NSP ARCHITECTURAL



FULL PLANNING APPLICATION

Planning Supporting Statement

Proposed prefabricated concrete outbuilding (workshop) at 28 Roseberry Gardens, Upminster, RM14 1NW

CLIENT	LOCAL PLANNING AUTHORITY	OUR REFERENCE	DATE
Mr Bradley Layton	London Borough of Havering	26.058	10 November 2026

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Our ref: 26.058 **Date:** 10 November 2026

The Planning Department
London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BB

Dear Sir or Madam,

Full Planning Application

Proposed prefabricated concrete outbuilding (workshop) with associated base, hardstanding and boundary fencing
28 Roseberry Gardens, Upminster, RM14 1NW

01 Introduction

We write on behalf of our client, Mr Bradley Layton, in support of a full planning application for the erection of a prefabricated concrete outbuilding, to be used as a domestic workshop, together with a reinforced concrete base, hardstanding and boundary fencing at 28 Roseberry Gardens, Upminster. The outbuilding is a modest single storey structure, positioned at the southern end of the rear garden.

The proposal has been designed to sit within the established pattern of garages and outbuildings along the rear lanes, and to remain incidental to the enjoyment of the maisonette. This statement should be read with the drawings and documents listed in section 02.

THE APPLICATION AT A GLANCE	
Site	28 Roseberry Gardens, Upminster, RM14 1NW
Applicant	Mr Bradley Layton
Existing property	Maisonette held on a long lease, with a long rear garden extending to the rear lane
Proposal	Prefabricated concrete outbuilding (workshop) with reinforced concrete base, hardstanding and 1.8m high timber close boarded boundary fencing
Application type	Full planning application
Designations	Our desktop checks indicate that the site is not listed, is not within a conservation area and is not within the Green Belt. The Article 4 direction covering Cranham relates only to change of use from C3 to C4 (houses in multiple occupation) and does not affect this proposal.

02 Documents submitted

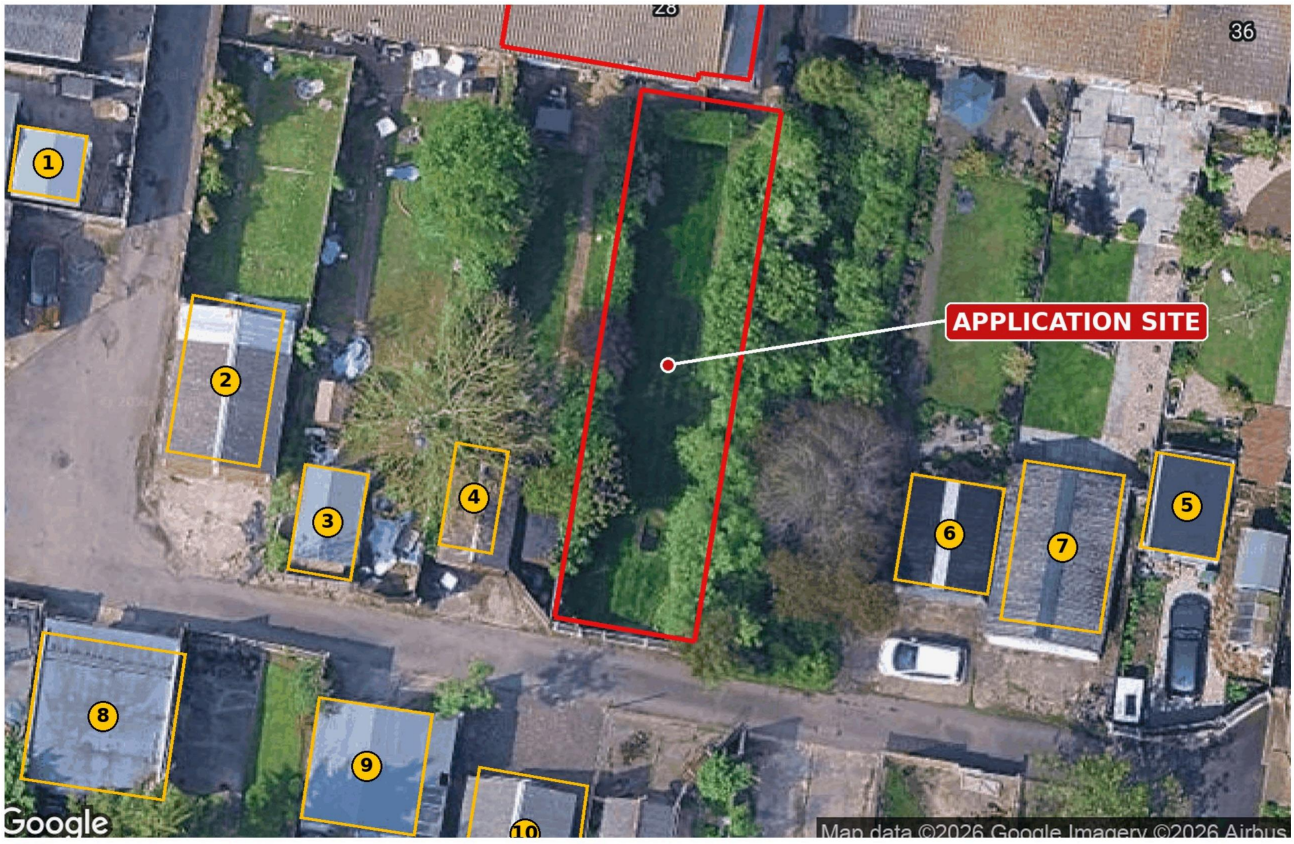
DOCUMENT	DESCRIPTION
Location Plan	Application site outlined in red
Block Plan	Existing and proposed layout of the site, to scale
Existing and Proposed Drawings	Site layout, floor plan, elevations and indicative section of the outbuilding
Biodiversity Net Gain Exemption Statement	Confirms the exemption from mandatory biodiversity net gain
CIL Forms 1 and 2	Additional information and assumption of liability
Ownership Certificate B	With copies of the Article 13 notices served
This statement	Planning Supporting Statement, including site photographs and aerial imagery

