PLANNING SUPPORTING STATEMENT

Site: 114 Diban Avenue, Hornchurch, RM12 4YH

Application: Variation of Conditions 1 (Approved Plans) and 2 (External Materials) under Section 73 of the Town and Country Planning Act 1990

Existing Planning Permission: P0146.25, dated 24 February 2026

Proposal: Retention of existing fairface brickwork to the front, side and ground-floor rear extensions in place of the approved rendered finish.

1. Introduction

1.1 This statement supports an application under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 1 and 2 of planning permission P0146.25, granted by the London Borough of Havering on 24 February 2026.

1.2 The application seeks permission to retain the existing fairface brickwork on the extensions rather than applying the rendered finish currently required by Condition 2.

1.3 The proposed variation relates solely to external finishing materials. No changes are proposed to the approved footprint, height, roof form, windows, internal layout or residential use of the property.

1.4 The applicant considers that the existing brickwork provides an acceptable architectural finish which complements the original dwelling and reflects the varied architectural character and mixture of external materials found along Diban Avenue.

2. Site and Planning History

2.1 The application site comprises an end-of-terrace dwellinghouse on Diban Avenue, Hornchurch. The original dwelling has a pebbledash external finish.

2.2 Planning permission P0047.23 was granted on 15 March 2023 for part single-storey and part two-storey front/side and rear extensions.

2.3 A subsequent retrospective application, P0146.25, was approved on 24 February 2026 to regularise amendments to the development, including changes to the internal and external layout and materials.

2.4 Condition 2 of that permission requires the external walls of the extensions to be rendered in accordance with drawing A 0102/06 Revision B within nine months of the decision.

2.5 The existing brickwork is recorded on the as-built elevations, drawing A 0102/05 Revision B. The principal differences in the external finishes are:

- The two-storey front/side extension has fairface brickwork.
- The ground-floor rear extension is finished in fairface brickwork.
- The side elevation incorporates fairface brickwork.
- The first-floor rear extension has an existing rendered finish, which is to be retained.

2.6 The present application seeks approval for the existing combination of materials as illustrated on the accompanying As built/ proposed elevations.

3. Planning Policy Considerations

Havering Local Plan 2016–2031 — Policy 26 (Urban Design)

3.1 Policy 26 seeks development that respects and complements the character and identity of the site and surrounding area, reinforces the streetscene and uses high-quality, durable materials that integrate with neighbouring buildings.

3.2 The policy requires development to respond appropriately to its surroundings but does not prescribe that extensions must invariably use identical materials to the original dwelling.

3.3 The applicant considers that the existing brickwork is consistent with these objectives, particularly having regard to the variety of external materials evident in the immediate streetscene.

Residential Extensions and Alterations SPD (2011)

3.4 Paragraph 4.7 of the Council's SPD provides that the type, colour and texture of materials should match or complement those of the original house.

3.5 The guidance therefore recognises that a complementary material can be appropriate, rather than requiring an exact match in every case.

3.6 Paragraph 4.8 identifies the visibility of an extension from the street and its effect on local character as relevant considerations. It specifically recognises the potential acceptability of complementary materials on rear extensions not visible from the street.

3.7 Paragraph 4.9 encourages high-quality, durable and low-maintenance finishing materials.

3.8 In the context of the varied materials found along Diban Avenue, the applicant considers that retention of the existing brickwork is consistent with the design principles established in the SPD.

4. Design and Visual Appearance

Relationship with the original dwelling

4.1 The existing fairface brickwork provides a clear distinction between the original dwelling and the extensions while retaining a conventional residential appearance.

4.2 The front elevation combines the original pebbledash finish with the brick-faced two-storey side extension. This creates a contrast in materials, but such contrasts are not unusual within the surrounding residential area.

4.3 The use of different materials on an extension does not, in itself, establish an unacceptable design relationship. The relevant consideration is whether the materials complement one another and whether the completed building maintains a satisfactory overall appearance.

4.4 The applicant considers that the existing brickwork provides a complementary finish within the meaning of paragraph 4.7 of the SPD.

Character of the surrounding streetscene

4.5 The immediate streetscene along Diban Avenue is characterised by considerable variation in architectural finishes, colours and materials. The adjoining and nearby residential properties do not display a uniform treatment of their external elevations.

4.6 As demonstrated by the accompanying streetscene photographs, the properties directly opposite the application site incorporate a varied combination of fairface brickwork, pebbledash, smooth render and painted external finishes.

4.7 Several properties display contrasting finishes within their individual front elevations, while others feature extensions and entrance additions constructed in materials that differ from those of the original dwelling.

4.8 The photographs illustrate that the local character is not defined by a single architectural material or consistent colour scheme. Rather, the streetscene has evolved to include an eclectic mixture of materials and finishes, resulting in a varied but recognisably residential appearance.

4.9 In this context, the fairface brickwork on the front/side extension at No. 114 would not introduce a material that is foreign to the established streetscene. Brickwork is already an evident feature of the surrounding residential development.

4.10 The applicant acknowledges that the brick finish contrasts with the pebbledash of the original dwelling. However, similar contrasts in materials and finishes are apparent in the properties directly opposite the site.

4.11 It is therefore submitted that a requirement for a uniform rendered finish should not be regarded as the only acceptable design solution, particularly where the surrounding streetscene already accommodates a range of complementary materials.

4.12 The proposal would not alter the established scale, massing, roof profile or window arrangement of the extensions. The visual difference from the approved development would be confined to the external wall finishes.

