



Planning, Design & Access Statement

ADDRESS:

115A New Zealand Way, Rainham, Havering, RM13 8JD



Prepared by:
Erich Wessels
BA (Hons) Town & Country Planning, Dip.TP

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1. PROPOSED DEVELOPMENT

- 1.1 The proposal involves: New Dwelling – Revised from previously approved dwelling (application reference: P1851.23) to include raising the roof, loft conversion with rear dormer window and front porch.
- 1.2 The planning application follows pre-application design advice (ref. W0271.25) and a formal response received by Havering Local Planning Authority (LPA) on 05/12/2025. The scheme was since amended to address the design recommendations.
- 1.3 In terms of the principle of development, this had already been agreed and the ‘tilted balance’ presumption in favour of sustainable development set out in Paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged.

2. SITE CONTEXT

- 2.1 The application site features land within the curtilage of 115 New Zealand Way, a two storey end of terrace dwellinghouse which benefits from a large side garden and detached double garage and related outbuildings.
- 2.2 The character of the street is of a continuous rhythmic but mixed two storey semi-detached and terrace properties with mixed size gardens. Numerous alterations including infill side extensions and loft conversions have been carried out within the street.
- 2.3 The application site is not a listed building or within a conservation area.

3. PLANNING POLICY FRAMEWORK

National Planning Policy Framework (2024)

- 3.1 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF emphasises that the presumption in favour of sustainable development should be at the heart of plan-making and decision-taking and development proposals that accord with the plan should be approved.

London Plan (2021)

- 3.2 The London Plan is comprised of various policies and objectives and those that have direct relevance to the proposed development are summarised below:

GG2: Making the Best Use of Land
GG4: Delivering the Homes Londoners Need
D1: London's Form, Character and Capacity for Growth
D3: Optimising Site Capacity Through the Design Led Approach
D4: Delivering Good Design
D6: Housing Quality and Standards
H1: Increasing Housing Supply
H2: Small Sites
H10: Housing Size Mix
T6: Car Parking
T6.1: Residential Parking

The Havering Local Plan (2016-2031)

- 3.3 On a local level, the Havering Local Plan (adopted November 2021) sets the visions and objectives for the borough. The following local area policies are most relevant to the proposal:

Policy 7: Residential Design and Amenity
Policy 10: Garden and Backland Development
Policy 23: Transport Connections
Policy 24: Parking Provision and Design
Policy 26: Urban Design
Policy 34: Managing pollution

4. PRE-APPLICATION

- 4.1 The original planning application Ref. P1851.23 involved a two storey two bedroom detached house approved with conditions on 1 March 2024. The applicant approached the LPA through a formal pre-application in order to establish the acceptability of the proposed loft conversion and front porch extension to the approved house. The LPA supported this in principle subject to the following design amendments:
- Differing eaves heights to rear – now amended to form continuous roof eaves
 - Replace 2no. crown roof dormers with single flat roof dormer – now amended to reduce bulk and set well within the body of the roof slope, min. set down from ridge to meet internal height requirements
 - Front porch – matching front window added to improve street scene character
- 4.2 Overall, as can be seen from the pre-app advice letter, the LPA supported the scheme subject to the minor amendments as set out above and subject to requirements of Policy D6 of the London Plan. It was also confirmed that due to the proposals materially altering the description of the previously approved development, a new full planning application for the dwellinghouse would be necessary.

5. PROPOSED DESIGN

- 5.1 Policy 26 'Urban design' in the Havering Local Plan 2016-2031 (HLP) promotes high quality design that contributes to the creation of successful places in Havering by supporting development proposals that among other to respect, reinforce and complement the local street scene. This is in line with NPPF section 12 'Achieving well-designed places'.
- 5.2 As part of the pre-application process, the applicant suggested proposed amendments to address the LPA's design concerns which includes amended rear roof eaves height, a single flat roof dormer to replace two dormers / reduce the bulk, set well within the body of the roof slope, and a window introduced to the front porch. Following the amendments in draft form the officer accepted the improvements in principle and offered to discuss any concerns during the application.
- 5.3 As can be seen from the proposed street scene elevation, the proposed new gable end roof will match the height of the host property at No. 115 as well as the gable end design and height at the neighbour No. 113. The eaves line matches that of the existing property and neighbour with a continuous facade complimenting the street scene. The proposed pitched roof will be compatible with the majority gable end roof designs in the street.

