Planning, Design & Access Statement

New dwelling
AT
1 Pontypool Walk,
Romford RM3 8YD

Reference:
1PW-3238

Date:
14 October 2026

1. Executive Summary

a. This Supporting Statement has been prepared by Just Planning on behalf of Mr Vipul Padhiyar to support a full planning application for the erection of a new dwelling to the side of 1 Pontypool Walk, in Romford.

b. There were two applications for new dwellings on the site in 2014 and 2015, both of which were refused. The second was appealed but the appeal was dismissed. In the appeal decision, the inspector determined that the only issue was the size of the rear garden. At 30sqm, the inspector considered it to be too small.

c. A third application, for a two-bedroom house with a 38sqm rear garden, was submitted in 2025 (reference: P1400.25). During the application, the council raised a concern about the outlook from the rear of the ground-floor living space, which was recessed beneath a 2.6m overhang of the first floor. The scheme was amended to a one-bedroom house by removing the first-floor rear bedroom, and planning permission was granted on 30 June 2026.

d. In granting permission, the council accepted that a new house on the site is acceptable in principle and in terms of its design, its effect on neighbours, its rear garden and its lack of off-street parking. The only issue left outstanding is the outlook from the ground-floor living space of the two-bedroom house.

e. The current proposal is for the two-bedroom house, with a reduced overhang. The application is also supported by a sunlight, daylight and outlook report, showing that the dwelling will enjoy very high levels of internal living accommodation.

f. The new house will also have a front garden with an area of 18.5sqm, and it is located very close to Bosworth Field, an area of public open space.

g. All other issues have been resolved through the previous applications and the appeal decision. In particular, the inspector determined that a new dwelling in this location would not have any harmful impact in terms of parking pressure or highway safety.

2. Site Description

a. The main property on the application site is a two-storey, end-of-terrace house located on the southern side of Pontypool Walk. The houses on the terrace are unusual in that they front onto the pedestrianised Pontypool Walk but their rear elevations are visible from Myrtle Road, behind, as shown in the image in figure 1, below.



Figure 1: Satellite image showing the rear of the application site.

b. The site forms part of the established Briar Road Estate, a predominantly residential area characterised by two-storey terraced housing.

c. Local amenities are within reasonable walking distance, with bus services (the numbers 174 and 499) available on Straight Road approximately 300 metres away. Harold Wood railway station is located approximately 1.1 miles to the southeast, providing connections to central London and the wider rail network.

d. There are no nationally listed buildings on the site, and it is not located in a conservation area. It is not located in the Green Belt.

3. Planning History & Application Proposal

a. The site has been subject to two previous planning applications refused by the council. Application P1721.14 in 2015 proposed a new 3-bedroom dwelling but was refused on 5th June 2015 for three reasons: inadequate on-site car parking provision, inadequate size of the proposed residential unit and the absence of a legal agreement to secure education contributions.

b. A subsequent application P1017.15 in 2015 for a new 2-bedroom house was refused on 15th January 2016 for the following reasons: inadequate on-site car parking provision, inadequate provision of amenity space resulting in cramped overdevelopment and the absence of a legal agreement for education contributions.

c. The applicant appealed the second refusal under reference APP/B5480/W/16/3149378, but this was dismissed on 6th September 2016. The inspector's primary concern related to inadequate amenity space, finding that the proposed 30sqm was insufficient for future occupants. Notably, the Inspector acknowledged that there would be no severe highway impacts from the lack of parking provision but concluded that the development would not provide acceptable living conditions for future occupants due to the limited garden area.

d. Application P1400.25 was submitted in October 2025 for a new two-bedroom house with a 38sqm rear garden. The ground floor was recessed at the rear, beneath a 2.6m overhang of the first-floor rear bedroom, in order to increase the size of the garden.

e. During the application, the council raised a concern that the recessed living space, with a 2.6m overhang and a short distance to the boundary wall, would have a poor outlook.

