

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Wajid Bokhari
15 Ash Tree Dell
Kingsbury
London
NW9 0AG

APPLICANT

Mr & Mrs Chimezie
28 Linton Gardens
London
E6 5SQ

APPLICATION NO: P0555.23

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: Use of rear outbuilding for private laundry business.
Description amended to reflect application form

Location: 10 St Andrews Avenue
Hornchurch

The above decision is based on the details in drawing(s):

064_PL_010
064_PL_011
064_PL_012
064_PL_013
064_PL_020
064_PL_030
064_PL_031
064_PL_0100
064_PL_0101
064_PL_0102
064_PL_0103
064_PL_0200

064_PL_0300

064_PL_0301

064_PL_0101 Rev A

for the following reason(s):

- 1 The proposed business use , which operates independently of the main dwelling, would give rise to material harm to the character and amenity of the locality, by introduction of a commercial use which would give rise to unacceptable levels of noise and activity from comings and goings, and the drop off, pick up/collection of laundry, with the potential to take place at unreasonable hours of the day, in close proximity to neighbouring residential properties. The likely potential scale and intensity of the use is considered not to be adequately able to be controlled by conditions and would be harmful to and would fundamentally alter the residential character of the locality and result in an intensification of the use of the site beyond that acceptable within a residential environment contrary to Policies 26 and 34 of the Havering Local Plan 2016-2031, Paragraph 130 of the NPPF and London Plan 2021 Policies D3 and D13.
- 2 The proposal does not make adequate provision for parking for both the donor property and the proposed laundry business and would create vehicle movement to and from the site where there is observed to be existing parking stress. The likely increase in vehicle movement associated with the business operation would lead to increased parking stress and increased competition for on-street parking spaces therefore contrary to Policies 7, 23 and 24 of the Havering Local Plan 2016-2031 and also London Plan 2021 Policy T6.

INFORMATIVE(S)

- 1 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the agent in writing 15-06-2023

Date: 15th June 2023



Helen Oakerbee
Assistant Director Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.