- 5.4 The proposed rear dormer window would measure 4.6m wide, 2.5m deep and 1.8m high. The proposed dormer results in an additional volume of only 10 cubic metres which is well below the 50 cubic meters normally allowed under permitted development. The scale respect and is subordinate to the rear roof area and matches that at neighbouring properties in terms of scale and appearance. Two roof lights are proposed on the front elevation of the dwelling to provide sufficient natural light to the loft bedroom.
- 5.5 The porch would project 1.2m from the existing front elevation and have a matching lean-to roof. The design and finish of the front elevation would match the host property and the porch of the adjacent property at No. 115 New Zealand Way, given a sense of symmetry with both properties. There are various different porch designs along the street, therefore the proposed would be in keeping with the appearance and character of the host property and the street scene.
- 5.6 Due to planning condition 13 on the original application ref. P1851.23, a level access ramp that complies with Part M4(2) of the Building Regulations were introduced. The size is required to meet regulations and to avoid impact with approved parking arrangement/ access. The officer acknowledged this limitation of having a door face the street and accepted a matching window to help soften the impacts of a blank porch facade.
- 5.7 The development proposed is in full compliance with London Plan policy D6 and Section 78 Security and the Home in Part 2 of the National Design Guide and National Model Design Code.

6. PROPOSED LAYOUT

- 6.1 During the pre-application, the LPA acknowledged that there would be additional room within the approved dwelling roof space to incorporate a loft ensuite bedroom. The officer pointed to the requirements under Policy D6 of the London Plan, particularly in terms of internal floorspace and head height, as well as amenity and parking space.
- 6.2 Policy D6 'Housing Quality and Standards' in the London Plan requires housing developments to be of the highest quality internally, externally in relation to their context and to the wider environment. The proposed dwelling provides a 3-bed 4-person residential unit with 91.48sqm of gross internal floor space over three floors. The spacious layout will exceed the minimum gross internal floor area requirement of 90sq.m under Policy D6.
- 6.3 A single bedroom must have a floor area of at least 7.5sqm and be at least 2.15m wide and a double bedroom must have a floor area of at least 11.5sqm. The proposed bedrooms exceed these requirements and provide 10.2sqm (bedroom 2) and 9.8sqm (loft) for the single bedrooms and 12.4sqm for the double bedroom.
- 6.4 All development proposals should further be consistent with the principles set out in the Ministry of Housing, Communities and Local Government's National Design Guide and National Model Design Code (June 2021). The proposal fully complies with all relevant internal space standards as set out in detail in the London Plan policy D6 as follows:
- Ceiling height (ground and first floor): 2.50m (minimum requirement of 2.5m)
 - Ceiling height (loft floor): 2m
- 6.5 The dwelling's Gross Internal Area (GIA) of 91.48sqm equates to 82.01% of the total house GIA at minimum 2.5m height and exceeds the 75% requirement.

- 6.6 The dwelling meets the minimum requirement of 2.5m at 75% of the of the whole house. The submitted plans correctly exclude any area with a headroom of less than 1.5m from the GIA calculation.
- 6.7 With regards to private outside space, new dwellings must also demonstrate an acceptable arrangement of private amenity space. Policy-wise, D6 of the London Plan (2021) states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.
- 6.8 The dwelling as approved included removal of a large double garage and sheds and extensive concrete hardstanding to the side and rear of No. 115. To that end, the approved dwelling as proposed to be extended would have an area of at least 53sqm of rear outdoor amenity space. The size of the amenity area of the dwelling will far exceed the minimum requirement of 7sqm and will be of an appropriate scale for private outdoor activities and orientated to maximise sunlight and outlook for future occupants of a 3B4P unit.
- 6.9 As a result, the proposal would meet and exceed the internal and external space standards in respect to these requirements.

7. RESIDENTIAL AMENITY

- 7.1 Policy 7 of the HLP states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34 also.
- 7.2 In relation to privacy, careful consideration has been given to the arrangement of the windows serving habitable rooms. Windows facing the host property have been limited to obscure glazing serving a landing area and ensuite to avoid overlooking providing privacy to both existing and future occupants. This arrangement also addresses Condition 7 of the original application.
- 7.3 The LPA in the pre-application acknowledged that there would be new views created from the proposed rear dormer window however considered this is likely to be deemed as not any greater than views from first floor rear windows that currently exists in the locality.
- 7.4 On internal layouts the National Design Guide and National Model Design Code requires that developments maximise access to natural daylight. Appropriate levels of glazing are proposed to all habitable rooms to ensure adequate internal lighting without problems of overheating. The loft conversion and new fenestration provide a dual aspect dwelling particularly on both the south east and north western elevations.
- 7.5 The application of privacy distances and their effect on layout with a newly created rear garden and privacy strips have already been agreed in the original application and the proposed minor amendments will ensure a respectful design layout in relation to all neighbouring properties.
- 7.6 The plans also show the proposed boundary treatment consisting of 1.8m high close boarded timber fencing and due to non-habitable rooms on ground floor level such as the kitchen, there should be no reason for concern over loss of privacy. The existing front boundary brick wall of 965mm height will remain in place. As such, the application addresses

condition 6 on the approved application and it is not considered that further details would be necessary.

