N H ARCHITECTURE
LIMITED
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PLANNING DESIGN AND AMENITY STATEMENT

158 Ardleigh Green Road
Hornchurch
RM11 2SR

Proposal: Single-storey rear extension and conversion of the existing garage into habitable accommodation

Application type: Householder planning application

Agent: N H Architecture Limited

Date: 18 November 2026

1. PURPOSE AND SUMMARY

This statement supports a householder planning application for a single-storey rear extension and the conversion of the existing garage into habitable accommodation at 158 Ardleigh Green Road. It explains the site context, the proposed design and the relationship of the development with the adjoining properties.

The revised rear extension has a maximum depth of 5.5 metres from the original rear wall and a maximum overall height of 2.6 metres. Its form is specifically shaped around the neighboring relationships. The projection beside No. 158A is limited to 4 meters beyond that neighbor’s rear building line, while the wall beside No. 156 extends to the 4-metre point before turning away through a 45-degree chamfer. The resulting scale and massing protect outlook, daylight, privacy and the reasonable enjoyment of adjoining homes.

The proposal represents a proportionate alteration to an established dwelling. It preserves a substantial rear garden, uses matching external finishes, avoids flank windows and retains off-street parking.

For the reasons set out below, the development accords with the National Planning Policy Framework 2026, the London Plan 2021, the Havering Local Plan 2016–2031 and the Residential Extensions and Alterations Supplementary Planning Document.

2. SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling on the eastern side of Ardleigh Green Road. The house has an established two-storey rear projection and a long rear garden. The land is residential in character and the surrounding area contains dwellings of varied form, depth and rear arrangement.

No. 156 adjoins the application property on one side. Its ground-floor rear accommodation and patio are close to the shared boundary.

No. 158A lies on the other side and is separated from the application dwelling by a side gap and boundary treatment. The differing rear building lines and the shape of the boundaries are material to the design of the extension.

The property is not a listed building and is not located within a conservation area. The rear extension would be positioned behind the dwelling and would not be prominent in the public street scene.

3. PLANNING HISTORY AND REVISED APPROACH

Householder planning application P0948.26, for a 6-metre single-storey rear extension and conversion of the garage into habitable space, was refused on 1 October 2026.

The reason for refusal related to the cumulative depth, height and proximity of the former extension design to the shared boundaries with Nos. 156 and 158A and the resulting effect on neighbouring amenity.

The present application is materially different. The maximum depth has been reduced from 6 metres to 5.5 metres. The former flat-roof/parapet height of approximately 2.674 metres, together with its projecting roof lantern, has been replaced by a plain flat roof with a maximum overall height of 2.6 metres.

The projection beyond the rear building line of No. 158A is limited to 4 metres, while the side beside No. 156 is chamfered away at 45 degrees from the 4-metre point.

These changes reduce the apparent bulk at both boundaries and directly address the amenity concerns associated with the previous design.

The principle of extending the dwelling, the effect on the character and appearance of the area, the garage conversion and the retained parking arrangement were not identified as unacceptable in the assessment of the previous application.

The central consideration for the present proposal is therefore whether the revised form provides an appropriate relationship with the adjoining occupiers. The following sections demonstrate that it does.

3.1 DIRECT RESPONSE TO THE PREVIOUS REFUSAL

Overall depth

The previous proposal had an overall depth of 6 metres from the original rear wall. The current proposal reduces this to a maximum of 5.5 metres.

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Relationship with No. 156

The previous proposal would have created an uninterrupted 6-metre projection beside the shared boundary.

Under the current proposal, the extension is limited to 4 metres beside the boundary before turning away at 45 degrees. This increases the separation between the deepest part of the extension and the neighbouring property.

Relationship with No. 158A

The previous proposal was assessed as projecting approximately 4.8 metres beyond the rear building line of No. 158A.

The current proposal limits this projection to 4 metres beyond the neighbour's rear building line.

Height and roof form

The previous proposal showed a flat-roof/parapet height of approximately 2.674 metres, with a roof lantern projecting above.

The current proposal has a plain flat roof with a maximum overall height of 2.6 metres. No roof lantern or other raised roof feature is proposed.

