

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0956.24

WARD: South Hornchurch **Date Received:** 8th July 2024

ADDRESS: 242 Rainham Road
Rainham

PROPOSAL: Vehicle Crossover

DRAWING NO(S): Block Plan (242 Rainham Road)
Site Plan
Location Plan

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

The application site features a two-storey mid-terrace dwelling with a front garden and low boundary wall. Located along Rainham Road, a classified road, it is not a listed building nor is located in conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a vehicle crossover.

RELEVANT HISTORY

P1365.23	Application for a vehicular crossover	
	Refuse	20-11-2023
P0106.13	Single storey rear extension	
	Apprv with cons	25-04-2013
P1276.00	Part two storey rear extension, part single storey rear extension	
	Apprv with cons	17-11-2000

CONSULTATIONS/REPRESENTATIONS

No representations were received in response to consultation carried out.

The following responses were also received from the internal consultees listed below:

* Highways - Width of proposal would not meet Highway criteria. Consultation with other residents required and in the event of an approval, a condition should be imposed stating the approval is subject to no objections being received during the consultation.

RELEVANT POLICIES

* NPPF

* London Plan 2021

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

* Havering Council Local Plan (2016-31):

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking Provision and Design)
- Policy 26 (Urban Design)

* Residential Extensions and Alterations Supplementary Planning Document (SPD)

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not deemed to be necessary. Site photos were provided by the applicant in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

This application is a resubmission of a previously refused planning application P1365.23. The key issue in this case therefore is whether the revised proposal overcomes the previously stated concerns. The previous application was refused planning permission for the following reasons:

1. The proposed crossover would result in the loss of green verge which is a key feature of this section of the road, detrimental to the character and appearance of the locality, contrary to the high-quality design aspirations of the National Planning Policy Framework (2023), policies D3 and D4 of The London Plan (2021) and Policies 26 of the Local Plan.

This application does not differ from the previously refused scheme.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The SPD states that "streets which are characterised by front gardens with trees and planting are generally more pleasant than those in which front gardens are paved over for the use of parking. The loss of front gardens to parking has negative implications for the character of streets results in the loss of habitats for biodiversity, and can increase surface water run-off which ultimately contributes to flooding. Car parking in front gardens rarely increases the overall capacity of parking in the area, as the provision of crossovers usually results in the loss of an on street car parking space."

Furthermore, paragraph 3.4.2 of the Domestic Vehicle Dropped Kerb Policy April 2023 does not support a vehicle crossover when it requires construction across a wide grass verge.

This terraced row, of which the subject site forms part, and surrounding area of the application site have green verges in front of them. This creates an open impression and make a significant positive contribution the character and appearance of the locality together with a contribution to the biodiversity. This verge is a feature of this section of the road and also continues beyond the roads junction with Fyfield Road.

The provision of car parking spaces and a driveway to the front of the site is therefore considered to give rise to a visually intrusive feature within the street scene especially in this row of terrace dwellings as none of these dwellings have a vehicle crossover or front car parking. It is noted that vehicle crossings have gained planning permission in the past (e.g. at nos. 261 and 79 under the planning applications P0814.93 and P0574.01 respectively) but these were granted planning permission prior to current guidelines and, in any case, the character of the street in front of those properties comprised solely of hardstanding and unlike to the front of the host dwelling, sparse to no grass verge at all.

Furthermore, no information has been provided about the area of hard landscaping at the front of the dwelling house. Nonetheless, the vehicle crossover cannot be supported for the above reasons, therefore no further information was sought.

As such, it is considered that the removal of the green verge and to facilitate a vehicle crossover, would significantly detract from the character and appearance of the locality.

IMPACT ON AMENITY

It is not considered that the proposals would have any amenity impacts on surrounding residents.

HIGHWAY/PARKING

The proposed developments would provide car parking space to the front of the dwelling via a hardstanding area. No highways or parking issues are deemed to arise from the proposal.

KEY ISSUES/CONCLUSIONS

Have taken all of the above into consideration, the proposal is considered to be contrary to the

above-mentioned policies.

Accordingly, it is recommended that planning permission is REFUSED.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

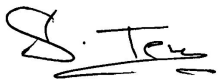
The proposed crossover would result in the loss of green verge which is a key feature of this section of Rainham Road and therefore would be detrimental to the character and appearance of the locality, contrary to the high-quality design aspirations of the National Planning Policy Framework, policies D3 and D4 of the London Plan (2021), policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

INFORMATIVES

1 Refusal - No negotiation

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, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

Authorising Officer:



Suzanne Terry

4th September 2024