4.13 Having regard to the existing architectural variety of Diban Avenue, the applicant considers that retention of the fairface brickwork would not cause unacceptable harm to the character or appearance of the surrounding area.

Rear extension

4.14 The case for retaining the fairface brickwork is particularly relevant to the ground-floor rear extension, where the external finish has a more limited relationship with the principal streetscene.

4.15 The contrast between the ground-floor brickwork and the rendered first-floor rear extension provides a distinction between the two elements without altering their approved proportions.

4.16 Paragraph 4.8 of the SPD recognises that complementary materials may be acceptable on rear extensions not visible from the street. The applicant therefore considers that retention of the rear brickwork is also supported by the Council's design guidance.

5. Durability and Sustainability

5.1 Facing brickwork is an established, durable external building material which ordinarily requires relatively little maintenance.

5.2 Retaining the existing brickwork would avoid the need to apply additional render to completed external walls, together with the associated materials, labour and construction waste.

5.3 While these considerations do not override the Council's design requirements, they provide additional reasons to consider whether a further external finish is necessary where the existing brickwork can be demonstrated to be visually acceptable.

5.4 Retention of the brickwork would also avoid introducing an additional external coating requiring future maintenance and potential repair.

6. Response to the Previous Officer Assessment

6.1 The applicant acknowledges the Council's assessment in paragraph 6.2 of the committee report accompanying application P0146.25.

6.2 The report identified that the combination of brickwork and render did not match the pebbledash finish of the original dwelling and considered the resulting appearance to be at odds with the prevailing streetscene. The rendering condition was consequently imposed to secure a more consistent external appearance.

6.3 The applicant respectfully requests reconsideration of this particular design issue, having regard to the photographic evidence of the immediate surroundings and the Council's adopted design guidance.

6.4 The accompanying streetscene photographs demonstrate that the properties directly opposite No. 114 have a varied appearance, incorporating fairface brickwork, pebbledash, painted finishes and render. Contrasting external materials are also evident within individual properties.

6.5 This evidence is relevant to the earlier assessment that the brickwork would be at odds with the prevailing streetscene. The immediate area does not exhibit a consistent rendered or pebbledash appearance against which the fairface brickwork would necessarily appear incongruous.

6.6 Furthermore, the Council's Residential Extensions and Alterations SPD expressly permits materials that either match or complement the original dwelling. It is therefore submitted that an exact match with the existing pebbledash finish is not an absolute requirement of the Council's design guidance.

6.7 While a uniform rendered finish would represent one acceptable design solution, the applicant considers that the existing brickwork is an equally reasonable alternative when assessed in the context of the varied materials and finishes found along Diban Avenue.

6.8 The application does not seek to challenge the other conclusions reached under P0146.25 or to introduce any additional physical alterations. It seeks only to establish whether the existing brick finish can be accepted as an appropriate design solution.

6.9 Having regard to the photographic evidence, the established mixture of materials in the surrounding streetscene and the flexibility provided by the SPD, the applicant considers that the retention of fairface brickwork would comply with the design objectives of Policy 26 of the Havering Local Plan.

7. Residential Amenity

7.1 The proposed variation is restricted to external finishing materials. It would not alter the approved building envelope, the position of windows or the relationship between the extensions and neighbouring properties.

7.2 Consequently, it would not introduce any additional overlooking, overshadowing, loss of daylight or other effects on residential amenity arising from the physical form of the development.

7.3 The principal planning consideration is therefore the acceptability of the retained brickwork in design and visual terms.

8. Conclusion

8.1 This application seeks permission to retain the existing fairface brickwork to the extensions at 114 Diban Avenue in place of the rendered finish required by Condition 2 of planning permission P0146.25.

8.2 The accompanying streetscene photographs demonstrate that Diban Avenue has an established variety of external finishes, including fairface brickwork, pebbledash, render and painted surfaces. The immediate surroundings are not characterised by a uniform material or colour scheme.

8.3 The applicant considers that the existing brickwork is a conventional and appropriate material which complements the original dwelling and reflects the varied character of the surrounding residential development.

8.4 The Council's Residential Extensions and Alterations SPD expressly recognises that materials may either match or complement the original dwelling. The applicant submits that retention of the brickwork represents an acceptable application of that guidance.

8.5 The proposal would not involve any changes to the approved size, form, layout or use of the development and would avoid unnecessary additional finishing works to the completed external walls.

8.6 Having regard to the photographic evidence and the established mixture of materials within the immediate streetscene, the applicant considers that retention of the existing fairface brickwork would not result in unacceptable harm to the character or appearance of the area.

8.7 The Council is therefore respectfully requested to grant permission under Section 73 to vary Conditions 1 and 2 of P0146.25, allowing the existing fairface brickwork to be retained in accordance with the revised elevation drawings.

Appendix A — Photographic Evidence

Photograph 1 — Front elevation of 114 Diban Avenue

Shows the existing fairface brickwork of the two-storey front/side extension alongside the pebbledash finish of the original dwelling. The photograph illustrates the completed appearance and the relationship between the two materials.



Photograph 2 — Properties directly opposite 114 Diban Avenue

Shows a variety of building finishes, including fairface brickwork, pebbledash, smooth render and painted surfaces. It also illustrates the use of contrasting materials within individual properties and extensions, supporting the applicant's contention that the immediate streetscene has an established mixture of architectural finishes.