Privacy

No flank windows were proposed previously and no flank windows are proposed under the current application. The proposed rear doors and window face the application property's own rear garden.

4. THE PROPOSAL

The application seeks permission for the following works:

- A single-storey rear extension with a maximum depth of 5.5 metres measured from the original rear wall.
- A 2.5-metre addition beyond the established 3-metre rear projection.
- A plain flat roof with a maximum overall height of 2.6 metres and no roof lantern.
- A projection of 4 metres beyond the rear building line of No. 158A.
- A 4-metre boundary projection beside No. 156, followed by a 45-degree chamfer leading to the maximum rear depth.
- Rear-facing glazed doors and a rear window, with no new flank windows in the extension.
- Rendered external walls and new openings designed to match or complement the existing dwelling.
- Conversion of the existing garage into habitable accommodation, including replacement of the garage door with a window matching the character of the house.

The proposal does not alter the first-floor accommodation, the principal roof form, the existing access or the established use of the property as a single dwellinghouse.

5. PLANNING POLICY CONTEXT

The statutory development plan comprises the London Plan 2021 and the Havering Local Plan 2016–2031, adopted in 2021.

The following policies and guidance are particularly relevant:

National Planning Policy Framework 2026

Policies DP3 and DP4 seek context-responsive and well-designed development supported by clear and accurate drawings.

London Plan 2021

Policies D1 and D4 address local character and the delivery of good design. Policy T6 addresses parking provision.

Havering Local Plan Policy 7

Policy 7 seeks to protect residential outlook, privacy, daylight, sunlight and residents' quality of life.

Havering Local Plan Policy 24

Policy 24 addresses parking provision and the effect of development on retained parking arrangements.

Havering Local Plan Policy 26

Policy 26 requires high-quality, site-responsive design that contributes positively to local character.

Residential Extensions and Alterations Supplementary Planning Document

Paragraphs 5.1 to 5.8 provide detailed guidance concerning the depth, 45-degree approach, height, roof form and neighbouring amenity effects of rear extensions.

6. DESIGN AND APPEARANCE

6.1 Scale and form

The extension is single storey and remains clearly subordinate to the two-storey dwelling.

Its maximum overall height of 2.6 metres is below the 3-metre height generally identified for flat-roofed single-storey extensions in the Residential Extensions and Alterations Supplementary Planning Document.

The plain flat roof has no projecting lantern or raised roof feature, creating a simple and visually recessive form beside the adjoining properties.

Although the extension reaches a maximum depth of 5.5 metres, it does not present that depth as an uninterrupted boundary wall to either neighbour.

The design responds to the differing rear building lines by limiting the effective projection beside each neighbouring property to 4 metres and turning the No. 156 side away through the 45-degree chamfer.

This is a site-specific design rather than a standard rectangular extension.

6.2 Materials and detailing

The proposed external walls would be rendered to match the existing dwelling.

The replacement front window and the proposed rear openings would match or complement the proportions and appearance of the existing fenestration.

The restrained materials and simple flat-roofed form would integrate with the host building without competing with its established roof profile.

6.3 Street scene

The rear extension would be located behind the dwelling and would have no material effect on the Ardleigh Green Road street scene.

At the front, replacing the garage door with a suitably proportioned domestic window would be consistent with the residential use of the property.

The alteration would retain the overall composition of the frontage and would not appear incongruous.

7. RESIDENTIAL AMENITY

7.1 No. 156 Ardleigh Green Road

The part of the extension closest to No. 156 is limited to a 4-metre projection before turning away from the boundary at 45 degrees.

The chamfer increases the separation between the deepest part of the extension and the neighbouring patio and rear window. It reduces the potential sense of enclosure and preserves a wider outlook than a rectangular 5.5-metre extension would provide.

The maximum overall height is limited to 2.6 metres and no flank windows are proposed.

The formal assessment of the previous, larger scheme did not identify a loss of light sufficient to justify refusal. The current proposal is smaller, lower and angled away from No. 156, further reducing its effect on daylight, sunlight and outlook.

The proposed rear-facing glazing would look into the application property's own garden rather than directly towards the neighbouring property.

