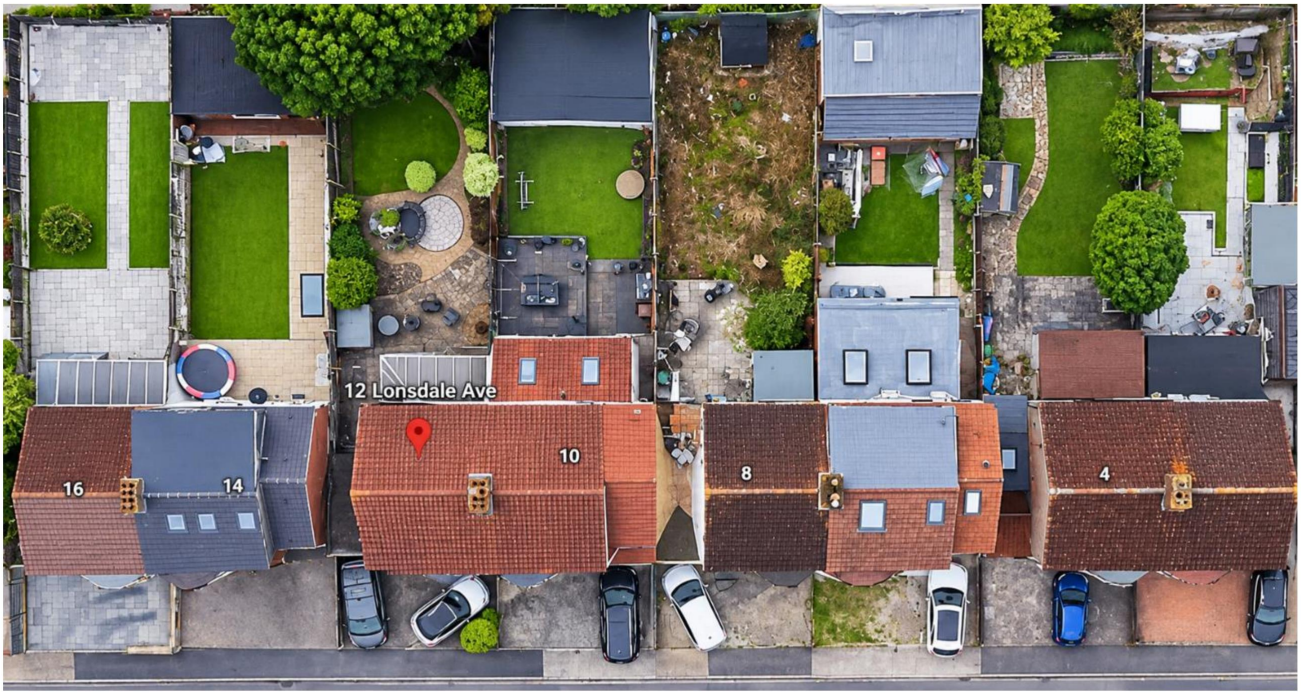

Figure 1 – Satellite view of the property

3. PROPOSED DEVELOPMENT

3.1. The proposed development comprises three principal elements: the conversion of the existing garage into habitable accommodation, the construction of a first-floor side extension and a single-storey rear extension. The proposals have been carefully designed to improve the functionality and internal accommodation of the existing dwelling while maintaining its residential character and ensuring an appropriate relationship with neighbouring properties.

Garage Conversion

3.2. The existing garage will be converted into habitable accommodation, providing additional internal living space within the existing building footprint. The conversion will make more efficient use of the existing accommodation without requiring a further ground-floor projection to the side of the property.

3.3. As part of the proposed conversion, the existing garage frontage will be altered to incorporate a single pedestrian entrance door and window facing the principal elevation. The proposed entrance door will provide convenient access to the existing route leading towards the rear garden, maintaining an important practical function for the occupants while ensuring that the alterations remain sympathetic to the appearance of the host dwelling.

