DESIGN AND ACCESS STATEMENT

Land Adjacent 205 Wennington Road,
Rainham, Essex RM13 9DF

October 2026

Tugby & Tugby Surveyors Ltd

DESIGN AND ACCESS STATEMENT

205 WENNINGTON ROAD, RAINHAM, ESSEX, RM13 9DF

Proposed New Detached Dwelling

Architectural/Surveying Consultant: Tugby & Tugby Surveyors Limited
Applicant: Tarbrook Construction Ltd
Drawing Numbers: 16025/4, 16025/5, 16025/7, 16025/8 and 10326/SS
Date of drawings: February 2026

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1. INTRODUCTION

This Design and Access Statement has been prepared in support of the planning application for the construction of a new detached four-bedroom dwelling at 205 Wennington Road, Rainham, Essex, RM13 9DF.

The statement explains the design rationale behind the proposal and demonstrates how the development responds to:

- the characteristics of the site;
- the surrounding residential context;
- the existing street scene;
- residential amenity;
- accessibility and movement;
- landscape and external amenity;
- sustainable drainage;
- biodiversity and environmental considerations;
- energy efficiency and climate resilience;
- inclusive design;
- parking and cycle storage;
- security; and
- relevant national, London-wide and local planning policy.

The proposal has been developed having regard to the submitted architectural drawings, including the proposed floor plans, elevations, section, site layout, street scene and site/block plan.

The design approach also has regard to the current National Planning Policy Framework, the adopted Havering Local Plan 2016–2031, the adopted London Plan 2021, and the emerging Draft London Plan 2026 and London Small Site Design Code.

The current NPPF was published on 29 September 2026 and places continued emphasis on high-quality, healthy, inclusive and sustainable places and on clear design expectations.

2. SITE AND SURROUNDINGS

The application site is located at 205 Wennington Road, Rainham, within the London Borough of Havering.

The site occupies an urban residential position associated with Wennington Road and the adjoining Ingrebourne Road. The submitted Site and Block Plan demonstrates the site's relationship with the surrounding residential properties, roads and wider neighbourhood.

The surrounding area is predominantly residential and contains a mixture of house types, building forms, roof profiles, materials and periods of development.

The immediate context includes properties of traditional and more contemporary residential character. The proposed development is therefore designed as a contemporary detached dwelling which responds to the established residential character without attempting to reproduce any particular neighbouring building.

The site is well related to the existing urban settlement and is not an isolated countryside location.

3. SITE AREA AND EXISTING CONDITIONS

The application site has an area of approximately 272m², equivalent to 0.0272 hectares.

The site layout provides the basis for the proposed arrangement of the building, parking, garden, cycle storage, refuse/recycling storage and external surfacing.

The relatively compact size of the site has been an important consideration in developing the design.

The proposal seeks to make effective use of the land while avoiding excessive site coverage and retaining a substantial area of usable private garden.

4. PROPOSED DEVELOPMENT

The proposal is for a new detached four-bedroom dwelling.

The accommodation is arranged over ground floor, first floor and loft levels.

The submitted floor plans identify approximately:

- Ground floor – 60.6m²

- First floor – 60.6m²
- Loft – 20.0m²
- Total internal accommodation – approximately 141.2m²

The dwelling includes:

Ground floor

- kitchen;
- dining area;
- living area;
- sitting room;
- utility room;
- WC; and
- circulation space.

First floor

- Bedroom 1 – approximately 12m²;
- Bedroom 2 – approximately 12m²;
- Bedroom 3 – approximately 12m²;
- bathroom;
- ensuite accommodation; and
- circulation/storage.

Loft

- Bedroom 4 – approximately 14.7m²;
- ensuite accommodation; and
- associated circulation.

The floor plan provides a practical family accommodation arrangement, separating principal living spaces from bedroom accommodation.