f. To overcome this concern, the scheme was amended. The first-floor rear bedroom and the ground-floor undercroft were removed, so that the house became a one-bedroom, two-person dwelling. Planning permission was granted for the amended scheme on 30 June 2026.

g. The officer's report states that the amended scheme *"would provide sufficient outlook and amenity space for the future occupier of the new dwelling unit".* It confirms that the council has no objection to the principle of a new house on the site, to its design, to its effect on neighbours, to its rear garden or to its lack of off-street parking.

h. The current proposal returns to the two-bedroom house proposed under P1400.25. The main change is that the first-floor overhang above the rear of the ground-floor living space is reduced.

i. The current proposal is therefore for a two-bedroom end-of-terrace house, designed to match and align with the rest of the terrace.

j. It is laid out with an open-plan kitchen/reception space on the ground floor, along with a store and WC. On the first floor, there are two bedrooms and a bathroom, with another store

k. The proposed plans show areas for the storage of refuse and recycling to the front of the new house.

l. The house is designed to match its neighbours along the row, including their distinctive, mono-pitched roof design. The existing upstand to the side of number 1 is removed and a new upstand is created at the end of the new house.

4. Planning Policy

a. Planning law states that planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise. In this case, the relevant parts of the development plan are the Havering Local Plan and the London Plan, both adopted in 2021.

Havering Local Plan (2016-2031)

b. Policy 3 of the Local Plan relates to the supply of housing. The policy seeks increased housing supply and encourages *"the effective and efficient use of land by reusing previously developed land".* It sets a target of 12,505 new homes over the first 10 years of the plan period, including a specific target of 1,500 new homes on 'small sites'.

c. Part (x) of the policy supports the *"appropriate development of infill, under-utilised and vacant sites in the borough's sub-urban areas".*

d. Policy 7 requires that residential development exhibit *"a high design quality"* and that it preserves the residential amenity of current and future occupiers, especially in respect of overlooking and a loss of privacy, loss of outlook, loss of daylight and sunlight and unacceptable levels of noise, vibration and disturbance.

e. The policy also requires that new dwellings meet the quality standards set out in policy D6 of the London Plan, including the minimum floor-to-ceiling heights, and requires the appropriate provisions of external amenity space.

f. Policy 10 expresses support for garden and backland developments as long as they:

    a. *Ensure good access and, where possible, retain existing through routes;*

    b. *Retain and provide adequate amenity space for existing and new dwellings;*

    c. *Do not have a significant adverse impact on the amenity of existing and new occupants;*

    d. *Do not prejudice the future development of neighbouring sites;*

    e. *Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated and;*

    f. *Within the Hall Lane and Emerson Park Character Areas as designated on the Policies Map, the subdivision of plots and garden development*

will not be supported, unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area.

g. Policy 24 relates to parking and applies the London Plan maximum parking standards.

h. Policy 26 requires a high quality of design in all new development. It requires that development respects and reflects the distinctive character of the local area, has a high quality of architectural design, and respects the streetscene.

i. The policy also states that:

> *"The Council will require 90% of new build housing to meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings', with the remaining 10 percent meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings'."*

j. Policy 35 requires that development make appropriate provision for the storage and management of waste.

London Plan (2021)

k. The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over a period of 20-25 years.

l. Policies D1 and D2 seek a high quality of design in all new development.

m. Policy D3 of the London Plan seeks to *"make the best use of land by following a design-led approach that optimises the capacity of sites"*. Part C of the policy states that the *"incremental densification of sites should be actively encouraged"*. The policy goes on to state that development should represent a high quality of design and respect and reflect the character of the area. It should also protect the residential amenity of close neighbours.

n. Policy D6 requires that all new dwellings provide a high quality of living accommodation. It sets out minimum gross internal areas (GIAs) and requires that dwellings have a regular layout, enjoy good quality light and outlook, have storage and have access to outside space.

