

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1607.23

WARD: Harold Wood **Date Received:** 27th October 2023

ADDRESS: Chalkfields
Tomkyns Lane
Upminster

PROPOSAL: Entrance gates

DRAWING NO(S): RM 23/049.1C

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 Chalkfields, which is an existing residential property on Tomkyns Lane, Upminster. The site is located within the Metropolitan Green Belt, the Thames Chase Community Forest and a Site of Nature Conservation Importance (SINC).

DESCRIPTION OF PROPOSAL

This application seeks consent for entrance gates, which would be black wrought iron with red brick pillars.

The site already benefits from a set of entrance gates, set back from the highway. Under this proposal, the width of the gates and piers would be increased from approximately 4 metres to 5.5 metres.

During the course of the application, the Case Officer queried the scale of the plans, as the existing and proposed east elevations were labelled 1:100 instead of 1:50. The agent corrected the scale and submitted a revised plan on 24th January 2024.

RELEVANT HISTORY

P0163.23	Construction of an agricultural barn (Part Retrospective) Awaiting Decision
P0238.19	Relocate existing outdoor swimming pool to new basement area and form new external access steps from the garden area down to new basement. Apprv with cons 03-09-2019
P0054.18	Part two-storey and single-storey rear extensions with attic conversion.

	Apprv with cons	11-05-2018
P1628.17	Construction of a new widened site entrance to include new facing brick piers and wing walls with buff stone copings and black painted wrought iron railings and electronic gates.	
	Withdrawn	10-01-2018
P0662.17	Construction of a new widened site entrance to include new facing brick piers and wing walls with black painted railings and timber clad electronic gates	
	Refuse	17-08-2017
P0023.17	Construction of a new widened site entrance to include new facing brick piers and wing walls with timber clad electronic gates all as shown on the application drawings numbered 5647/D/01, 02, 03 and 04	
	Refuse	20-03-2017
P1819.16	Construction of a new Agricultural Barn and a Domestic Scale Polytunnel	
	Apprv with cons	04-01-2017
P1651.16	Construction of a new widened site entrance to include new facing brick piers and wing walls with timber clad electronic gates all as shown on the application drawings numbered 5647/D/01, 02, 03 and 04	
	Withdrawn - Invalid	21-11-2016
P0966.16	the construction of a new agricultural barn and a domestic scale polytunnel	
	Refuse	28-07-2016

CONSULTATIONS/REPRESENTATIONS

There have been 2 neighbour notifications. No letters of representation have been received.

The Highway Authority was consulted, but no response was received.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 26 (Urban Design) 27 (Landscaping) and 30 (Biodiversity and geodiversity) of the Havering Local Plan (2016-2031) as well as the Havering Community Infrastructure Levy Charging Schedule.

Policies D4 (Delivering Good Design), G2 (London's Green Belt), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The application is for the installation of entrance gates and therefore, the application is not liable for CIL or Havering CIL.

STAFF COMMENTS

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. Site photos were provided by the applicant/agent in support of the application. In determining this planning application, photos, Google Street ViewTM, aerial view images and submitted drawings were used to assess the site constraints.

It is noted that three planning applications has been submitted for a wall and gates. P0023.17 sought consent for the construction of a new widened site entrance to include new facing brick piers and wing walls with timber clad electronic gates all as shown on the application drawings numbered 5647/D/01, 02, 03 and 04, which was refused on the grounds that the proposed entrance gate and walls are considered to be detrimental to the openness of the Green Belt and alien to the rural setting in which it is located.

Planning application P0662.17 for the construction of a new widened site entrance to include new facing brick piers and wing walls with black painted railings and timber clad electronic gates was refused on the same grounds as above.

Planning application P1628.17 for the construction of a new widened site entrance to include new facing brick piers and wing walls with buff stone copings and black painted wrought iron railings and electronic gates was withdrawn.

The issue in this case is whether the proposal overcomes previously refused and withdrawn applications. In this respect, the current application differs from the previous application in the following key area:

- The facing brick piers and wing walls either side of the gates have been deleted.

The main issues in this case are the impact of the proposal on the streetscene and on residential amenity and any highway or parking issues.

GREEN BELT IMPLICATIONS

It is considered that the proposal would not be materially harmful to the Green Belt, as the increase in width of the gates and pillars is relatively modest. The gates would be similar to the existing ones and would allow for some visual permeability.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is considered that the proposal would not be harmful to the character and appearance of the streetscene, as the gates allow for some visual permeability and would be set in from the entrance of the site. In addition, there are other residential properties with gates in the vicinity of the site with gates and this does form part of the character of the wider Tomkyns Lane streetscene.

IMPACT ON AMENITY

It is considered that the proposal would not adversely affect neighbouring amenity, as the gates would be set in from the entrance of the site. In addition, the application site is well separated from neighbouring properties.

HIGHWAY/PARKING

It is considered that the proposal would not create any parking or highway issues. The gates are set well back from the junction with the highway, enabling vehicles to wait off-road for the gates to open. The set back means no harm to visibility or sightlines will occur.

KEY ISSUES/CONCLUSIONS

It is considered that planning permission should be granted subject to conditions.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the Materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 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:-

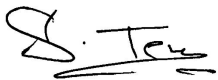
For the avoidance of doubt and to ensure that the development is carried out as approved.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with RM Architectural Consultants via email on 24th January 2024. The revisions involved altering the scale on the existing and proposed East (road side) elevations. The amendments were subsequently submitted on 24th January 2024.

Authorising Officer:



Suzanne Terry

25th January 2024