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1. Introduction

Barker Woodrow has prepared this Design and Access Statement on behalf of the applicant, Peter Seales. It has been produced to help support a planning application for the sub-division of the plot and demolition of the existing outbuilding at Bush Farm, Bramble Lane, Upminster, RM14 2XL to allow for the construction of a new build 2 bedroom detached bungalow dwelling. The property will have 2 private driveway car parking spaces with 600m² of private rear garden space as shown on the accompanying drawings. The proposed dwelling will be finished with a mix of black cladding, render and facing brickwork with a brickwork plinth to match in with the surrounding area and properties. The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (Havering London Borough Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

2. Site and Location

The site lies along Bramble Lane connecting to Aveley Road. The site is not located within a flood zone. The site is situated approximately 6 minute drive away from local amenities and a 5 minute drive from the nearest train links. The site located inside of the Greenbelt area & existing building is not listed. The site is within an existing residential rural area.

3. Process

The proposal is to sub-divide the plot, demolish the existing outbuilding on site to allow for the construction of a new build 2 bedroom detached dwelling with 2 private driveway car parking spaces of the minimum required size of 2.9m x 5.5m with 600m² of private rear garden space as shown on the accompanying drawings.

4. Use

The existing use of the land is C3 Dwellinghouses and the proposal does not seek to change this use class.

5. Scale

The proposed structure sits well on the site, is in keeping with the style of the surrounding area & properties, is of a scale that does not dominate and complies with the nationally described space requirements.

6. Layout & Accessibility

The plan layout of the proposal can be seen on the accompanying drawings along with the finished ceiling levels which as shown, will be of a standard height of 2.4m.

This plot meets the required standards of accessibility and inclusivity for part M4 under the building regulations by having level thresholds to the front of the property with a gradient driveway, all internal doors are to be 826mm wide with 900mm structural openings, all hallways are a minimum of 900mm wide, a ground floor W/C of the required size.

7. Appearance

The new dwelling will be constructed with brickwork & blockwork cavity walls. The external facing materials will be made up of a mix of black cladding, render, facing brickwork, a facing brickwork plinth and grey roof tiles to match in with the surrounding area and properties, particularly the house directly adjacent.

8. Landscape

The new plot will have a large rear garden area measuring 600m² with the overall size of the plot at 1100m². The existing shared access road will be retained and a new driveway will be created & paved with permeable paving, providing 2 parking spaces of the minimum required size of 2.9m x 5.5m. The rear garden will have a patio area and a large grass lawn. The front garden will be complimented with soft landscaping & planting where possible.

9. Access

Access to the property is directly off of an existing shared access road that connects to Bramble Lane. Details of the existing road and new driveway can be seen on the site & location plans.

10. Greenbelt Statement

Section 153 of the NPPF 2024 states:

*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. (⁵⁵**Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate**). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

The site comprises an existing outbuilding currently used as storage at 86m² of impact, several mobile homes and associated hard standing.

Section 154 of the NPPF states:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

It is clear that the site comprises previously developed land and therefore paragraph 154(g) of the Framework applies.

The demolition of the existing 86m² outbuilding and the replacement with a dwelling of equal impact would make use of a previously developed site. Any increase in volume across the frontage of the site would be offset by the reduction in built form across the depth of the site. The proposed scheme would follow the pattern of other development in the Green Belt and would therefore, in spatial terms, not cause substantial harm to the openness of the Green Belt.

Though limited weight should be given to the supply of only 1 unit, Havering are failing to meet their 5 year land supply. Housing Delivery Test results, found that the Council has seen a shortfall in the level of housing delivery compared to the housing requirement over the measured three years. Furthermore Havering cannot currently demonstrate a five year supply of deliverable housing sites.

According to the recent Annual Monitoring Review for Havering Council states that the Authority has a 5-year housing land supply of 3.4 years and as such the Authority lacks a five-year supply of deliverable housing sites. By allowing this proposal there will be a NET increase in the number of dwellings (albeit by one unit.) and as such if the proposal was permitted it would contribute to the existing shortfall. Consequently, the proposal will have a positive impact on housing land supply and in our opinion exception b. of para 155 should be engaged.

Section 155 'b' of the NPPF states:

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where; There is a demonstrable unmet need for the type of development proposed⁵⁶ (⁵⁶ Which, in the case of applications involving the provision of housing, means the lack of a five year supply of deliverable housing sites, including the relevant buffer where applicable.