

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0428.24

WARD: Cranham **Date Received:** 25th March 2024

ADDRESS: 75 Avon Road
Upminster

PROPOSAL: Vehicular Crossover

DRAWING NO(S): 003

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 an end of terrace two storey dwelling located on a residential street. There is a landscaped front garden. Off street parking appears to be limited on the road being fairly narrow. The surrounding area is residential with this immediate area consisting of predominantly terraced and semi-detached dwellings. The property is finished in brickwork.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for a vehicular Crossover

RELEVANT HISTORY

P1206.20	New front porch and canopy	
	Apprv with cons	20-10-2020

CONSULTATIONS/REPRESENTATIONS

A consultation was carried with neighbours in the area, including those adjacent to the site and opposite side of the road. No objections were received.

Highways were consulted and comments below:

-Highways have no objection in principal to the installation of a dropped kerb at this location. However, the proposed plans are for a 3m wide crossing. As per the Councils vehicle crossover policy, the minimum width for a crossover is 4.5m. Therefore, the plans would need to be amended to comply with the policy

RELEVANT POLICIES

Havering Local Plan (2016)

- Policy 7 - Residential Design and Amenity
- Policy 26 - Urban Design

The London Plan (2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

2023 Domestic Vehicle Dropped Kerb Policy

MAYORAL CIL IMPLICATIONS

This proposal is not CIL applicable.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Drawings and block plans were provided by the applicant in the determination of the application as well as Google StreetView and aerial view images were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

With regards to parking in front gardens, the SPD states that car parking in front gardens should be avoided wherever possible as they are often a visual intrusion in the street scene and would overshadow windows of adjoining dwellings. The SPD requires developments to be in character with the area in which they are to be located, to be related to parking requirements and to raise no adverse or detrimental issues on neighbouring properties. It is considered that the proposed vehicular crossover would not have an unacceptable visual impact on the street scene, particularly due to most if not all neighbouring properties within the surrounding area benefiting from vehicular crossovers as well as part of the existing landscaped front garden and greenery to be retained. No objections are therefore raised to the proposals from a visual point of view and it would be considered to increase the uniformity of the area.

As per the council's crossover policy, the desirable width for new vehicle crossings is 4.5 metres in total to accommodate safe movement. The proposed total width of this crossing is 4.5 metres, as per guidelines. There is a 2.7 metre dropped kerb as well as 0.9 metre of rap kerb each side proposed, as the vehicle crossover policy favours, with the proposed design of the new vehicle crossing being considered acceptable.

IMPACT ON AMENITY

There are no amenity issues considered to arise as a result of the proposed dropped kerb. It is considered the proposal would positively impact the amenity of the residents ensuring new parking provisions and access. Neighbouring properties amenity is not considered to be affected negatively and is considered to be positively impacted. The street is narrow and considered that due to the limited street parking available, the proposed vehicle crossover would help in providing parking provisions and simultaneously increasing visibility on this road.

HIGHWAY/PARKING

The proposal consists of a new vehicle crossover providing vehicular access from Avon Road onto the application site. The proposal would provide off street parking for 2 vehicles.

No other highways issues are considered to arise.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed vehicle crossover would be acceptable in terms of its impact on the character and appearance of the area, the visual amenity in the street scene and an acceptable impact on residential amenity. It is therefore considered that the application would accord with local policies.

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 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 ENTER DETAILS

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 the agent via email on 21st May. The revisions involved increasing the width of the crossing to comply with vehicle crossover policy. The amendments were subsequently submitted on 20th June.

2 Vehicle crossover informative

The proposal involves works which affect the highway and/or its verge. Before commencing such works you must obtain separate consent of the Highway Authority. Please contact the Streetcare on 01708 432563.

Authorising Officer:



Neil Goate

21st June 2024