258 MUNGO PARK ROAD

PLANNING STATEMENT 20/10/2026

SITE

The site is located on the eastern side of Mungo Park Road in Rainham.

The property is a 2story semidetached dwelling finished in render with a tiles roof. It has a side extension and garage to the south side, vehicle access for parking via a crossover to a paved area in front of the dwelling.

It is on the corner of Tempest Way.

PROPOSAL

The proposal is to demolish the side extension and existing garage (area 24sq.m.) and erect a 2 bedroomed,3person , 2 story terraced house. This would have associated parking and the existing amenity space to no 258 would be subdivided to give both properties amenity space.

The proposed dwelling front elevation will be flush with the existing house, set .7m from the boundary to the south, have rear ground floor extension of 3m, a first floor to the depth of no 258 and a pitched roof extending the roof/ridge line of no 258.

The new property would have an area of 74sq.m including storage, living, dining and kitchen space. 2 bathrooms and 2 bedrooms.

The rear 3m ground floor extension will be flat roofed.

Finishes would be brick and render with tiled roof.

RELEVANT HISTORY

Application ref. P0138.21 was refused in early 2021 due to unacceptable street scene and incongruous bulky design, internal space standards and deficiency of parking.

This proposal seeks to address these points.

A Pre. Application has been submitted prior to this application Ref W0247.26, Planner Aidan Hughes and the submission is informed by observations recorded in the pre-app. report.Notes under Density and Site layout should be noted.

MAYORIAL CIL IMPLICATIONS

The proposal for a new dwelling would be liable to Mayoral and Havering CIL.

The new property being 74sq.m. but 24sq.m. of out buildings being demolished would give an additional GIA of 50 sq.m.

The existing house remains as is.

The contribution would be calculated on current contribution levels.

PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework and Havering Policy support the increase in housing supply in existing areas where development is sustainable.

Each application within a garden will be considered on its merits.

The site is outside Greenbelt, Employment areas, Commercial areas, Romford Town Centre, Local Centres and is in a residential area.

The proposal would offer a modest contribution to the housing supply and this would weigh in its favour as long as the design was of high quality and considered as relevant character.

The proposal would be compliant in land use terms and be assessed on its own merits.

The Pre.App response was that no objections are raised in principle to the proposal subject to gross internal space standards are met, internal floor to ceiling heights are 2.5m min and parkijng standards are met.

DENSITY / SITE LAYOUT

The new property should be of the highest quality internally and externally and in relation to the wider environment. Also meet the Mayoral space standards.

The proposal is for a 3person 2bed property with internal area of 74sq.m. Comprising kit., living, dining, wc, utility bathroom, 2 bedrooms and storage. Meeting current standard of 70 sq.m.for a 2bed 3 person unit.under current Technical guidance for unit floor areas.

**** It is recorded that the pre- app. was based eventually on a 3 bedroomed unit on 3 floors and the Planner supported a rear roof dormer. This was however subject to internal floor to ceiling heights of 2.5ms being achieved. Also internal space standards for 3 story, 3bed standards being achieved.

Further design work indicated these standards could not be met.This would have needed 90 sq.m. we understand on plan which wasn't possible.****

Private amenity space meeting Residential Design Guidance states private amenity space should be provided to both the existing and new house formed by enclosed blocks for each property. Also be consistent with the provision in the local area.

The donor site would have a reduced garden of 120sq.m. and the new property would have a garden of 61sq.m. These areas would be in line with the previous proposals provision and this was not considered grounds for refusal being generally consistent with the local area.

The current proposal is aligned with the current building line on Mungo Park Road and is well positioned and will not and not be visually intrusive on its front elevation.This revision was considered an improvement on the previously refused scheme.

There is a continuous roofline now proposed running from no 258 from a continued ridge line in the front of the property and no incongruous front projections. No front valley gutter are now proposed.

The flush frontage building line now proposed was also allows better space related to parking provision, the frontage forecourt exceeds 4.8m for both properties.

