Studio 11 Development

6 Vicarage Court Vicarage Road Woodford Green Essex IG8 8NJ
Tel 0794 059 3742 Email. Studio11development@gmail.com

Design and Access Statement

Construction of a two storey, 2xbed end terrace dwelling with parking and amenities following demolition of existing garage

at

1a Church Lane

Wennington Road

Rainham

RM13 9DU

October 2026

1. Site Location

1.1 The site is located on the North side of Wennington Road B1335 on Church Lane which is a cul-de-sac street serving a small number of houses. The site area is 270 Sqm.

1.2 Church Lane has a large corner house split into 1 and 1a Church lane and a row of 4 terraced houses to its East with parking spaces for the houses to its West and farming land beyond.





2. Site context

2.1 The site consist of a two storey semi detached house with a single storey rear extension and a single storey side extension providing the garage.

2.2 The property benefits from 10.7m frontage, parking for two cars opposite the property and a 125 Sqm garden to the rear.

2.3 The site is located in Flood Zone 2 an area will medium probability of flood and a Flood Risk Assessment (FRA) is accompanying this application.



Recent front View



Recent Rear View

3. Relevant Planning History

3.1 Council's planning records do not show any planning history for the application property.

4. Proposal

4.1 Existing property provides a reception, dinning ,kitchen and toilet at ground floor level and 3 bedroom with bathroom on first floor. The garage is 4.5m wide and is considered to be suitable for development to provide an additional dwelling. The width of the proposed house is consistent with the existing row of houses No's 2-5 on Church Lane.

4.2 The proposal is for the demolition of existing garage and erection of a two storey side extension to provide a 3 person 2 bedroom self contained house.

4.3 Front of the proposed Ground floor side extension will retain the existing foot print of the garage with addition of small porch that is consistent with the adjoining properties. The rear part will slightly extend to align with existing single storey extension of the host property.

4.4 First floor side extension element will be set back by 1.1m from the front to align with the original house appearing subservient and will extend at the rear by 1.1m. The rear element of the first floor extension is carefully designed to avoid breaching the 45 degree angle from the centre of first floor windows of both the neighbouring property (No.2) and the host property (1a).

4.5 The roof will retain the hip-end character and will be covered in matching plain roof tiles.

4.6 Internal layout will provide a generous lobby, open plan living/ kitchen area with a toilet at ground floor level. The first floor is designed to provide a single and a double bedroom with bathroom. All internal spaces are designed in accordance with the standards set under' Nationally Described Space Standards' by DCLG. The floor to ceiling heights are 2.5m and Gross internal floor area of 71 Sqm for a 2bed 3 person house.

4.7 The proposed dwelling would contribute towards the housing stock of the Borough and provide a family size dwelling in compliance with Policy LP5 of the Local Plan.

4.8 Sustainability and Environmental Performance

The proposed development has been designed with regard to the principles of sustainable development and the relevant policies of the Havering Local Plan. The scheme seeks to minimise its environmental impact, improve energy efficiency, conserve water resources and promote sustainable construction through the following measures:

Energy Efficiency: The proposed dwelling will incorporate high levels of thermal insulation to the external walls, roof and floors, together with energy-efficient windows and doors, to minimise heat loss and reduce energy consumption. The building fabric will be designed to meet or exceed the applicable requirements of Part L of the Building Regulations.

Sustainable Construction: Where practicable, responsibly sourced, durable and locally available building materials will be used to minimise embodied carbon, reduce transportation impacts and promote sustainable construction practices.

Water Efficiency: Water-efficient sanitary fittings, taps and appliances will be incorporated to achieve a maximum potable water consumption of 105 litres per person per day, where required by the applicable planning policy.

Sustainable Drainage: Sustainable drainage measures (SuDS) will be incorporated where feasible to manage surface water runoff at source, reduce discharge into the public drainage system and minimise flood risk. These may include permeable paving, rain gardens and other suitable infiltration or attenuation measures, subject to site conditions.

