

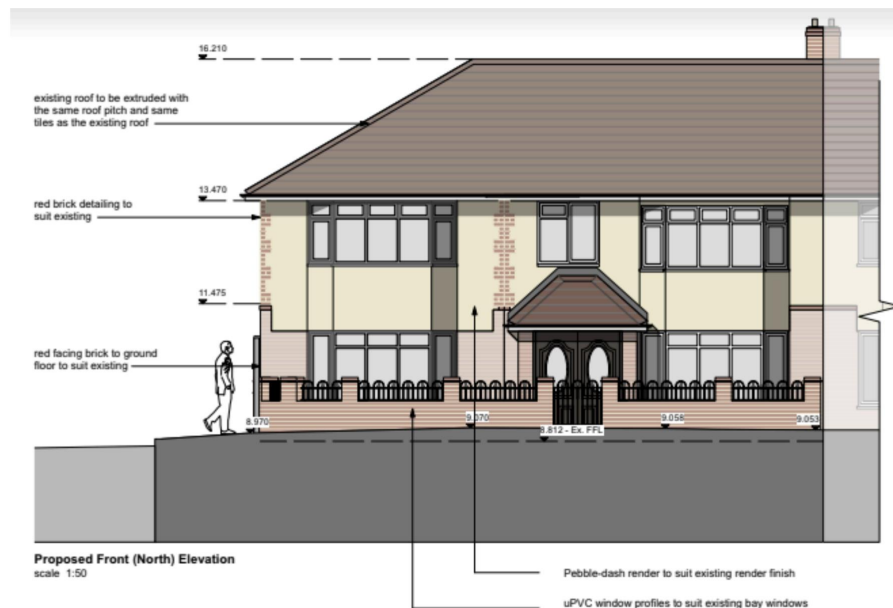
16 Simpson Road, Rainham, Essex, RM13 7LB

Erection of a two storey end of terrace residential dwelling, together with a part single storey and part two storey rear extension to the existing dwelling.

Planning Statement
March 2024

<i>Determining Authority</i>	London Borough of Havering Council
<i>Client</i>	Mr W Williams
<i>Date</i>	March 2024
<i>Status</i>	Final

1. Introduction



Proposed Front Elevation

- 1.1 ECM Planning has been instructed to prepare a Planning Statement to support a Full Planning Application to London Borough of Havering Council relating to garden land to the east of 16 Simpson Road, Rainham, Essex. The application has been made on behalf of Mr W Williams, hereafter referred to as 'the applicant'.
- 1.2 The planning application proposes the erection of a two storey end of terrace dwelling house which would be attached to 16 Simpson Road. Additionally, the development includes a part single storey and part two storey rear extension to the existing dwelling, 16 Simpson Road, to provide an enlarged kitchen and dining space at ground floor and an enlarged bathroom on the first floor.
- 1.3 The proposals will allow the applicant to build a home for his daughter and her family, so that they can be close to the existing family unit. The proposal has been designed to ensure the amenity of existing and future occupiers of both properties would be protected and occupants of the existing and proposed dwelling would have independence, privacy and a high standard of internal and external amenity space.
- 1.4 This Planning Statement will set out the reasons why we consider that full planning permission should be granted for the proposed development and will discuss the site, the proposals, relevant planning policy and will assess the development against criteria contained within both national and local policy frameworks.