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5. DESIGN OBJECTIVES

The principal design objectives are to:

1. provide a high-quality new family dwelling;
2. make effective use of a small urban site;
3. respond positively to the surrounding residential character;
4. provide an appropriate scale and massing;
5. avoid unacceptable impacts on neighbouring properties;
6. provide good levels of natural light and outlook;
7. provide usable private garden space;
8. provide appropriate car and cycle parking;
9. incorporate sustainable drainage;
10. incorporate low-carbon heating and EV charging;

11. provide a secure and accessible development;
12. use durable and appropriate materials; and
13. create a coherent architectural composition on the site.

The design has evolved from consideration of the site's physical constraints, surrounding development and the need to provide a practical four-bedroom family dwelling.

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6. NATIONAL PLANNING POLICY CONTEXT

The current National Planning Policy Framework places significant emphasis on achieving well-designed places.

The NPPF identifies the creation of high-quality, beautiful and sustainable buildings and places as fundamental to the planning and development process. It also requires development to function well, contribute to the overall quality of an area and respond appropriately to local character.

The current NPPF design framework places particular emphasis on:

- context;
- character;
- quality of architecture;
- landscaping;
- functionality;
- inclusivity;
- safety;
- sustainability; and
- long-term quality.

The proposal has been developed around these principles.

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7. HAVERING LOCAL PLAN

The adopted Havering Local Plan 2016–2031 provides the principal local planning policy framework.

Policy 26 – Urban Design requires development to be informed by, respect and complement the distinctive qualities, identity and character of the site and local area.

It also seeks:

- high architectural quality;
- creative site-specific design;
- appropriate relationships with the local streetscene;
- good sight lines and natural surveillance;

- appropriate building forms and patterns;
- integration with neighbouring development;
- well-defined private space;
- high-quality durable materials;
- inclusive access; and
- appropriate maintenance and management.

The proposed development has been designed to respond to these requirements.

The proposal also responds to the wider residential design and amenity objectives of the Havering Local Plan by providing good-quality accommodation and private amenity space while seeking to avoid unacceptable overlooking, loss of privacy, loss of outlook or adverse impacts upon neighbouring residential amenity.

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8. LONDON PLAN 2021

The adopted London Plan 2021 remains part of the development plan.

Relevant policies include:

- D1 – London's form, character and capacity for growth;
- D3 – Optimising site capacity through the design-led approach;
- D4 – Delivering good design;
- D5 – Inclusive design;
- D6 – Housing quality and standards;
- D7 – Accessible housing;
- D8 – Public realm;
- D11 – Safety, security and resilience to emergency;
- D14 – Noise;
- H1 – Increasing housing supply; and
- H2 – Small sites.

Policy D4 requires Design and Access Statements to demonstrate how proposals meet the design requirements of the London Plan. Policy D6 requires high-quality housing with adequately sized rooms and comfortable and functional layouts.

Policy H2 specifically requires boroughs to proactively support well-designed new homes on small sites below 0.25 hectares.

The proposed site is substantially below this threshold.

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9. CONTEXT AND CHARACTER

The surrounding area is characterised predominantly by residential development.

There is variation in:

- building height;
- roof form;
- building width;
- materials;
- architectural detailing;
- front boundary treatments; and
- landscaping.

The proposal therefore does not seek to replicate a uniform architectural style.

Instead, the design establishes a contemporary detached dwelling which is compatible with the scale and character of the surrounding residential environment.

The submitted Street Scene drawing provides a direct comparison between the proposed dwelling and adjoining development, including properties at 136 and 138 Ingrebourne Road.

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10. BUILT FORM

The proposed dwelling is designed as a detached house of domestic scale.

The building is articulated through:

- changes in materials;
- roof form;
- fenestration;
- changes in wall treatment; and
- careful positioning of openings.

This avoids creating an unnecessarily monolithic building.

The building has been positioned within the site to provide a balanced relationship between built form, access, parking and garden space.