Refuse and cycle storage will be in the rear garden for the new property.

The rear ground floor projects 3m but is largely screened from the side and doesn't affect light to windows in no 258 rear elevation. 45 deg. angle shown.

This projection is comparable with the existing side elevation where the existing garage extends past the rear building line.It was considered acceptable in the pre.app. response.

The first floor rear is now flush with no 258 rear face, as advised by the pre.app response.

<u>DESIGN/IMPACT ON STREET SCENE</u>

The development must respond to the distinctive local building form, patterns of development and respect the scale massing and height of surrounding context.

The surrounding area is characterised by patterns of terraced and paired semi-detached dwellings with pitched roofs, various out buildings and rear gardens.

The proposal to construct a 2 story house is acceptable in principle but the previous proposal had limited set back from the front pavement but this scheme retains the set back line existing to no 258 and is generally 5.95m as measured on site. Allowing ar parking for both units.

The new dwelling would create a terrace in the street scene and although there is no consistent clearly defined development pattern the area mainly consists of wide semidetached flat faced pairs and terraced development.

The new house would create a terrace with no 258 and adjoining house.

This would be consistent with existing adjacent development where both semidetached and terraces exist in the immediate location.

The front and rear elevation fenestration and design features will be as no 258 and match the design and materials in the created terrace.

The scheme is considered to have no effect to the amenity of the street or neighbours or on the property to the side in Tempest Way.

The refusal due to the effect on the street scene and bulk is considered to be addressed by this revised reduced proposal

IMPACT ON AMENITY

The scheme proposed is now sited and designed to have no detrimental impact on the existing residential amenity. There is considered to be no detrimental effect on amenity of the existing house or neighbours. No privacy or overlooking is created as the other properties are set far away.

The north boundary is the side wall of no 258 and will form the party wall between the two properties. There is no front projection from the main elevation so that causes no overlooking or overshadowing.

The rear elevation has 3m ground floor extension. This will not form any overlooking of no 258 and minimal effect on the ground floor windows of no 258 as the property is wide and the kitchen is located on that side, however the kitchen window set over 3m from the ground floor extension.

The rear first floor of the new property is set 15m plus from the rear boundary and there is a garage parking area further on so no overlooking occurs.

The south elevation is .7m from the boundary and the house in Tempest Way is 9m away and the house is set at an angle, again no overlooking is considered to occur. There are 3 windows proposed but these would be obscured and likely fixed regarding Bregs. requirements.

The front elevation is around 20m across from properties opposite in Mungo Park Road and is similarto other properties in the road.

HIGHWAYS AND PARKING

The site has a PTAL rating of low in public transport access. It is considered 1.5 to 2 cars per unit are needed to serve each of the properties. This is also to avoid further on street parking.

The previous provision for 2 properties was considered inadequate

The original house had at least 2 cars parking on the drive accessed from the existing crossover of 4.4m width. These would be lost to the new scheme.

The proposal is 2no 4.8 x 2.4m spaces in front of the new house accessed by a new crossover and allow 2no 4.8 x.2.4m spaces for the new house accessed by the existing crossover which will be widened to 4.8m from 4.4m.

This arrangement still gives 1m clearance to the existing street lamp post and will not require the lamp ost being repositioned.

The front area is generally 5.95m deep along the front of the site allowing 4 cars to be accommodated to serve both properties.

Refuse storage and cycle storage will be provided in the front area layout for the existing house and in the rear for the new house.

It is considered that the options proposed indicate car parking could be accomodated to meet PTAL requirements and address the 3rd reason for the previous refusal

CONCLUSIONS

It is considered that the scheme proposed would deliver a small family home meeting all relevant interior and exterior standards.

The scheme would have internal space standards in line with current standards, internal floor to ceiling heights of 2.5m min. and storage space in line with the Technical standards

It provides suitable amenity space for both properties and can meet the required car parking standards required.

The design is in keeping with the character and street scene of the general adjacent area and is not detrimental to the area.

The property would be a benefit to the area in favour of providing new housing.