2. Application Site



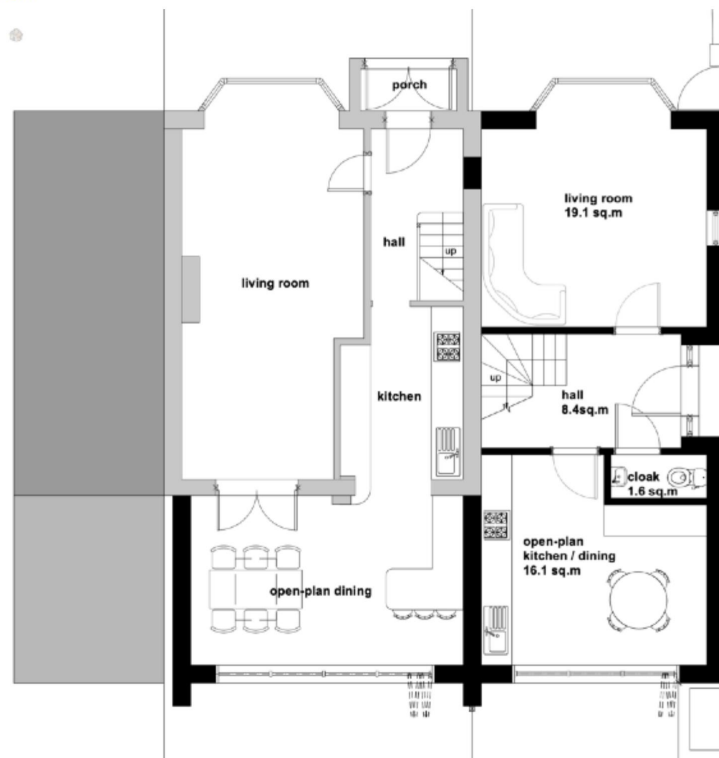
Site Location Plan

- 2.1 The application site comprises a semi-detached, two storey dwelling and its side and rear garden land. Unlike many of the other properties on Simpson Road, no. 16 has an unusual and generous side garden which is not consistent with the pattern and grain of development in this location, where dwellings typically fill the entire width of the plot.
- 2.2 Looking at the wider context, the area has a mixed character, pairs of semi-detached are most prominent within the close vicinity of the site, however small runs of terraces can be found. Dwellings appear to have been built around the same time and are of a similar style. There are many examples of extended and altered dwellings in close proximity to the site, including no.18, immediately to the east of the application site. No.18's two storey side extension fills the plot, replacing the side garden previously visible.
- 2.3 As set out above, most dwellings fill the width of their plot, however no. 16 has a generous side garden, as if it were a prominent corner plot. However, following development to the rear (south) of the site at Hugo Gardens, the application site is no longer a prominent corner plot and instead appears as just one of many pairs of semi-detached dwellings on this residential road.
- 2.4 Parking is readily available on the street, and it is rare for dwellings to have private driveways or off-street parking. That being said, no.16 does benefit from off-street parking and a detached garage to the rear (south) of the dwelling, which is accessed off of Hugo Gardens.

Planning History

- 2.5 The site itself has no planning history, however it is considered relevant to note that a number of properties have recently had planning permission granted for a similar form of development, i.e. the erection of an attached dwelling to make the host property a mid terrace. Some examples are:
- 36 Sowrey Avenue: Planning Ref P0567.13
 - 9 Stephen Avenue: Planning Ref P0082.13
 - 2 Adnams Walk: Planning Ref P1279.14
- 2.6 All of the above applications were successful with planning permission granted. We believe that they were successful as the proposed development resulted in a subservient extension that allows the host dwelling to retain its appearance as a semi-detached dwelling. In turn, this maintains the rhythm and pattern of the street scene. These successful examples of new development have informed the design of the proposal which is the subject of this application.

3. The Proposal



Proposed Ground Floor Plan

- 3.1 The proposed development comprises the erection of a two storey end of terrace dwelling, together with a part single storey and part two storey rear extension to the host dwelling, no. 16 Simpson Road. The new dwelling would include a kitchen, dining and living space on the ground floor with three bedrooms and a family bathroom on the first floor. Externally, the new dwelling would be provided with an ample sized secure rear garden of approximately 30 sqm.
- 3.2 It is envisaged that the proposed description of development will be:
“Erection of an attached two storey three bedroom end of terrace dwelling together with a part single storey and part two storey rear extension to no.16 Simpson Road”
- 3.3 From the outset, the applicant has sought to create a design that would be sympathetic to and respectful of the pattern of development on the street and surrounding area. Since the new dwelling will be within the curtilage of applicant’s existing dwelling, the new dwelling has been designed to ensure maximum privacy and amenity for both the existing dwelling (no.16 Simpson Road) and the proposed.
- 3.4 The proposal comprises a single dwelling house spread across two floors. At ground floor, the dwelling would provide living, dining and kitchen space along with utility space. The first floor provides three bedrooms and a family bathroom.

- 3.5 In terms of internal areas, the proposed dwelling would provide a total of 88.3 sq.m of internal space which includes 3 sq.m of storage, which is compliant with the Nationally Described Space Standards for a 3-bed 4 person 2-storey dwelling. The dwelling would provide three bedrooms, with the principal bedroom being 16.2 sq.m, bedroom 2 being 7.5 sq.m and bedroom 3 also being 7.5 sq.m. The ground floor offers an open plan kitchen-diner with a floor area of 14.7 sq.m and a separate enclosed living room with a floor area of 19.1 sq.m. The utility/storage room would offer 3.sqm of space.
- 3.6 In terms of materials, the external walls would be constructed to match those used on the existing dwellings and would include red-brick, a pebble-dash render and uPVC for windows and doors. Roof tiles would match existing.
- 3.7 The parking arrangement for the existing dwelling would not be altered by the proposal. The site offers 1no. off-street parking space at the rear (south) of the plot which would continue to serve no.16. Occupants of the new dwelling would make use of the ample on-street parking available along Hugo Gardens and Simpson Road. It is not envisaged that this arrangement would result in detriment to other road users or result in a significant increase in road traffic.

4. Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The London Borough of Havering's Local Plan 2016-2033 is the adopted development plan for the borough. It is considered that policies 7, 10, 23, 24, 26 and 34 are of most relevance.
- 4.3 The London Plan is also a material consideration, and the following policies are considered most relevant: H1, D1, D4, D6, T6.
- 4.4 The revised National Planning Policy Framework (NPPF) was published in December 2023 and is considered a material consideration for development management purposes. Paragraphs 7, 8, 11, 123, 131, and 135 are considered to be of most relevance.
- 4.5 Paragraph 123 of the Framework sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.6 It is noted that contributions would be required under the CIL regulations for both Mayoral CIL and Havering's own CIL contributions. The proposed development would result in a net increase of 88.3sq.m. The appropriate CIL form is included with this submission.

5. Discussion

- 5.1 It is considered that the key areas for discussion within this section of the Planning Statement are:
- The Principle of Development
 - Design and Visual Impact of the Proposal
 - Residential Amenity
 - Access, Parking & Highways

The Principle of Development

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 Additionally, the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan (policy H1) notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality of accommodation.
- 5.4 Policy 3 of the Havering Local Plan 2016-2031 is supportive of new housing in sustainable locations, such as Rainham, where there are a range of services and access to them is provided by good public transport links.
- 5.5 The proposed development presents an opportunity to address the current shortfall in housing provision within the Borough, a matter of considerable significance. The Council's failure to meet the Housing Delivery Test 2020 has highlighted the urgency of this issue, activating the provisions of Paragraph 11(d) of the NPPF. According to Paragraph 11, permissions for new dwellings should generally be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.
- 5.6 Paragraph 11(d) of the NPPF sets out that where policies which are most important for determining the application are out-of-date (including where the Council cannot demonstrate a 5-year housing land supply), decisions makers should grant permission, unless the application of the policies in the NPPF that protect assets or areas of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.
- 5.7 The presumption in this case, is in favour of granting planning permission, unless there are assets of particular importance that would be impacted by the proposals, or any adverse impacts of doing so would **significantly and demonstrably outweigh the benefits**.

- 5.8 The application site is not within the AONB, the Broads, or any designated important landscape. It is not within a conservation area or adjacent to any listed building or heritage asset, and there are no areas or assets of particular importance that are protected by national or local policy that would be impacted by the proposal. Additionally, we consider that the erection of a single dwelling house, which would appear as a modest two storey side extension, would be very unlikely to give rise to any adverse impacts that would **significantly or demonstrably** outweigh the benefits of granting permission. The benefits in this case, include the provision of a new dwelling, in a sustainable location, that has been laid out to preserve the standard of amenity of all existing residents. Additionally, the development would provide more localised benefits to the family and the applicant, and would enable the applicant to bring his daughter closer to the family home whilst affording her a good degree of independence.
- 5.9 In summary, given the Council's shortfall in housing delivery, it is submitted that the presumption would be in favour of granting permission for sustainable development, such as this, providing there are no adverse impacts that would significantly and demonstrably outweigh the benefits of doing so.
- 5.10 Further, we submit that the NPPF supports the use of land for meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed development would provide a well designed dwelling of a modest size and scale, which would help the Council to meet the need for new homes in the area. The existing property at no.16 Simpson Road, would retain a generous plot with ample private garden area. The new dwelling would not give rise to any overlooking or inter-looking, and would not result in any overbearing impact on neighbouring property (existing or those that are to be erected).
- 5.11 We submit that the principle of development in this location is established through the 'presumption in favour of sustainable development' as set out in the NPPF. Additionally, we submit that the development would comply with Policy 10 of the Havering Local Plan which relates to residential development on garden and back-land sites. Specifically, it is submitted that the development would provide adequate amenity space for existing and new dwellings, would not have a significant adverse impact on the amenity of existing and new occupants and would not result in significant adverse impacts on green infrastructure.

Design & Visual Impact

- 5.12 The proposal comprises the erection of a two storey end of terrace dwelling, that would be attached to no.16 Simpson Road, however has been designed to have the appearance of a two storey side extension. The dwelling would be accessed via the side elevation, off of Hugo Road, rather than Simpson Road, to retain the appearance of the run of pairs of semi-detached dwellings in the area. This appears to have been a successful strategy used by a number of

recent developments nearby (as referenced above), and will maintain the pattern and rhythm of the streetscene. Similarly, the scale of development proposed is similar to the approved two storey side extension at 18 Simpson Road. Whilst it is acknowledged that every case should be decided on its own merits, the fact that many other dwellings have completed two storey side extensions does begin to form part of the character of the area and of the streetscene. The development is shown in the context of neighbouring properties on the submitted street-scene plans.

