

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1125.24

WARD: Upminster **Date Received:** 13th August 2024

ADDRESS: 280 Corbets Tey Road
Upminster

PROPOSAL: Dropped kerb

DRAWING NO(S): Location Plan

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 south-western side of Corbets Tey Road and contains a double-storey semi-detached dwelling.

The property is not listed, nor is it within a conservation area.

DESCRIPTION OF PROPOSAL

The applicant is seeking planning consent for a dropped kerb.

RELEVANT HISTORY

P0836.24	Application for a drop kerb Withdrawn - Invalid	19-07-2024
D0062.15	Certificate of lawfulness for proposed single storey rear extension to replace existing conservatory. PP not required	06-05-2015

CONSULTATIONS/REPRESENTATIONS

Letters were sent to the immediate neighbouring properties. No objections received.

LBH Highways - No objection.

RELEVANT POLICIES

National Planning Policy Framework

London Plan

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design
- Policy T6 - Car parking

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design

STAFF COMMENTS

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings / photos were used to assess the site and the proposal.

The site does fall within a landfill buffer zone, however, given the scope of the scheme only involves a dropped kerb this raises no concerns.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed vehicle crossover would not have a detrimental impact on the street scene, especially given to the number of neighbouring properties within the surrounding area which have dropped kerbs at their properties.

Several neighbouring dwellings have had dropped kerbs installed with hardstanding applied to the front of dwellings. As such, the presence of further hardstanding would not cause material harm to the character of the street scene. The applicant does not require planning permission to introduce hardstanding provided it is located between the house and the road will be made of non-porous materials. A condition will be added to ensure any hardstanding applied would be made of suitably porous materials.

The proposal of a dropped kerb is not considered to result in any additional noise, disturbance, vehicle headlights to that which already exists. It is therefore considered that this proposal would not have an unacceptable impact on the neighbouring properties.

HIGHWAY/PARKING

Highways have not raised any objection to the proposal and the Area Operations Officer has already given their consent to the proposal. As such, there are no concerns the proposal would impact highway function or safety.

KEY ISSUES/CONCLUSIONS

The proposed dropped kerb would not adversely impact upon the amenity of the neighbouring properties or the street scene which it fronts. There are no material highway implications.

As a result, the proposal is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

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.

3 Hard Surface Porus/Run-off - application site

All hard surfaces created to the front of the dwelling shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

INFORMATIVES

1 Vehicle crossover informative

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

Streetcare on 01708 432563.

2 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

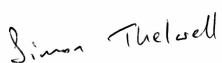
Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

3 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.

Authorising Officer:



Simon Thelwell

11th October 2024