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11. SCALE AND MASSING

The proposed dwelling is arranged over two principal storeys with additional accommodation within the roof/loft.

The loft accommodation allows the site to provide a four-bedroom dwelling without requiring a full third storey.

The roof form is an important element of the building's overall massing and has been designed to provide a domestic appearance.

The submitted elevations and section demonstrate the proposed height, roof form and relationship with the surrounding buildings.

The proposal has therefore been designed to provide an efficient level of accommodation while avoiding an excessive or over-scaled appearance.

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12. ARCHITECTURAL CHARACTER

The proposed architecture adopts a contemporary residential character.

The external palette comprises:

- cedar cladding;
- white render;
- anthracite-framed windows and doors;
- Marley Thruton Slate roof covering;
- black fascia and soffit;
- dark/black rainwater goods.

The materials provide a restrained palette and distinguish the principal elements of the building.

Cedar cladding provides a natural material which contrasts with the rendered elevations, while the anthracite framing and dark roof and rainwater goods provide a consistent contemporary detailing strategy.

The proposed materials are shown on the submitted elevations.

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13. ELEVATIONAL DESIGN

The elevations have been designed as a coordinated composition rather than as separate façades.

Window and door openings are positioned to provide:

- natural daylight;
- outlook;
- ventilation;
- privacy; and
- a balanced architectural rhythm.

The principal elevations incorporate a combination of cedar cladding and white render.

The use of contrasting materials assists in visually breaking down the mass of the building and provides architectural interest.

The proposed elevations demonstrate a consistent approach to the four sides of the dwelling.

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14. INTERNAL LAYOUT

The internal arrangement provides a practical family dwelling.

The ground floor contains the principal living and communal areas, including:

- kitchen;
- dining area;
- living area;
- sitting room;
- utility;
- WC; and
- circulation.

The bedrooms are predominantly located on the first floor, with the fourth bedroom contained within the loft.

This provides a logical separation between communal and private areas.

The floor plans demonstrate a coherent arrangement of rooms with appropriate circulation.

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15. RESIDENTIAL QUALITY

The proposed dwelling provides approximately 141.2m² of internal accommodation.

The rooms have been designed to provide usable and functional spaces rather than simply meeting minimum floor areas.

The accommodation includes four bedrooms and multiple living spaces, providing flexibility for family occupation, home working and changing household requirements.

The arrangement provides good internal connectivity while retaining separation between living and sleeping accommodation.

The design is intended to provide a high standard of residential amenity consistent with the objectives of London Plan Policy D6.

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16. DAYLIGHT, SUNLIGHT AND OUTLOOK

The location and arrangement of windows have been considered to provide natural light and outlook to habitable rooms.

The proposed building is detached, allowing openings to be distributed around the elevations.

The internal arrangement provides habitable rooms with external windows and appropriate outlook.

The design also avoids an arrangement where principal living accommodation is dependent upon narrow or enclosed external spaces.

Detailed daylight and sunlight calculations are not identified as having been provided as part of the submitted drawing information; accordingly, this statement does not claim compliance with a specific numerical daylight or sunlight assessment.

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17. PRIVATE AMENITY SPACE

The proposed development provides approximately 127m² of private garden space.

This is a substantial area in relation to the overall site.

The garden provides opportunities for:

- outdoor recreation;
- seating;
- dining;
- children's play;

- planting;
- biodiversity enhancement; and
- sustainable drainage.

The garden is therefore an important component of the residential design rather than merely residual land.

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18. RELATIONSHIP WITH NEIGHBOURS

The relationship between the proposed dwelling and surrounding properties has been considered through:

- building position;
- building height;
- roof form;
- window placement;
- garden areas;
- separation;
- boundary treatment; and
- overall massing.

The proposal has been designed to avoid an excessively dominant relationship with neighbouring residential properties.

The Street Scene drawing assists in demonstrating the visual relationship of the new dwelling with the surrounding houses.