- 5.13 Materials chosen will give a traditional appearance, and include red brick, roof tiles to match those used on the existing and matching upVC window and door frames.
- 5.14 Whilst the street scene is varied, the build line along Simpson Road is fairly uniform, with dwellings set back from the highway by front garden areas. The proposed dwelling would also be set back from the highway, to maintain the existing build line of the street. The proposed dwelling has been designed to respect the design and appearance of existing dwellings on Simpson Road and appear as an extension, rather than a new dwelling. That being said, the dwelling will be afforded its own private pedestrian access off Hugo Gardens, so that it can be clearly read as a separate dwelling.
- 5.15 Paragraph 135 of the NPPF sets out that planning decisions should ensure that development functions well and adds to the overall quality of the area, is sympathetic to local character, including the surrounding built environment, whilst not preventing or discouraging appropriate innovation or change.
- 5.16 The dwelling has been designed to be of modest scale to maintain conformity within the wider streetscene, and to maintain the existing build line of Simpson Road along with the visual rhythm of development by maintaining the form and appearance of pairs of semi-detached dwellings. The design detailing of the proposed dwelling would match that of the host dwelling, and materials proposed would match those used on the existing dwelling. It is submitted that the development would integrate well into its surroundings, and would sit comfortably within the streetscene, causing very limited visual impact. It is submitted that the proposed development would comply with the aims and objectives of the NPPF in this regard.
- 5.17 The proposed rear extension, which is also included as part of this development, is modest in scale and will not be seen from the wider street scene or public realm. It is considered that the development is of a scale which could reasonably be carried out under Permitted Development Rights and would be similar in terms of height and depth to the rear extension on the adjoining neighbouring property, no.14 Simpson Road.

Impact on Residential Amenity

- 5.18 The application site adjoins No. 14 Simpson Road to the west, no. 2 Hugo Gardens to the South and is located opposite (across the highways) to no. 18 Simpson Road to the east.

- 5.19 Owing to the orientation of the site and the modest scale of the dwelling which includes a hipped roof, it is unlikely that the development would lead to overshadowing or a loss of sunlight/daylight enjoyed by neighbouring residents, both existing and future.
- 5.20 Whilst the proposed dwelling would be occupied by a member of the applicant's family, this may not always be the case. As such, the dwelling would be provided with its own private access, and full height boundary treatment between gardens would be erected to ensure that privacy can be afforded to both the applicant and the intended occupant of the proposed dwelling. It is not considered that the proposed development would result in any new opportunities for overlooking that cannot already be achieved from the existing dwelling to neighbouring properties, with only one bedroom window and one obscure glazed bathroom window at first floor level on the rear elevation.
- 5.21 Overall, it is considered that the proposed development will maintain the standard of amenity enjoyed by existing neighbouring residents and future occupiers of dwellings to the east, west and south of the application site.

Access, Parking & Highways

- 5.22 No.16 Simpson Road benefits from one off street parking space and detached garage to the rear of the property. This arrangement would not change as a result of the proposal. New residents of the proposed dwelling would make use of the ample on-street parking which is readily available and is not restricted on Simpson Road and Hugo Gardens. It is submitted that this arrangement would not result in a significant adverse impact on highway safety or traffic, in line with the aims of the NPPF, as the development is likely to result in only 1no. additional car being parked on the street.

Conclusion

- 5.23 It is considered that the scale of development proposed would be in keeping with the form of development within the local area in terms of massing, scale and layout. Generous space has been left around the built form, ensuring that both visual and residential amenity is preserved. The development would not result in any harm to the amenity enjoyed by neighbouring residents of Hugo Gardens or Simpson Road.
- 5.24 Overall, the proposal seeks planning permission for the erection of one new dwelling together with a modest rear extension to the host dwelling. The design of the new dwelling is considered to be in keeping with the scale and pattern of development on Simpson Road, and the resultant appearance would be that of a semi-detached dwelling, rather than a small terrace, with the new pedestrian door being located to the side of the dwelling off of Hugo Gardens. This allows the character of the street to be preserved, along with the street's rhythm and pattern. The

standard of residential amenity enjoyed by the applicant, as the occupier of no.16 would be preserved, and the amenity of future users has been considered and would be protected. The proposed development would provide a well designed dwelling of a modest size and scale, which would help the Council to meet the need for new homes in the area. The existing property at no.16 would retain a generous plot with ample private garden area. The new dwelling would not give rise to any overlooking or inter-looking, and would not result in any overbearing impact on neighbouring properties. It is considered that the proposal is a sustainable form of development that would comply with the aims and objectives of the NPPF, the Havering Local Plan and the London Plan.

5.25 It is therefore respectfully requested that planning permission be granted.