The revised design therefore avoids an unacceptable overbearing effect, loss of outlook or loss of privacy at No. 156.

7.2 No. 158A Ardleigh Green Road

The maximum projection beyond the rear building line of No. 158A is limited to 4 metres.

A physical gap and boundary treatment remain between the properties. In combination with the 2.6-metre maximum overall height, this limits the visible mass of the extension above the boundary and prevents an unduly dominant or enclosing relationship with the neighbouring patio and windows.

No flank windows are proposed towards No. 158A. The development would therefore maintain privacy and would not introduce direct overlooking.

The retained spacing and controlled projection preserve a reasonable outlook from the adjoining dwelling and garden.

The revised relationship with No. 158A follows the 4-metre depth identified in the Residential Extensions and Alterations Supplementary Planning Document for a semi-detached or detached dwelling.

7.3 Other neighbouring properties

The extension is single storey, contained within the established residential plot and separated from other properties by substantial garden distances.

It would not materially affect the privacy, daylight, sunlight or outlook of any other neighbouring occupier.

8. GARAGE CONVERSION AND PARKING

The garage would be converted into habitable accommodation within the existing building envelope.

The external alteration is limited to replacing the garage door with a domestic window. No change is proposed to the existing vehicular access.

One off-street parking space would remain available on the front hardstanding.

The formal assessment of the previous application found that the loss of the garage would not cause a significant parking or highway impact.

The current proposal retains the same parking arrangement and therefore accords with Havering Local Plan Policy 24.

9. GARDEN SPACE BIODIVERSITY AND DRAINAGE

The property benefits from a long rear garden. A substantial area of usable private amenity space would remain following construction.

The extension would not result in an excessive loss of garden land or create an overdeveloped appearance.

The proposal is householder development and is exempt from mandatory biodiversity net gain requirements.

The extension would occupy part of the established domestic curtilage immediately adjoining the dwelling.

Surface-water drainage would be designed at the Building Regulations stage and connected to an appropriate drainage arrangement. Water efficiency and sustainable drainage measures would be incorporated where practicable.

10. ACCESS AND INCLUSIVE USE

The established pedestrian and vehicular access arrangements would remain unchanged.

The works would improve the internal usability of the dwelling without altering its use, occupancy or access relationship with the highway.

Detailed thresholds, internal circulation and thermal performance would be addressed through the Building Regulations process.

11. CONCLUSION

The proposal is a carefully shaped and proportionate householder development.

Its maximum depth has been reduced to 5.5 metres and its maximum overall height is limited to 2.6 metres.

Its relationship with No. 158A is controlled by limiting the projection beyond that neighbour's rear building line to 4 metres.

The boundary projection beside No. 156 is limited to 4 metres before turning away through the 45-degree chamfer.

The extension would remain subordinate to the dwelling, retain a substantial garden, avoid flank windows and use matching materials.

The removal of the roof lantern and use of a plain flat roof further reduce the height, bulk and visual presence of the extension.

The garage conversion would be visually appropriate and sufficient off-street parking would remain.

The development would not cause unacceptable harm to outlook, privacy, daylight, sunlight, local character or highway conditions.

The revised proposal directly addresses the sole reason for refusal of the previous application.

Accordingly, the proposal complies with the relevant provisions of the National Planning Policy Framework 2026, the London Plan 2021, Havering Local Plan Policies 7, 24 and 26 and the Residential Extensions and Alterations Supplementary Planning Document.

Planning permission should therefore be granted, subject to appropriate standard conditions.

APPENDIX A DRAWING SCHEDULE

NH-152-Location Plan
Location Plan

NH-152-PL-001
Existing Floor Plans and Elevations

NH-152-PL-002
Proposed Floor Plans

NH-152-PL-003
Proposed Elevations

NH-152-PL-004
Existing and Proposed Block Plan

APPENDIX B POLICY DOCUMENTS

- National Planning Policy Framework 2026.
- The London Plan 2021.
- Havering Local Plan 2016–2031, adopted 2021.
- London Borough of Havering Residential Extensions and Alterations Supplementary Planning Document, adopted 2011.

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