o. Policy GG2 promotes the development of brownfield land and the more intensive use of land.

p. Policy GG4 requires that planning authorities *"ensure that more homes are delivered"*.

q. Policy H1 sets ten-year targets for net housing completions and encourages the development of appropriate windfall sites to help meet targets. Havering has been set a 10-year housing target of 12,850 new homes.

r. The Plan sets a presumption in favour of small housing developments. According to Policy H2 (Small sites):

> *"Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making"*

s. The policy goes on to say that the boroughs should:

> *"recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites."*

t. Table 4.2 sets Havering a 10 year small sites housing target of 3,140 new homes (an annualised average of 314 homes).

u. Policy T1 sets a Strategic approach to transport, stating that development proposals should facilitate the Mayoral strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041.

v. Policy T5 requires that development proposals help remove barriers to cycling through the provision of appropriate levels of cycle parking, which should be fit for purpose, secure and well located. Development should provide cycle parking at least in accordance with the minimum standards within the plan.

w. Policy T6 states that car parking should be restricted in line with levels of existing and future public transport and connectivity. Policy T6.1 defines maximum parking standards.

National Planning Policy Framework (2026)

x. The revised National Planning Policy Framework (NPPF) was published on 17 August 2026 and took effect immediately. It replaces the version published in December 2024. Its policies are now set out as coded plan-making and decision-making policies.

y. Policy S3 sets out the presumption in favour of sustainable development. Policy S4 applies to development proposals within settlements. Paragraph 1 states that:

"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework."

z. Paragraph 2 lists circumstances in which the benefits are likely to be substantially outweighed. They include a substantial adverse impact in relation to the policy for development within residential curtilages (L2(1)(d)).

aa. Policy DM3 states that local planning authorities should:

"Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision"

bb. It also states that they should:

"Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations."

cc. Chapter 6 deals with the supply of homes. Its objective is "to support the delivery of a substantial increase in the supply of homes". Policy HO7 states that:

"In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence."

dd. Chapter 12 deals with making effective use of land. Policy L2 states that substantial weight should be given to the benefits where a development proposal would achieve one or more listed outcomes. Part (d) of paragraph 1 relates to:

"Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages)."

ee. Such proposals should be consistent with the overall street scene. They should also:

> *"Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space"*

ff. Where they involve the use of residential curtilages, they should:

> *"not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings"*

gg. Policy L3 states that:

> *"Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated."*

hh. Chapter 14 deals with design. Paragraph 1 of policy DP3 states that development proposals "should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings".

ii. Paragraph 4 of policy TR6 states that development proposals should be refused if they would have "a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety".

Ministerial Letter

jj. On 6 October 2026, the Minister of State for Housing and Planning wrote to the Chief Executive of the Planning Inspectorate about the new NPPF. The letter states that:

> *"For development proposals within settlements, or those outside settlements that are supported in principle, a universal tilt in favour of granting permission is engaged. This tilt makes clear that development should be approved unless the benefits of doing so would be substantially outweighed by adverse effects, when assessed against the decision-making policies in the Framework (including specific safeguards noted in the sustainable development policies themselves)."*

kk. The letter also refers to the substantial weight given to *"the benefits of providing homes which meet the evidenced needs of communities".*

5. Assessment

Previous Decisions

a. The council's decision on application P1400.25 settled most of the issues raised by this proposal. In granting permission for the one-bedroom house, the council accepted that a new house is acceptable in principle on this site. It also accepted that a house of this height, scale and design would sit comfortably at the end of the terrace, that it would not harm the living conditions of neighbours and that a car-free house is acceptable. The officer's report states that the rear garden overcomes the concern raised by the inspector in the 2016 appeal.

b. The council did not refuse the two-bedroom version of the scheme. Its concern was the outlook from the rear of the ground-floor living space, which sat beneath a 2.6m overhang and a short distance from the boundary wall. The amended scheme was approved because removing the first-floor rear bedroom also removed the overhang. Outlook from the living space is therefore the only issue that this application needs to resolve.

