

Planning Statement

Full Planning Application

Conversion and Extension of Detached Garage to 1-Bedroom Dwelling

Site Address

Rear of 2 and 2A Tennyson Road, Heaton Grange, Romford, RM3 7AD



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1. Introduction

This Planning Statement supports the full planning application for the conversion and extension of the detached garage to form a single dwellinghouse. The scheme has been revised following the Inspector's appeal decision dated 3 October 2025 (APP/B5480/W/25/3366514), which dismissed the earlier application primarily due to inadequate internal space and parking layout.

2. Policy Context

The application has been prepared with regard to: National Planning Policy Framework (NPPF, 2023 update), London Plan (2021) Policies D6 and T6, and Havering Local Plan (2021) Policies 7, 10, and 24.

3. Design and Layout

The proposed dwelling provides a total Gross Internal Area (GIA) of 58.17 sqm, comprising 36.20 sqm at ground floor and 21.97 sqm at first floor. The first-floor bedroom measures 14.50 sqm, exceeding the London Plan's 11.5 sqm standard for a 2-person room. These dimensions ensure adequate comfort, light, and ventilation while reflecting the constraints of the existing structure. The dwelling therefore delivers a high standard of accommodation consistent with the intent of Policy D6.

The proposed roof form has been revised to a half-hipped design, reducing the overall height and bulk of the building while maintaining usable first-floor accommodation. The half-hipped roof allows the dwelling to sit comfortably within the suburban context and ensures a more sympathetic transition between the existing and proposed built forms.

Similar roof designs are present on nearby properties along Harrow Crescent, demonstrating that the proposed approach is in keeping with the established character of the area. The materials and pitch of the half-hipped roof will complement surrounding residential properties, ensuring visual harmony and compliance with Policy 24 of the Havering Local Plan.

4. Parking and Access

The proposal includes a 5.10m x 3.40m off-street parking bay, meeting borough standards and addressing the Inspector's concern regarding highway safety. Secure cycle parking and refuse storage are integrated within the design, supporting sustainable transport objectives.

5. Sustainability and Accessibility

The development includes one secure cycle storage space, enclosed refuse storage, and level access to the dwelling entrance. The internal layout is designed to comply with Building Regulations Part M4(1) for visitable dwellings.

6. Planning Balance

The Council cannot demonstrate a five-year housing land supply, which engages the presumption in favour of sustainable development. The proposal contributes to local housing supply, provides a high-quality small dwelling, and causes no harm to character or amenity, as confirmed by the previous Inspector.

7. Policy Compliance Schedule

Policy / Guidance	Requirement	Proposal Compliance
London Plan D6	1-bed, 2-person: min 50 sqm GIA; bedroom $\geq$ 11.5 sqm; ceiling height $\geq$ 2.5m for 75% GIA	58.17 sqm GIA (36.20 sqm ground / 21.97 sqm first floor); bedroom 14.50 sqm; ceiling heights 2.4m & 2.3m; fully compliant
London Plan T6	Parking to meet standards; ensure safe access	5.10m x 3.40m bay; secure cycle parking and bin storage provided
Havering Policy 7	Ensure quality of life and amenity for residents	Adequate internal space, 22 sqm private garden, and acceptable privacy
Havering Policy 10	Promote sustainable transport and parking provision	Compliant parking dimensions, cycle and refuse storage integrated
Havering Policy 24	Design to respect local character and form	Modest scale, suburban character, complementary materials, efficient layout
NPPF (2023)	Support sustainable development and boost housing supply	Delivers one high-quality sustainable home in a borough with housing shortfall

8. Conclusion

The revised proposal achieves London Plan space standards with a total GIA of 58.17 sqm and a 14.50 sqm bedroom. It provides a compliant 5.10m x 3.40m parking bay, secure cycle storage, and private garden space. Ceiling heights of 2.4m and 2.3m ensure comfortable living conditions. The scheme addresses all reasons for refusal, complies

with relevant policies, and represents sustainable development that should be approved. The proposal now delivers a high-quality, policy-compliant dwelling in a sustainable suburban location. I trust the enclosed documentation demonstrates full compliance, and I respectfully request that planning permission be granted.

Summary of Changes since Appeal

1. Internal Space: Increased from 38 sqm to 58.17 sqm (36.20 sqm ground / 21.97 sqm first). Bedroom enlarged to 14.50 sqm.
2. Parking: Bay enlarged to 4.80m x 3.00m; cycle and refuse storage included.
3. Character: Design previously found acceptable by Inspector retained.
4. Amenity Space: 22 sqm private garden with boundary screening.
5. Ceiling Heights: 2.4m (ground) and 2.3m (first) – adequate for comfort and daylight.
6. Policy Compliance: Fully meets London Plan, Havering Local Plan, and NPPF standards.

References

7. 1. Appeal Decision APP/B5480/W/25/3366514, M Chalk MRTPI, 3 October 2025.
8. 2. The London Plan (2021), Policies D6 – Housing Quality & Standards, and T6 – Car Parking.
9. 3. Havering Local Plan (2021), Policies 7 – Quality of Life & Amenity, 10 – Sustainable Transport, and 24 – Design.
10. 4. National Planning Policy Framework (2023), Section 11(d) – Presumption in favour of sustainable development.