

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P1291.24

**WARD:** South Hornchurch **Date Received:** 24th September 2024

**ADDRESS:** 242 Rainham Road  
Rainham

**PROPOSAL:** Application for a vehicle crossover

**DRAWING NO(S):** Location Plan Scale 1:1250 - PP-12292671v3  
Block Plan V1.3

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

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### SITE DESCRIPTION

The application site is an end of terrace two storey detached dwelling. There is a currently a landscaped frontage. The surrounding area is residential with this immediate area consisting of predominantly terraced dwellings. The property is finished in brickwork. The application site is not subject to any articles or conditions.

### DESCRIPTION OF PROPOSAL

The application seeks planning permission for a vehicle crossover

### RELEVANT HISTORY

|          |                                                                   |            |
|----------|-------------------------------------------------------------------|------------|
| P0956.24 | Vehicle Crossover                                                 |            |
|          | Refuse                                                            | 04-09-2024 |
| 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

A consultation was carried with neighbours in the area, no objections were received.

Highways were consulted and response below:

-The proposal does raise a concern as it does not meet the requirements of the vehicle crossover policy. A crossing at this location would require the removal of a reasonably wide grass verge, as per the policy, 'Vehicle crossings that require significant construction across wide grass verges or across highway amenity areas will be refused due to the adverse effect upon the environment and sustainable drainage.' In the circumstances, this application cannot be supported by highways.

## **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, given sites on the opposite side of the road have benefit from crossovers, however sites on this side of the street have not, notably due to the wide the adverse effect upon the environment and sustainable drainage as a result of construction across the wide grass verges.

## IMPACT ON AMENITY

There are no amenity issues considered to arise as a result of the proposed vehicle crossover.

## HIGHWAY/PARKING

The proposed crossover as per Highways comment would not adhere to vehicular crossover policy due to the significant construction across the wide grass being needed, and Highways would recommend the application will be refused due to the adverse effect upon the environment and sustainable drainage.

## KEY ISSUES/CONCLUSIONS

It is considered that the proposed works would not be acceptable due to not adhering to crossover policy with significant construction being needed across the wide grass verges.

## RECOMMENDATION:

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

### 1 Refusal non standard

By virtue of non-compliance with the vehicle crossover policy and refusal recommendation from Highways, the proposed crossing would result in the removal of a wide grass verge, causing adverse environmental and drainage impacts, and is therefore deemed unacceptable.

## INFORMATIVES

### 1 Refusal - No negotiation ENTER DETAILS

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 via email 4th Dec.

## Authorising Officer:



Raphael Adenegan

17th December 2024