Outlook from the Living Space

c. Policy 7 of the Local Plan and policy D6 of the London Plan require that new homes enjoy good quality light and outlook. The current proposal reduces the overhang above the rear of the living space. The living space opens through glazed doors onto the external terrace and the rear garden, which faces south.

d. The applicant has commissioned a sunlight, daylight and outlook report, which accompanies the application. It demonstrates that the new dwelling will enjoy a very high quality of internal living accommodation.

Solar Gain and Overheating

e. The overhang has been kept, in a reduced form, because it helps controls solar gain. The architect has prepared solar studies showing the relationship between the overhang and the glazed doors at midday on 21 June, 21 September and 21 December. These are shown in figures 2 to 4, on the next page.

f. In summer, when the sun is high, the overhang shades the glazed doors and the room behind them. This limits the direct sunlight entering the house during the hottest part of the year and reduces the risk of overheating.

g. In winter, when the sun is lower, sunlight passes beneath the overhang and reaches further into the room. The study for 21 December shows that the design keeps useful solar gain when outside temperatures are lower. The study for 21 September shows the position between the two.

h. The overhang is therefore a simple, passive means of controlling solar gain. It reduces the need for mechanical cooling while keeping good levels of daylight and useful winter sun in the living space.



Figure 2: Sunlight on the glazed doors at midday on 21 June (longest day).



Figure 3: Sunlight on the glazed doors at midday on 21 September (equinox).



Figure 4: Sunlight on the glazed doors at midday on 21 December (shortest day).

Principle of Development

i. The area is suffering from a housing shortage. The NPPF and policy 3 of the Local Plan emphasise the need to deliver high-quality new housing, ideally on existing (previously developed) brownfield sites in sustainable urban areas with access to transport links and local shopping facilities. The London Plan promotes the intensification of land to deliver new homes, sets Havering a demanding housing target and places a new emphasis on delivering new housing through infill housing on small sites.

j. The latest Housing Delivery Test (HDT) results were published on 17 August 2026. They show that Havering delivered only 40% of its housing requirement. In determining application P1400.25, the council also accepted that it cannot demonstrate a five-year supply of deliverable housing sites.

k. The site lies within a settlement. Under policy S4 of the NPPF, the proposal should therefore be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. The Minister's letter of 6 October 2026 describes this as *"a universal tilt in favour of granting permission".*

l. The application proposal provides a high-quality new two-bedroom house in a sustainable location. Havering's housing delivery record and the lack of a five-year supply are clear evidence of an unmet need for new homes in the borough. Substantial weight should therefore be given to the benefits of the proposal (policy HO7 of the NPPF). The council has already accepted the principle of a new house on the site.

Development within a Residential Curtilage

m. The new house is an additional unit within the residential curtilage of number 1. Under policy L2 of the NPPF, substantial weight should be given to the benefits of creating additional homes in this way. Policy S4 also refers to the policy for development within residential curtilages, so the proposal is assessed against each of its requirements below.

n. The proposal is consistent with the street scene. In approving application P1400.25, the council found that the house would follow the height and design of the existing terrace. The current proposal is the same as the approved house in its height, roof form and front elevation.

o. The proposal maintains safe access for occupiers and acceptable living standards for residents and neighbours. The new house has its own front door onto Pontypool Walk. The council found that a house in this position would not harm the living conditions of neighbours. Daylight and sunlight to the new house are dealt with above.

Design & Appearance

p. The NPPF places a strong emphasis on the importance of good design. This is echoed in policies D1 and D2 of the London Plan. Policies 7 and 26 of the Local Plan require that new developments respect and reflect the character of the surrounding area. Policy H2 of the London Plan allows that the character of an area may evolve to accommodate new infill development on small sites.

q. In the previous applications, the council did not object to the design and appearance of the new dwelling. In approving application P1400.25, it found that the house would follow the height and design of the existing terrace and would not harm the street scene. The current proposal matches the approved house in its height, roof form and front elevation. In addition, the upstand at the end of number 1 is removed, so that the terrace can continue in a seamless way, and is recreated at the end of the new house.