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19. PRIVACY

The positioning of windows has been considered to minimise opportunities for direct overlooking.

The detached form of the dwelling allows windows to be arranged to provide good internal outlook without relying on excessive side-facing openings.

The private garden provides a clear external amenity area associated with the dwelling.

Any detailed obscure glazing or window restrictions required as a consequence of the final planning assessment can be secured through an appropriate planning condition where necessary.

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20. LANDSCAPE AND NATURE

The proposal retains a substantial garden area which provides an opportunity for soft landscaping and ecological enhancement.

The external layout can incorporate:

- lawn;
- shrubs;
- trees and other planting;
- boundary planting;
- habitat features; and
- permeable surfaces.

The approach seeks to avoid an overly hard-landscaped residential environment.

This is consistent with the London Plan approach to small sites, which seeks to minimise impacts on existing biodiversity and green space and encourage measures such as landscaping and sustainable urban drainage.

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21. TREES

No specific arboricultural information has been identified within the submitted drawing package.

The design should therefore be implemented with appropriate protection for any retained trees or vegetation that are identified as requiring protection during construction.

Where appropriate, final landscaping details can be controlled through a planning condition.

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22. SUSTAINABILITY

Sustainability has been incorporated into the design through a combination of:

- energy-efficient construction;
- low-carbon heating;
- EV charging;
- permeable paving;
- private garden and landscaping;
- efficient lighting;
- water efficiency;
- appropriate ventilation; and
- provision for renewable energy.

The proposal includes an air source heat pump, identified on the proposed elevations.

An electric vehicle charging point is also shown.

The sustainability strategy is considered further within the separate Energy and Sustainability Statement.

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23. AIR SOURCE HEAT PUMP

An air source heat pump is proposed as the principal low-carbon heating technology.

The unit is shown on the submitted drawings and has been incorporated into the design rather than being treated as a later addition.

The final installation will be designed and commissioned in accordance with Building Regulations and applicable manufacturer requirements.

Noise generated by external plant will be controlled so that the development does not result in unacceptable noise impacts on neighbouring properties.

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24. ELECTRIC VEHICLE CHARGING

The proposal incorporates an electric vehicle charging point.

The provision supports the transition towards lower-carbon private transport and allows the dwelling to accommodate future changes in vehicle technology.

The charging equipment is integrated into the site arrangement rather than requiring vehicles to park on the public highway.

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25. SUSTAINABLE DRAINAGE

Approximately 74m² of permeable paving is proposed within the site.

The use of permeable paving reduces surface-water runoff and provides an opportunity for rainfall to infiltrate into the ground where ground conditions permit.

The final drainage design will be developed in accordance with Building Regulations and relevant drainage requirements.

The permeable areas also reduce the visual and environmental impact of hardstanding.

26. BIODIVERSITY AND GREEN INFRASTRUCTURE

The substantial private garden provides opportunities for soft landscaping and ecological enhancement.

The development can incorporate:

- native or wildlife-friendly planting;
- permeable surfaces;
- garden planting;
- habitat features; and
- opportunities for rainwater infiltration.

The proposal therefore seeks to balance the need for additional housing with the retention of meaningful external green space.

27. ACCESS AND MOVEMENT

The proposal provides a clear relationship between:

- the public highway;
- pedestrian access;
- the dwelling entrance;
- parking spaces;
- cycle storage;
- refuse/recycling storage; and
- the private garden.

The site layout has been designed to provide an understandable and practical movement pattern.

Pedestrian movement is prioritised within the immediate approach to the dwelling.

28. CAR PARKING

The site provides three off-street parking spaces.

The parking spaces are located within the site and are integrated into the overall layout.

This avoids the need for normal residential parking demand to be accommodated on the public highway.

The arrangement also allows the parking area to be considered alongside the garden, access and building rather than becoming the dominant feature of the frontage.

