

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1949.20

WARD : Upminster

Date Received: 23rd December 2020

ADDRESS: Natwest
18 Station Road
Upminster

PROPOSAL: Removal of the existing front ramp and creation of a new wider access ramp with stainless steel handrail.

DRAWING NO(S): 001 Existing Site Location & Block Plans
011 Existing Ground Floor Plan
020 Existing Elevations
111 Proposed Ground Floor Plan
200 Proposed Elevations

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application site is located on the eastern side of Station Road in Upminster, just south of Upminster Station.

At present, the application building is vacant, however was most recently occupied by the NatWest Bank.

Pedestrian access is provided from the main entry on Station Road and a back entrance from the rear. Vehicle access is provided via a single crossover leading to a rear at-grade car parking area which is used by both the application site and No. 14-16 (Beresford Sales Department) employees.

The surrounding area is characterised by a mix of commercial and retail uses. The site is not located in a conservation area and is not listed.

The site is within the Major District Centres for Hornchurch and Upminster. It also falls within the Upminster Retail Core.

NOTE: Due to the current Covid-19 crisis, the Officer was unable to do a site visit. Site photos were provided within the 'Supporting Statement' submitted as part of the application. Other mapping services such as Google Earth, and Earthlight were also used for images and aerials views of the property and surrounding area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the removal of the existing front ramp and creation of a new wider access ramp with a stainless steel handrail.

The existing ramp to be removed measures 1.40m (w) x 3.70m (l) x 1.20m (handrail height).

The proposed new ramp measures 2.20m (w) x 3.40m (l) x 1.20m (handrail height).

RELEVANT HISTORY

P1216.20 was APPROVED on 30 October 2020 allowing 'Creation of roof top bar involving

installation of lift and stairs'.

P0472.20 is currently under consideration for the site seeking 'Demolition of the existing commercial buildings at 14 - 18 Station Road and construction of a new 4-storey building comprising two commercial units (Use Class A1 and A2) at ground floor level, 8 residential units at first, second and third floor level, a gym at basement level with ground floor access, and a first floor creche to the rear'. A decision has yet to be made.

P1055.20 was APPROVED on 28 September 2020 allowing 'a first-floor rear extension serving as a meeting room for the existing offices and changes to the internal layout'.

P0432.20 was APPROVED on 26 June 2020 allowing 'Change of use from use class A2 (financial services) to flexible A3 and A4 use (Restaurant, Cafe, Drinking Establishments)'.

P1822.18 was APPROVED on 18 June 2019 allowing 'Change of use of first floor from A2(professional services) to 2 x C3(residential dwellings) and associated terrace with alterations to side fenestrations.'

CONSULTATIONS/REPRESENTATIONS

PUBLIC CONSULTATION

Notification letters were sent to neighbouring properties. No comments were received.

REFERRALS

Highways - No objection

Waste and Recycling - No objection

RELEVANT POLICIES

LDF

CP17 - Design

DC16 - Core and Fringe Frontages in District and Local Centres

DC61 - Urban Design

DC62 - Access

OTHER

LONDON PLAN - 7.2 - An inclusive environment

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.6 - Architecture

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

Not CIL liable.

STAFF COMMENTS

The main issues in this case are considered to be the potential impact upon the character and appearance of the street scene and any highway/parking issues.

It is noted that the 'proposed ground floor plan' shows 'two picnic tables, one smaller table and three chairs as approved' under Pavement Licence: SMM\MA023038/'. This Licence includes various conditions regarding the temporary nature of the street furniture.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. Development should, amongst other things, respond to distinctive local building forms and respect the scale, massing and height of surrounding physical context, complement or improve the character of the area through its appearance and integration with surrounding land and buildings.

The main changes from a design perspective are an increased width, and reduced length of ramp. The ramp would be positioned in the same location, and have a handrail at the same 1.20m height.

The proposed changes are all considered to be relatively minor and fitting within the original design intent of the building in accordance with Policies DC16 and DC61.

IMPACT ON AMENITY

The proposed replacement ramp would be positioned in the same location, extending a marginally 0.80 metres further onto Station Road, which given the width of the pavement is considered appropriate.

The development includes minimal changes to the external appearance of the building as explored above, none of which are considered to have a detrimental impact on amenity.

In conclusion, officers consider that the proposed development complies with relevant policies governing amenity.

HIGHWAY/PARKING

No changes are proposed to the sites bicycle or vehicle access and parking arrangements.

As the changes would result in an improved ramp for pedestrians and would better meet the needs of disabled persons, there is not considered to be any objection from an access perspective and the proposal is considered to meet the objectives of Policy DC62.

KEY ISSUES/CONCLUSIONS

The proposed development has been considered against the relevant development plan policies and other material considerations and is found to meet the necessary objectives and requirements.

It is therefore considered compliant with the Council's planning policy framework and the application is recommended for APPROVAL.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Authorising Officer: Raphael Adenegan
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17-02-2021