- 7.7 The proposed dual aspect dwelling is in line with London Plan policy D6 and allows in the necessary amount of natural daylight/sunlight while also providing good outlook and ventilation.

8. REFUSE, RECYCLING AND CYCLE SPACES

- 8.1 The revised plans include all details of appropriate facilities for refuse, recycling, servicing and cycling spaces to be provided at the site.
- 8.2 The plans show 3 x 180 litre wheeled bins which includes recycling bins to be provided in an easily accessible refuse storage area near the new entrance to the front garden. In addition, 2no. cycle parking spaces are proposed within the side garden area within a safe and secure location, easily utilised and away from the proposed car parking space. Refuse collection arrangements for the host building will remain as existing.
- 8.3 The proposed development meets Local Plan policy 24 in conjunction with London Plan policy T5 requirements of providing 2no. secure and accessible cycle parking. The refuse, recycling and cycle parking facilities addresses Conditions 10 and 11 in the original planning permission and it is not considered that further details would be necessary.

9. CAR PARKING

- 9.1 Policy T6.1 in the London Plan addresses car parking requirements and states that car parking should be restricted in line with levels of public transport accessibility and connectivity.
- 9.2 The PTAL rating for the site is 2. As per Policy T6.1 (Table 10.3), a 3-bedroom unit is required to provide up to 1 parking space per dwelling for an area of Outer London with a PTAL of 2-3. In order to meet parking standards, 2no. off-street car parking spaces to a minimum size of 4.8m by 2.4m are proposed towards BOTH the front of the new and existing dwelling.
- 9.3 The proposed development meets Local Plan policy 24 in conjunction with London Plan policy T6 requirements.

10. ACCESS

- 10.1 The development will retain its own independent vehicular access from New Zealand Way and another existing vehicular access is retained serving the host property. No alterations to the public highway are therefore proposed.
- 10.2 Policy D7 in the London Plan requires accessible housing and choice for London's diverse population, including disabled people and older people. The proposed development meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' by providing an access ramp to the main front entrance as well as a wheelchair accessible bathroom to ground floor level. This further address Condition 13 on the original consent.

- 10.3 Due to the location of the site and large available working area, a Construction Management Plan showing details of the construction-stage management of the site and building process should not be required via a planning condition.

11. BIODIVERSITY

- 11.1 Policy G6 'Biodiversity and Access to Nature' in the London Plan produces guidance to set out how biodiversity net gain applies in London. It introduces a new requirement for developments to manage impacts on any biodiversity and aim to secure a Biodiversity Net Gain (BNG) of 10% above baseline.
- 11.2 The development involves the demolition of a double garage building and ancillary sheds with extensive hardstanding to the front and side garden. The subdivided small area of domestic grassed garden is not affected and there are no trees, hedges or priority habitats present at the site.
- 11.3 It is acknowledged that the LPA in the pre-application notified requirement of a new full planning application, and that the development would be required to comply with BNG standards. However, under Schedule 7A of the Town and Country Planning Act 1990 (as amended), developments may be exempt from the mandatory requirement to provide a 10% BNG where they meet the *de minimis* exemption criteria.
- 11.4 The proposed development qualifies under this exemption as it does not impact any priority habitat or more than 25 square metres of on-site habitat, or 5 metres of on-site linear habitat (such as hedgerows), none of which are present on site. Moreover, the proposed development is intended as a self-build dwelling to be occupied by the applicant as their primary residence.
- 11.5 In order to ensure compliance with the statutory definition of self-build and custom housebuilding set out in Section 1(A1) of the Self-Build and Custom Housebuilding Act 2015, and for the purposes of the relevant BNG legislation, the applicant is willing to accept a suitably worded planning condition restricting first occupation of the dwelling to the person or persons responsible for carrying out or commissioning the construction of the dwelling.
- 11.6 As such, in accordance with national legislation and the Havering Local Validation Checklist, the submission of a BNG Plan is not required for validation or determination of this application. A separate Biodiversity Net Gain (BNG) Statement is submitted with this application clarifying the above in detail.

12. CONCLUSION

- 12.1 As shown above, the proposed development will contribute towards the overall housing need in the borough by providing a high standard of housing accommodation.
- 12.2 The layout in terms of quality and arrangement of internal space, external private amenity space, and access will provide ample space for a family with a comfortable internal living environment.
- 12.3 The proposed development in terms of its subordinate scale will respect the character of existing buildings as well as the overall pattern of development in this part of the area.

- 12.4 The development will not result in any adverse impact upon the amenity of neighbouring occupiers in relation to overlooking and privacy, daylight/sunlight or outlook.
- 12.5 A clearly defined access is retained providing sufficient off-street car parking space and cycle spaces to both future and existing occupiers.
- 12.6 Finally, the scheme provides appropriate facilities for refuse, recycling and servicing and meets the BNG exemption requirements as shown.