These documents are submitted together with the application form and the applicable fee through the Planning Portal.

03 Site and surroundings

No. 28 is a maisonette on the south side of Roseberry Gardens, forming part of a terrace of maisonettes. The applicant holds a long leasehold interest, with around 80 years remaining on a 125 year term from 7 December 1981, and the London Borough of Havering is the freeholder. The rear garden is a long, narrow strip of approximately 24 metres, laid mainly to grass with hedging and fencing along its sides. The southern end of the garden adjoins the rear lane serving the surrounding properties.

The rear lanes in this part of Upminster are characterised by garages and outbuildings built directly against the lane edge, including a group immediately adjoining the site boundary. Figure 1 numbers those within view of the site, with the Land Registry title boundary of the garden shown in red, and Figures 2 to 4 show the garden and the lane at ground level.



Title EGL268188 (Land Registry, via Searchland) Outbuilding footprint (OS)

Numbered outbuildings, by the Land Registry title each sits within:

1 56 Waycross Road
2 22 Roseberry Gardens
3 Havering lane land (no private title)
4 26 Roseberry Gardens
5 36 Roseberry Gardens
6 32 Roseberry Gardens
7 34 Roseberry Gardens
8 11 Lexington Way
9 15 Lexington Way
10 17 Lexington Way

North at top. Data: Searchland, Land Registry, OS. Imagery: Google/Airbus 2026.

Figure 1: Aerial view of the application site with the neighbouring outbuildings numbered and listed by the property whose Land Registry title each sits within. The red outline is the Land Registry title boundary of the application site.



Figure 2: The garden looking towards the rear boundary



Figure 3: Existing close boarded fencing along the rear lane



Figure 4: Existing garages and outbuildings along the rear lane

There are no listed buildings or conservation areas affecting the site, and no tree removal or pruning is proposed.