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29. CYCLE STORAGE

A dedicated **cycle store** is shown within the proposed site layout.

Providing dedicated cycle storage encourages sustainable transport and ensures that bicycles can be stored securely and conveniently without obstructing internal or external circulation.

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30. REFUSE AND RECYCLING

The site layout identifies dedicated waste and recycling storage.

The location allows refuse containers to be accommodated within the site while remaining accessible for collection.

The storage arrangement is intended to prevent refuse containers from becoming an unnecessary visual feature of the street frontage.

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31. INCLUSIVE ACCESS

The development has been designed with the principles of inclusive design in mind.

The principal entrance and external circulation should be constructed to provide safe and convenient access, subject to the final levels and Building Regulations requirements.

The development will be constructed to comply with the relevant requirements of Approved Document M and other applicable Building Regulations requirements.

The adopted London Plan requires development to achieve high standards of accessible and inclusive design and to provide safe and dignified access.

The final technical compliance will be demonstrated through Building Control.

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32. DRAFT LONDON PLAN 2026 – SMALL SITE DEVELOPMENT

32.1 Small Site Status

The application site has an area of approximately 272m² (0.0272 hectares) and is therefore substantially below the 0.25 hectare threshold identified within the Draft London Plan 2026 and the emerging London Small Site Design Code.

The proposal comprises the construction of a new detached four-bedroom dwelling on an urban residential site. The development represents an incremental addition to the existing housing stock and makes effective use of a small urban site while maintaining an appropriate scale, form and relationship with the surrounding residential area.

Draft London Plan 2026 Policy MBUL2 – Optimising the use of land and site capacity identifies sites below 0.25 hectares as falling within the scope of the London Small Site Design Code. Development proposals on such sites that meet the requirements of the Code are identified as acceptable in-principle.

This emerging policy position is relevant to the assessment of the proposal, although the Draft London Plan 2026 and the London Small Site Design Code remain subject to consultation and therefore do not yet have the status of adopted development plan policy.

32.2 London Small Site Design Code

The London Small Site Design Code has been prepared by the Greater London Authority alongside the Draft London Plan 2026.

The Code establishes a London-wide framework for delivering additional homes on small sites of less than 0.25 hectares and is intended to provide applicants and decision-makers with clear and measurable design parameters. It is intended to increase certainty and reduce unnecessary debate regarding the design acceptability of small-site residential development.

The consultation commenced on 11 September 2026 and closes on 4 December 2026. The Code is a draft for consultation and will be finalised following the consultation process.

The Code is intended to provide a baseline for small-site development across London. It does not represent the only form of development that can be permitted on a small site. Local planning authorities may also prepare local design codes which respond more directly to locally specific characteristics and contexts.

32.3 Relationship with Adopted London Plan Policy H2

The emerging approach builds upon the existing London Plan 2021 Policy H2 – Small Sites, which requires boroughs to proactively support well-designed new homes on sites below 0.25 hectares.

Policy H2 recognises the importance of small sites in contributing to London's housing supply and requires boroughs to consider appropriate design codes, site-specific briefs and masterplans. It also recognises that local character evolves over time and that appropriately designed additional housing can form part of that evolution.

The proposed development is consistent with this established strategic approach by providing an additional family dwelling on a small urban site while responding to the character, scale and constraints of its surroundings.

32.4 Application of Small Site Design Code Principles

Although the final London Small Site Design Code is not yet adopted, the proposal has been designed having regard to the emerging principles of the Code.

The principal design considerations include:

- context and character;
- scale and massing;
- street relationship;
- building frontage;
- neighbouring relationships;
- privacy and outlook;
- residential amenity;
- private amenity space;
- access and movement;
- cycle parking;
- car parking;
- landscaping and biodiversity;
- sustainable drainage;
- energy efficiency;
- electric vehicle charging; and
- climate resilience.

These principles are consistent with the emerging London-wide approach to small-site development.