3.4. The proposed garage conversion will be fully integrated with the existing dwelling, with all external materials and finishes matching those of the host property. The existing main front entrance will remain the principal entrance to the dwelling, with the additional pedestrian door serving as a secondary access point. Furthermore, the existing front driveway will be retained for off-street parking (2 vehicles), ensuring that the conversion does not unnecessarily compromise the property's existing parking arrangements.

First-Floor Side Extension

3.5. The proposed first-floor side extension has been carefully designed to complement the proportions and architectural character of the original dwelling. Particular consideration has been given to the extension's positioning, roof form and overall massing to ensure that it remains visually subordinate to the host property.

3.6. The proposed development incorporates the following design measures:

- A 1,000mm setback at first-floor level from the original principal front elevation.
- A 150mm setback at ground-floor level from the original principal front elevation.
- A proposed roof ridge positioned 500mm below the original dwelling's main roof ridge.

3.7. These design measures establish a clear visual distinction between the original dwelling and the proposed extension, reducing its prominence within the streetscene and preventing the addition from appearing as a disproportionate enlargement of the existing property.

3.8. The proposed roof design will reflect the existing pitched roof arrangement, while the reduced ridge height and front setback will maintain the architectural hierarchy of the original dwelling. The

extension is therefore considered to integrate sympathetically with the host property and the established character of neighbouring semi-detached dwellings.

Single-Storey Rear Extension

3.9. The proposed single-storey rear extension will project a maximum of 4.5m beyond the original rear wall of the dwelling, providing additional ground-floor accommodation to improve the functionality and usability of the property.

3.10. The extension will have a maximum overall height of 3.0m and an eaves height of 2.7m, measured from natural ground level. The relatively modest height and single-storey form have been selected to minimise visual bulk and maintain an appropriate relationship with the existing dwelling and neighbouring properties.

3.11. Although the proposed 4.5m depth exceeds the Council's general 4.0m guidance for semi-detached properties, the proposal has been carefully considered in relation to the specific circumstances of the site and the established pattern of rear extensions within the immediate locality.

3.12. The proposed rear extension has been assessed against the Council's 45-degree daylight guidance, as illustrated on drawing reference BEL3350/12LA/A107. The assessment demonstrates that the proposed 4.5m rear projection does not breach the 45-degree line measured from the relevant neighbouring habitable-room window. Accordingly, the development is not considered to result in an unacceptable loss of daylight or outlook to the adjoining property.

3.13. Having regard to the satisfactory 45-degree assessment illustrated, the proposed maximum height of 3.0m and the previously approved 5.0m rear extension at the adjoining property, 14 Lonsdale Avenue, the proposed 4.5m depth is considered reasonable and justified. The development is therefore considered to provide an appropriate balance between improving residential accommodation and safeguarding neighbouring amenity, notwithstanding its modest departure from the Council's general 4.0m depth guidance.

External Appearance and Materials

3.14. All proposed external materials and finishes will match those of the existing host dwelling, including the external render, roof tiles, window and door finishes, and associated architectural detailing, where applicable. This will ensure that the extensions appear as cohesive and sympathetic additions to the original property.

3.15. Overall, the proposed development has been designed to provide improved residential accommodation through a proportionate and carefully considered scheme. The combination of appropriate setbacks, subordinate roof design, matching external materials and consideration of neighbouring daylight and outlook will ensure that the development integrates satisfactorily with the host dwelling and surrounding residential environment.

4. PLANNING POLICY AND ASSESSMENT

4.1. The proposal has been considered against the relevant provisions of the National Planning Policy Framework (NPPF), the Havering Local Plan 2016–2031 (adopted 2021) and the Council's Residential Extensions and Alterations Supplementary Planning Document (SPD), adopted in March 2011.

National Planning Policy Framework (NPPF)

4.2. The NPPF promotes high-quality, well-designed development that responds positively to local character and provides a high standard of amenity for existing and future occupants.