Quality of Accommodation

r. The London Plan requires that new dwellings meet the minimum gross internal areas (GIAs) set out in policy D6. The proposed new dwelling exceeds the minimum standard of 70sqm for a two-bedroom, three-person house set out over two floors.

s. The house also meets the other standards set out in policy D6, as follows:

- *The plans show dedicated storage areas;*

- *The double bedroom is at least 2.75m wide and has a floor area of at least 11.5sqm;*
- *The single bedroom is at least 2.15m wide with a floor area of at least 7.5sqm; and,*
- *The floor to ceiling height is 2.5m or greater for at least 75% of the GIA.*

t. The only issue raised by the appeal inspector in the previous decision was the size of the rear garden. The inspector noted that the council does not have specific requirements in terms of minimum garden size but concluded that 30sqm would not be enough.

u. In its determination of application P1721.14, the council was satisfied with a garden area of 38sqm. In approving application P1400.25, it found that the rear garden overcame the inspector's concern.

v. In addition, there is public open space very close by at Bosworth Field, as shown in the map in figure 5, below.



Figure 5: Map showing proximity of application site (red dot) nearby park.

Amenity of Neighbouring Residential Occupiers

w. Policy 7 of the Local Plan and policy L2 of the NPPF seek to protect existing neighbours from the adverse impacts of new development.

x. In this case, the only close neighbour is 1 Pontypool Walk. The new dwelling will line up with this neighbour and will not cause any loss of residential amenity.

Highways & Parking

y. The proposal does not include any off-street parking, in line with the emphasis on car-free development in the NPPF and London Plan.

z. The public transport accessibility level (PTAL) rating is 2, indicating poor public transport accessibility. However, the appeal inspector's 2016 decision confirmed that the lack of off-street parking would not result in severe highway impacts.

aa. The inspector specifically stated that there was no evidence to suggest that the lack of off-street parking provision would have a harmful impact.

bb. In approving application P1400.25, the council accepted a car-free house with two cycle spaces in the front garden.

cc. Policy TR6 of the NPPF states that development should be refused if it would have a severe adverse impact on the transport network or an unacceptable impact on highway safety. Neither applies here.

Refuse & Recycling

dd. The site plan shows an area provided for the storage of conventional residential wheelie bins, with direct and easy access to the public highway for collection on collection days.

6. Conclusions

a. The new dwelling has been designed to deal with the specific issues that led to the previous refusals, the dismissed appeal and the amendment of the last application. The inspector's 2016 decision established that the principle of residential development is acceptable and that it was appropriate that the development be car free.

b. In approving application P1400.25, the council accepted the principle of a new house on the site, its design, its effect on neighbours, its rear garden and its lack of off-street parking. The only outstanding issue was the outlook from the ground-floor living space of the two-bedroom house.

c. The current proposal reduces the overhang above the living space and includes a detailed sunlight, daylight and outlook report. The reduced overhang still shades the glazed doors in summer while allowing winter sun into the room.

d. The proposal demonstrates high-quality design that respects local character. The development will appear as a natural extension of the existing terrace through careful alignment and matching materials. The dwelling meets all relevant space standards, exceeding London Plan minimum requirements for a two-bedroom dwelling.

e. The area faces a severe housing shortage. Havering delivered only 40% of its housing requirement in the latest Housing Delivery Test and cannot demonstrate a five-year supply of housing land. Under policy S4 of the NPPF, the proposal should be approved unless its benefits would be substantially outweighed by any adverse effects. The proposal meets the requirements of policy L2 for new homes within residential curtilages, and there are no such adverse effects.

f. For these reasons, the applicant respectfully requests that planning permission be granted.



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