32.5 Efficient Use of the 272m² Site

The proposal makes effective use of the 272m² site without seeking to maximise development at the expense of residential quality or neighbouring amenity.

The proposed dwelling provides approximately:

- 60.6m² ground floor accommodation;
- 60.6m² first floor accommodation;
- 20.0m² loft accommodation; and
- approximately 141.2m² total internal floor area.

The proposed accommodation provides a four-bedroom family home within a compact and efficient building form.

The site layout retains approximately 127m² of private garden and provides approximately 74m² of permeable paving.

The development therefore demonstrates that the site can accommodate additional housing without producing an excessively cramped or overdeveloped form.

32.6 Character and Context

The emerging Small Site Design Code recognises that development on small sites should respond to its particular context and that local character can evolve through appropriately designed incremental development.

The proposed dwelling has therefore been designed having regard to:

- the surrounding residential buildings;
- established building forms;
- the relationship of buildings to the street;
- neighbouring building heights;
- roof forms;
- materials;
- fenestration;
- garden and boundary arrangements; and
- the visual character of the wider street scene.

The submitted Street Scene drawing demonstrates the proposed dwelling in relation to the surrounding properties, including 136 and 138 Ingrebourne Road.

The proposed architectural treatment uses cedar cladding, white render, anthracite-framed windows and doors, Marley Thruton Slate roofing and dark rainwater goods.

The proposal therefore provides a contemporary architectural response which is intended to sit comfortably within the surrounding residential environment.

32.7 Housing Quality

The emerging small-site framework seeks to increase housing supply without compromising the quality of new homes.

The proposed dwelling provides approximately 141.2m² of internal accommodation arranged over ground, first-floor and loft levels.

The accommodation includes:

- four bedrooms;
- kitchen and dining accommodation;
- living accommodation;
- sitting room;
- utility room;
- WC;
- bathrooms/en-suite accommodation; and
- appropriate circulation and storage.

The submitted floor plans demonstrate a clear and practical arrangement of the accommodation.

The design therefore combines efficient use of the site with a good standard of residential accommodation.

32.8 Private External Space

The proposal provides approximately 127m² of private garden space, representing a substantial proportion of the site.

The garden provides space for:

- outdoor recreation;
- sitting and dining;
- children's play;
- planting;
- biodiversity enhancement; and
- sustainable drainage measures.

The external amenity space is therefore an integral component of the design rather than simply residual space around the building.

32.9 Access, Parking and Cycling

The proposal provides three off-street parking spaces, allowing vehicles associated with the dwelling to be accommodated within the site.

Dedicated cycle storage is also provided.

The proposed electric vehicle charging point is incorporated into the development, supporting the transition towards lower-carbon forms of transport.

The access arrangement has been designed as part of the overall site layout, providing appropriate pedestrian and vehicular connections between the dwelling, parking, cycle storage and surrounding highway network.

32.10 Climate, Sustainability and Green Infrastructure

The proposal incorporates measures which support the emerging London Plan objectives for sustainable small-site development.

These include:

- an air source heat pump;
- electric vehicle charging;
- approximately 74m² of permeable paving;
- approximately 127m² of private garden;
- energy-efficient construction;
- high-performance windows and doors;
- low-energy lighting;
- appropriate ventilation;
- measures to address overheating;
- water-efficiency measures; and

The ASHP and EV charging provision are identified on the proposed elevations.

The combination of built form, garden, permeable surfaces and energy measures demonstrates that optimisation of the site is being considered alongside climate resilience and environmental performance.

32.11 Design Certainty and the Emerging Code

One of the principal purposes of the London Small Site Design Code is to provide greater clarity and certainty for applicants, local planning authorities and communities regarding appropriate forms of small-site development.

Draft Policy MBUL2 identifies design codes, including the London Small Site Design Code or appropriately refined local codes, as a means of establishing clear expectations for the scale, height and form of development.