Rainwater Management: Water butts will be provided, where practicable, to collect rainwater from roof surfaces for garden irrigation, reducing demand for mains water.

Waste Management: Construction waste will be minimised through efficient material use, responsible procurement and the reuse or recycling of materials wherever practicable.

Sustainable Land Use: The proposal makes efficient use of an existing residential plot within the established village settlement, providing an additional dwelling without requiring development on previously undeveloped agricultural land.

Overall, the proposed development seeks to deliver a resource-efficient and environmentally responsible dwelling, contributing towards the Council's objectives for sustainable development and climate change mitigation.

5. Green Belt Policy Context

5.1 The application site lies within the Metropolitan Green Belt and within the established built-up part of Wennington village. The proposal is assessed against the National Planning Policy Framework (29 September 2026), particularly policies GB6 and GB7, and the adopted Havering Local Plan.

5.2 Policy GB7(1)(c) identifies “limited infilling in villages lying within the Green Belt” as development which is not inappropriate. Accordingly, where the proposal is properly characterised as limited village infilling, very special circumstances are not required under policy GB6.

5.3 Havering Council’s Local Character Study identifies Wennington as a small rural village within the Green Belt, with housing along Wennington Road and other established residential groupings. Church Lane forms part of that existing residential setting.

5.4 The proposal involves one additional dwelling only, on the footprint and immediate setting of the existing side garage within a developed residential plot. It does not create a new isolated dwelling in open countryside.

6. Limited Infilling and Openness

6.1 Church Lane contains the host dwelling and a short terrace of existing houses. The new two-storey dwelling would be attached to the host house, replacing its garage and completing the residential frontage in a manner related to the scale and rhythm of nearby houses.

6.2 The site area is approximately 252 sq m. The proposed dwelling is about 4.5 m wide, with its upper floor set back approximately 1.1 m from the front of the original house. Its roof form and materials would reflect the prevailing residential character.

6.3 This is a small-scale intensification of an existing residential plot, not an outward extension of the village into agricultural land. The existing garden would be divided to provide approximately 50 sq m for the new dwelling and 75 sq m for the retained dwelling. The provision of private amenity space is in compliance with Policy LP29 of the Local Plan.

6.4 The existing garage is single-storey and its replacement with a two-storey dwelling increases built volume. Nevertheless, the change is confined to the established residential frontage; its visual and spatial effects on Green Belt openness are localised. The proposed drawings should be considered in assessing the precise extent of that effect.

7. Access and Parking

7.1 Level access is proposed to the house with internal spaces are designed to accommodate people of all abilities.

7.2 The site has a PTAL rating of 1a indicating a below average level of accessibility to public transport. The host property currently has access to a 56 Sqm concreted plot opposite the site used for car parking. It is proposed to replace the concreted plot with permeable pavers and soft landscaping to accommodate 2 car parking spaces for the dwellings in accordance with Policy LP26.

7.3 Refuse bins, recycling and secure cycle parking are all incorporated in front of the proposed dwelling.

8. Planning Balance and Conclusion

8.1 The applicant submits that one dwelling within this existing cluster of houses constitutes limited infilling in Wennington village for the purposes of NPPF policy GB7(1)(c). Its modest scale, established residential context and lack of encroachment into the adjoining agricultural land support that interpretation.

8.2 The development would make efficient use of an existing residential plot, provide an additional two-bedroom home and retain private amenity areas and the parking arrangement described elsewhere in this statement.

8.3 The applicant acknowledges that an attached end-of-row dwelling is not the classic example of a gap-site infill however its location within the existing village built form and its limited scale satisfy policy GB7(1)(c).

8.4 The site provides an opportunity for redevelopment and can comfortably accommodate a 2bed 3 person self contained house built as a two storey extension to the host property.

8.5 The proposed house will contribute a well designed family dwelling to the Council's needs for additional housing.

Sources: NPPF (29 September 2026), policies GB6 and GB7; Havering Local Character Study, Appendix 2 (Wennington); Havering Local Plan (2021).