

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P1595.24

**WARD:** Beam Park **Date Received:** 2nd December 2024

**ADDRESS:** 65 Dunedin Road  
Rainham

**PROPOSAL:** The proposed works include the formation of a vehicular crossover and dropped kerb.

**DRAWING NO(S):** Site location plan  
0197-EAG-00-00-DR-V-101 Rev. P01  
0197-EAG-00-00-DR-V-103 Rev. P01 Existing site plan  
0197-EAG-00-00-DR-V-103 Rev. P01 Proposed site plan  
0197-EAG-00-00-DR-V-104 Rev. P01  
0197-EAG-00-00-DR-V-105 Rev. P01  
0197-EAG-00-00-DR-V-201 Rev. P01  
0197-EAG-00-00-DR-V-301 Rev. P01

**RECOMMENDATION:** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### SITE DESCRIPTION

The application site features a two storey semi-detached property separated into maisonettes, which is located on the northern site of Dunedin Road. No. 65 is the first floor maisonette.

There is an existing off-street parking space and dropped kerb (northwest) at the front on paved forecourt.

The surrounding area is residential and characterised mainly by detached and semi-detached properties.

The site is not within a conservation area and the building is not listed.

### DESCRIPTION OF PROPOSAL

Planning permission is sought is for the formation of a vehicular crossover and dropped kerb (northeast).

As per drawing no. 0197-EAG-00-00-DR-V-103 Rev. P01, a part of the marking of the existing on street parking bays would remove to the northeast for the proposed dropped kerb at approx. 4.6m

wide. The proposed parking space would be 5m x 2.5m. The existing forecourt has already been blocked paved.

## **RELEVANT HISTORY**

No relevant planning history.

## **CONSULTATIONS/REPRESENTATIONS**

Neighbours were consulted about this proposal. No objections were received.

The stakeholders below provided the following comments about the proposals:

LBH Highways - No objections.

LBH Highways Engineers - No objections.

## **RELEVANT POLICIES**

- For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD" .

LONDON PLAN:

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy T6 Car parking

Havering Local Plan (2016-2031)

Policy 7 (Residential design and amenity).

Policy 24 (Parking provision and design).

Policy 26 (Urban Design).

Policy 34 (Managing pollution).

LDF

SPD04 - Residential Extensions & Alterations SPD

NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The proposal is not liable for CIL payments.

## **STAFF COMMENTS**

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

Flats and maisonettes do not enjoy the same permitted development rights that are normally afforded to conventional dwelling houses. Therefore, the submission of a planning application is required for the provision of any hard surfacing such as a car parking space and the formation of a means of access to a highway.

As set out above, there is an existing off-street parking space and dropped kerb (northwest) at the front on paved forecourt.

As per drawing no. 0197-EAG-00-00-DR-V-103 Rev. P01, a part of the marking of the existing on street parking bays would remove to the northeast for the proposed dropped kerb at approx. 4.6m wide. The proposed vehicle parking space would be 5m x 2.5m. The existing forecourt has already been blocked paved.

Given that the existing character of the street scene has already been altered so as for a number of properties to benefit from open driveways with hard standing areas to provide off street parking, on balance, the proposal is considered to cause no undue harm within the surrounding street scene.

## **IMPACT ON AMENITY**

The subject dwelling occupies the first floor of the building and the proposed vehicle parking space is sited away from the ground floor flat (no. 63) windows. It is considered the ground floor neighbour would not be significantly affected by the development, plus there is already an existing vehicle parking space to northwest of the front forecourt.

The adjoining attached neighbouring maisonettes nos. 59 and 61 (west) Dunedin Road has already provided parking and therefore no issues arise in this respect.

The unattached neighbour no. 67 to the east has no hard standing or dropped kerb for a driveway but the proposal would not create any amenity impacts to these neighbouring occupier given the low key type of development proposed and its confinement within the front boundary of the site address.

## **HIGHWAY/PARKING**

No highways or parking issues are considered to arise from the proposals to the northeast. It is noted that a parking bay directly in front of the site would be lost as a result of the proposals but this is judged to be utilised by the occupants of the semi-detached property. Plus, LBH highway officers have already approved the vehicle access and dropped kerb.

## **FLOOD RISK**

It is acknowledged that the application site is located within a Flood zone 2, which is class as medium probability of flooding from surface water at this site. However, no works are proposed to the existing paved forecourt and there is also already an existing surface water drainage channel on site. This is as result of the existing vehicle space to the northwest. As such, officers considered that there is no new flood risk issues raised as result of the proposed dropped kerb.

## KEY ISSUES/CONCLUSIONS

Given the above, the application is considered to be in accordance with the abovementioned policies and guidance and approval subject to conditions 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.

## INFORMATIVES

### 1 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 [highwaysDSO@haverling.gov.uk](mailto:highwaysDSO@haverling.gov.uk) 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.

### 2 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.

### 3 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

### 4 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:

*Habib Neshat*

Habib Neshat

17th February 2025