The proposed development has been designed around these principles, with the submitted plans establishing a clear and coordinated approach to:

- building footprint;
- height;
- massing;
- materials;
- access;
- parking;

- cycle storage;
- private amenity;
- landscaping;
- drainage; and
- sustainable design.

32.12 Emerging Policy Weight

The applicant acknowledges that the Draft London Plan 2026 and the London Small Site Design Code are currently subject to consultation.

The Small Site Design Code consultation closes on 4 December 2026, and the final guidance will follow the consultation process.

Accordingly, the emerging documents should be afforded appropriate weight having regard to their current stage of preparation.

Nevertheless, they provide a clear indication of the GLA's emerging strategic approach to small sites and are therefore relevant to the design assessment of the proposal.

32.13 MBUL2 Compliance Summary

Draft London Plan / Small Site Design Code consideration	Proposed development
Site below 0.25 hectares	Yes – 0.0272 hectares
Small-site residential development	Yes – one new four-bedroom dwelling
Efficient use of land	Yes
Appropriate scale and massing	Yes
Response to local context	Yes
Good-quality residential accommodation	Yes – approximately 141.2m²
Private amenity space	Yes – approximately 127m² garden
Permeable surfaces / drainage	Yes – approximately 74m²
Cycle storage	Yes
Off-street parking	Yes – three spaces
EV charging	Yes
Low-carbon heating	Yes – ASHP
Renewable energy	None
Landscaping / biodiversity opportunity	Yes
Refuse and recycling storage	Yes

The proposal is therefore considered to be consistent with the direction and objectives of Draft London Plan Policy MBUL2 and the emerging London Small Site Design Code.

It is important that the proposal is described as being designed having regard to and broadly consistent with the emerging Code, rather than stating that it is automatically

acceptable. The GLA's actual policy wording is that qualifying proposals on sites below 0.25 hectares should be considered “acceptable in principle in design terms” where they comply with the Code.

32.14 Conclusion

The proposed development at 205 Wennington Road is a small urban residential development on a site of approximately 0.0272 hectares, substantially below the 0.25 hectare threshold identified by the emerging London Small Site Design Code.

The proposal provides an additional four-bedroom family dwelling while retaining substantial private garden space and incorporating appropriate parking, cycle storage, permeable paving, EV charging, an air source heat pump and photovoltaic panels.

The design has been developed to respond to the site's context and constraints while making effective use of a small urban parcel.

The proposal is therefore consistent with the emerging strategic direction of Draft London Plan Policy MBUL2 and the London Small Site Design Code, which seek to facilitate well-designed incremental housing development on small sites while maintaining good design, residential quality and appropriate responses to local context.

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33. EFFECTIVE USE OF LAND

The development makes effective use of an existing urban site and provides an additional family dwelling.

The compact site is used efficiently while retaining a substantial garden and providing parking, cycle storage, waste storage and permeable surfaces.

The proposal therefore achieves a balance between residential intensification and environmental and residential quality.

This approach is consistent with both the adopted London Plan Policy H2 and the emerging Draft London Plan 2026 approach to small sites.

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34. RESIDENTIAL AMENITY

The proposed development provides a good standard of residential accommodation.

The dwelling benefits from:

- approximately 141.2m² internal floor area;
- four bedrooms;
- multiple living spaces;
- private garden;
- natural light;
- external outlook;
- dedicated parking;
- cycle storage;
- waste storage; and
- modern low-carbon building services.

The arrangement is intended to provide a practical and adaptable family home.

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35. NEIGHBOURING AMENITY

The proposal has been designed to avoid unacceptable impacts upon surrounding residential properties.

Consideration has been given to:

- building height;
- massing;
- roof form;
- separation;
- window positioning;
- overlooking;
- privacy;
- outlook;
- garden relationships; and
- visual impact.

The detached arrangement allows the building to be positioned and articulated so that it does not create an excessively enclosed or oppressive relationship with neighbouring properties.

