Havering
LONDON BOROUGH

Neighbourhoods
Planning Control
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

Please Call: Planning Department
Telephone: 01708 433100
Fax: 01708 432690
email: planning@havering.gov.uk
Text relay: 18001 01708 432736
(Deaf & hearing impaired)

28th February 2020

New Planning Application in your area
The Owner and/or the Occupier - TSM
File Copy - TSM

Dear Sir/Madam

The following application has been received.

Application No:	**P0207.20**
Address:	46A Cromer Road Hornchurch
Proposal:	Installation of vehicular crossover to front

Our planning applications are available to view on the internet at **www.havering.gov.uk/planning** where you can view the application form and plans, submit your comments online, track the progress of the application and, when the decision has been made you can view the decision notice. If you do not have access to the internet at home, access to the internet is available at the libraries.

Comments must be received by **20th March 2020**. If you have access to the Internet please use the Online Comments Form. Alternatively email your comments to **planning@havering.gov.uk** or write to the above address. We cannot consider comments made over the telephone. Please include the Application Number **P0207.20** in any correspondence. Please note that all comments we receive are open to public inspection and may be published on the Council's website - if you do not wish your personal details (address, phone number, email etc) to appear on the website then provide this information on a separate piece of paper. As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.
Further information about the online comments form and some basic guidance about the factors considered when deciding planning applications is on the back of this letter. If you are a tenant, please forward this letter to the property owner as soon as possible.

Yours faithfully,

Planning Control

THIS PLANNING APPLICATION - HOW WILL IT AFFECT ME?

WHAT CAN I COMMENT ON?

You are of course free to comment on the application as you wish. However the Council can only give weight to legitimate planning issues (as defined by the Courts) which commonly include:

· Land Use - is it suitable in the location proposed?

· Traffic - will it give rise to unacceptable levels of traffic? Is the access safe? Is there enough parking?

· Physical characteristics - are the appearance, scale, height and character acceptable?

· Is there potential for loss of light, privacy or overlooking to your property?

· Will the proposal be likely to give rise to additional noise or smells?

Telecommunications Masts - Please note the council is normally only able to consider the proposal on the grounds of siting and appearance. Other issues such as health concerns cannot usually be taken into account.

COMMENT ONLINE

If you have access to the Internet please comment by using our Online Comments Form. Visit our website **www.havering.gov.uk/planning** and follow the link to 'online planning searches.' Search for the application using the Application Number. From the Application List screen click the Application Number and on the next screen click 'Submit a comment on this application.' Complete and submit the Online Comments Form. Please ensure you enter your postal address so that we can keep you informed about the application.

WHAT HAPPENS NEXT?

Please note that we cannot enter into correspondence on individual applications. Most planning applications are decided by Council Officers under what are known as "delegated powers", although some applications are decided at the Council's Regulatory Services Committee. If an application is to be reported to Regulatory Services Committee and you have commented on it you will be advised of the date time and venue of the meeting. Further details of procedure at Committee will be given in that letter. Committee agendas and minutes can be viewed on our website.

IF I OBJECT, WILL THE APPLICATION BE REFUSED?

Not necessarily. Your views are one important aspect of the many factors that Planning Officers and Councillors take into account when deciding whether to approve or refuse the application. You may wish to contact your local Councillor in respect of a planning matter. Details are available on the council's website and at all Council offices.

The Council's Local Development Framework (LDF) sets out guidance and standards that developments should normally meet to be acceptable. The LDF can be viewed on our web site at www.havering.gov.uk/planning or in the Planning Reception.

CAN I APPEAL AGAINST A COUNCIL PLANNING DECISION?

No. Only the person applying for planning permission has the right of appeal against a planning decision. If an appeal is made everyone that was consulted on the application will be informed. We will pass copies of all comments received on the application to the Planning Inspectorate who deal with appeals.

FURTHER INFORMATION

For further information about the planning process, applying for permission and commenting on applications please visit our website at **www.havering.gov.uk/planning**

Please note: The drawings submitted with a planning application will not always show the dimensions, most plans are drawn to scale. If you require clarification on any measurement please contact us.