04 The proposal

The works comprise the following elements, all shown on the submitted drawings:

ELEMENT	DESCRIPTION
Outbuilding	A prefabricated concrete unit approximately 2.87m wide and 4.34m deep, with an apex roof approximately 2.55m high to the ridge and 2.10m to the eaves. Reinforced concrete wall panels in a Canterbury Spa Stone finish, with corrugated cement fibre roof sheets on welded steel trusses.
Base	A reinforced concrete base approximately 3.05m by 4.57m, extending slightly beyond the footprint of the outbuilding.
Hardstanding	A concrete hardstanding approximately 1.5m deep in front of the outbuilding, with a slight fall away from the base.
Boundary fencing	New timber close boarded fencing, 1.8m high, around the outbuilding and hardstanding as shown on the site layout drawing. The fencing matches the existing close boarded fencing visible along the lane.
Drainage	Rainwater from the roof is collected by guttering into a water butt. No sanitary facilities are proposed and there is no connection to the public sewer.

The outbuilding will be used as a workshop for hobby, repair and maintenance activities and for the storage of tools and equipment, incidental to the enjoyment of the maisonette. It will not be used for any commercial or business purpose and will not provide sleeping or living accommodation or a separate dwelling.

05 Design, character and amenity

The design approach is deliberately modest. The outbuilding is a single storey structure with a footprint of approximately 12.5 square metres and a maximum height of 2.55 metres, sited towards the end of a garden of approximately 24 metres, and so well separated from the main living accommodation. The prefabricated concrete construction and neutral stone finish are in keeping with the garages and outbuildings that already line the rear lanes, as shown in Figures 1 and 4, and the new timber fencing matches the existing boundary treatment. In our view the proposal respects the character of the area and is consistent with the design and amenity objectives of the Havering Local Plan (Policies 7 and 26), the Residential Extensions and Alterations SPD and the design policies of the National Planning Policy Framework.

Because of its modest height, its position at the end of the garden and its distance from neighbouring dwellings, we do not consider that the outbuilding would give rise to unacceptable loss of light, outlook or privacy. The use is domestic and incidental, so no material increase in noise or activity is anticipated beyond that normally associated with a residential garden. The development does not create an additional dwelling or increase the number of occupants, so it will not generate additional parking demand, and all works are contained within the application site.

06 Biodiversity net gain and CIL

The development affects approximately 18.5 square metres of existing grassed garden, on a site well below 0.2 hectares, and no priority habitat is affected. The accompanying Biodiversity Net Gain Exemption

Statement explains why the mandatory biodiversity net gain requirement does not apply. The proposal creates no new dwelling and well under 100 square metres of new floorspace, so is not CIL liable, and CIL Forms 1 and 2 are submitted with the application.

07 Local precedent

Garages and outbuildings in rear gardens and rear lanes are an established and regularly approved form of development in Upminster. Our review of recent Havering decisions identified the following:

ADDRESS	REFERENCE	PROPOSAL	OUTCOME
Garages to rear of 23 to 31 and 45 to 49 Clyde Crescent	P1238.25	Proposed construction of an additional garage	Approved
8 Tamar Close	P0059.26	One single storey detached garage to the rear of the property	Approved
38 Queens Gardens	P1275.24	Erection of outbuilding for use as workshop/gym and store following demolition of existing garage	Approved
11 Blyth Walk	P0240.24	Single storey outbuilding to rear	Approved
30 Queens Gardens	D0481.23	Single storey outbuilding used for a workshop, storage, gym and summerhouse in the rear garden	Lawful

Most directly, the existing garages and outbuildings shown in Figure 1 demonstrate that this form of development is already established along the rear lanes serving Roseberry Gardens.

08 Conclusion

The proposal is a modest, domestic scale outbuilding in the rear garden of an existing residential property. It reflects the established pattern of garages and outbuildings along the rear lanes, uses materials appropriate to its setting, and is in our view acceptable in terms of design and residential amenity. We respectfully request that planning permission is granted, and we would be happy to provide any further information to assist the Council in reaching its decision.

Please do not hesitate to contact me directly on 01702 412142 or at info@nsparchitectural.co.uk.

Yours faithfully,

Nathan Putt
Director
NSP Architectural Ltd