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36. STREET SCENE

The proposed dwelling provides a clear architectural presence while respecting the scale of the surrounding residential area.

The Street Scene drawing demonstrates the proposed building in relation to the neighbouring properties and establishes that the new dwelling has been considered as part of the wider streetscape rather than as an isolated object.

The use of cedar cladding, white render, dark framing and a slate roof provides a contemporary but restrained architectural character.

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37. DESIGN PROCESS AND POLICY COMPLIANCE

The design process has considered:

1. the physical constraints of the site;
2. the surrounding residential character;
3. the relationship with adjoining properties;
4. the need for additional family housing;
5. residential amenity;
6. private garden provision;
7. access and parking;
8. cycle storage;
9. sustainable drainage;
10. biodiversity;
11. energy efficiency;
12. low-carbon heating;
13. EV charging;
14. inclusive access; and
15. emerging small-site design policy.

The resulting proposal is a coordinated response to these considerations.

It seeks to deliver the objectives of the NPPF, Havering Local Plan, adopted London Plan and emerging Draft London Plan while responding specifically to the characteristics of the site.

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38. PLANNING POLICY SUMMARY

The proposal is considered to respond positively to the principal design requirements of:

National

- National Planning Policy Framework 2026;
- National Design Guide principles; and
- Building Regulations requirements where applicable.

London

- London Plan 2021 Policy D1;
- Policy D3 – Optimising Site Capacity;
- Policy D4 – Delivering Good Design;
- Policy D5 – Inclusive Design;
- Policy D6 – Housing Quality and Standards;
- Policy D7 – Accessible Housing;
- Policy D11 – Safety, Security and Resilience;
- Policy D14 – Noise;
- Policy H1 – Increasing Housing Supply; and
- Policy H2 – Small Sites.

Emerging London policy

- Draft London Plan 2026 Policy MBUL2 – Optimising the Use of Land and Site Capacity;
- Draft London Plan 2026 design policies; and
- London Small Site Design Code – Draft for Consultation, September–December 2026.

Local

- Havering Local Plan 2016–2031;
- Policy 26 – Urban Design; and
- other relevant residential amenity, transport, environmental and development management policies.

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39. CONCLUSION

The proposed development provides a new four-bedroom detached family dwelling at 205 Wennington Road, Rainham on a compact urban site of approximately 272m².

The proposal makes effective use of the site while maintaining a substantial 127m² private garden, approximately 74m² of permeable paving, three off-street parking spaces, dedicated cycle storage and waste/recycling storage.

The dwelling provides approximately 141.2m² of internal accommodation arranged over ground floor, first floor and loft levels and provides a practical and functional family home.

The architectural design uses a contemporary palette of cedar cladding, white render, anthracite frames and slate roofing. The scale, massing and roof form have been developed to provide an appropriate relationship with the surrounding residential environment.

The proposal also incorporates sustainable design measures including an air source heat pump, EV charging, permeable paving, private garden space and photovoltaic panels.

Importantly, the site is only 0.0272 hectares, bringing it clearly within the scope of the strategic small-site housing approach contained in the adopted London Plan Policy H2 and the emerging Draft London Plan 2026 Policy MBUL2.

The proposal has been designed having regard to the emerging London Small Site Design Code, which seeks to provide greater certainty for well-designed residential development on sites below 0.25 hectares. The applicant recognises that the 2026 Code remains at consultation stage, with consultation closing on 4 December 2026.

Overall, the proposal represents a well-considered, context-responsive and sustainable form of incremental housing development which makes effective use of an urban site while maintaining a high standard of residential accommodation, private amenity, access, landscaping and environmental performance.

The development is therefore considered to provide a suitable design response to the site and its surroundings and to accord with the relevant design principles of the National Planning Policy Framework, Havering Local Plan 2016–2031, London Plan 2021 and the emerging Draft London Plan 2026 and London Small Site Design Code.