4.3. The proposed extensions are considered consistent with these objectives, incorporating a subordinate first-floor design, appropriate setbacks and a restrained rear extension height.

Havering Local Plan – Policy 26: Urban Design

4.4. Policy 26 seeks development that respects and complements the character, scale, massing and appearance of existing buildings and the surrounding streetscene.

4.5. The proposed first-floor extension incorporates a 1.0m front setback and a roof ridge 500mm below the original dwelling, ensuring that the addition remains visually subordinate.

4.6. The design therefore responds positively to the existing building's proportions and architectural character.

Havering Local Plan – Policy 7: Residential Design and Amenity

4.7. Policy 7 seeks to ensure that residential development does not result in unacceptable overlooking, loss of privacy, daylight, sunlight or outlook.

4.8. The proposed single-storey rear extension has been designed with a maximum height of 3.0m and an eaves height of 2.7m to limit its overall bulk and potential effects on neighbouring properties.

4.9. The proposal seeks to provide additional residential accommodation without causing unacceptable harm to neighbouring amenity.

Residential Extensions and Alterations SPD (2011)

Section 5 – Rear Extensions

4.10. Paragraph 5.3 of the SPD provides general guidance for single-storey rear extensions, recommending a depth of up to 4.0m for semi-detached properties. Greater depths may be considered depending on site-specific circumstances, including the relationship with neighbouring properties and the 45-degree guidance illustrated within the SPD.

4.11. Although the proposed rear extension measures 4.5m, the adjoining property at No. 14 has previously received planning permission for a larger 5.0m rear extension under reference P1637.23.

4.12. This neighbouring approval is a relevant material consideration, demonstrating that a greater rear projection has previously been considered acceptable within the immediate setting.

4.13. Furthermore, the proposed maximum height of 3.0m accords with the general height guidance for flat-roof single-storey rear extensions under paragraph 5.6 of the SPD.

Section 6 – Side Extensions

4.14. Paragraphs 6.5 and 6.6 of the SPD emphasise the importance of maintaining the character and symmetry of semi-detached properties and ensuring that two-storey side extensions remain subordinate to the original dwelling.

4.15. The SPD recommends a minimum 1.0m setback at first-floor level and encourages a modest ground-floor setback.

4.16. The proposed development incorporates a 1.0m first-floor setback, a 150mm ground-floor setback and a roof ridge reduced by 500mm, responding directly to these design principles.

4.17. The proposed side extension is therefore considered consistent with the relevant design objectives of the SPD.

5. Conclusion

5.1. The proposed development represents an appropriate and proportionate addition to the existing semi-detached dwelling, providing improved residential accommodation while respecting the character and appearance of the host property and surrounding residential area.

5.2. The design incorporates measures to ensure that the proposed first-floor side extension remains visually subordinate to the original dwelling, including a 1.0m first-floor setback, a 150mm ground-floor setback and a reduced roof ridge height. All proposed external materials and finishes will match those of the existing dwelling, ensuring a sympathetic and cohesive architectural appearance.

5.3. The proposed single-storey rear extension has been designed with a maximum height of 3.0m and a projection of 4.5m, which is less than the previously approved 5.0m rear extension at the adjoining property, 14 Lonsdale Avenue. Furthermore, the 45-degree assessment illustrated on drawing BEL3350/12LA/A107 demonstrates that the proposed extension would not breach the relevant daylight guidance, supporting the acceptability of the proposed depth in relation to neighbouring residential amenity.

5.4. Having regard to the surrounding planning history, the design measures incorporated into the proposal and the relevant objectives of the Havering Local Plan and Residential Extensions and Alterations Supplementary Planning Document, the development is considered to represent an acceptable and well-designed addition that would not result in unacceptable harm to the character of the area or neighbouring residential amenity.

5.5. Accordingly, the proposed development is considered to accord with the relevant planning policies and guidance, and planning permission is respectfully sought.