

Design and Access Statement for Change of Use From Class E (Outbuilding within garden space) to B2 (General Industrial Use) – Repair and Maintenance of Vehicles Including Mopeds. @ 1 Manser Road, Rainham, Essex RM13 8NP

This Design and Access Statement for Class Change of Use has been prepared by JAT Designs for our client Mr Paul Kitt, Owner of 1 Manser Road.

My client Mr Kitt purchased the property some 30 years ago and had lived at the property for just under that amount of time. The property in its current form is recognized on the land registry system as 1 and 1a Manser Road, Rainham, Essex. RM13 8NP

Mr Kitt by trade is a general builder and landscaper who has from the purchase of the property some 30 years ago. Available records show (Google Earth 1999 – History Search) shows that the outbuilding has been there since this period. Mr Kitt has used this outbuilding and some parts of his garden to make garden fencing, pergolas, store his machinery i.e. digger via a side access gate located to the side of no.1 for well over 25 years. At no point during this time has a complaint been received.

Mr Kitt has a resident which has lived at the address for some 16 years with adjoining past neighbours who can confirm this if required in writing.

A right of access to the side of no. 1 Manser Road, has been enjoyed again for over 25 years, a covenant on this access was entered into some 16 years ago.

So over the period of no less than 25 years, no complaints over the use of land have been lodged with Havering Council to our knowledge.

Image from Google Earth Historic Search circa 1999

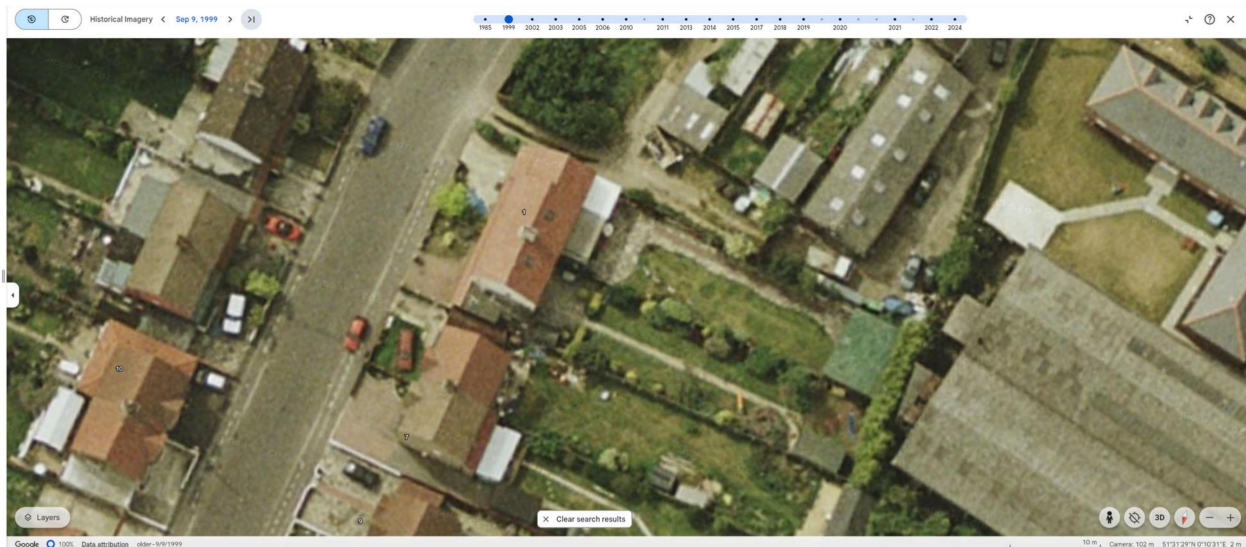


Image from Google Earth Historic Search circa 2010

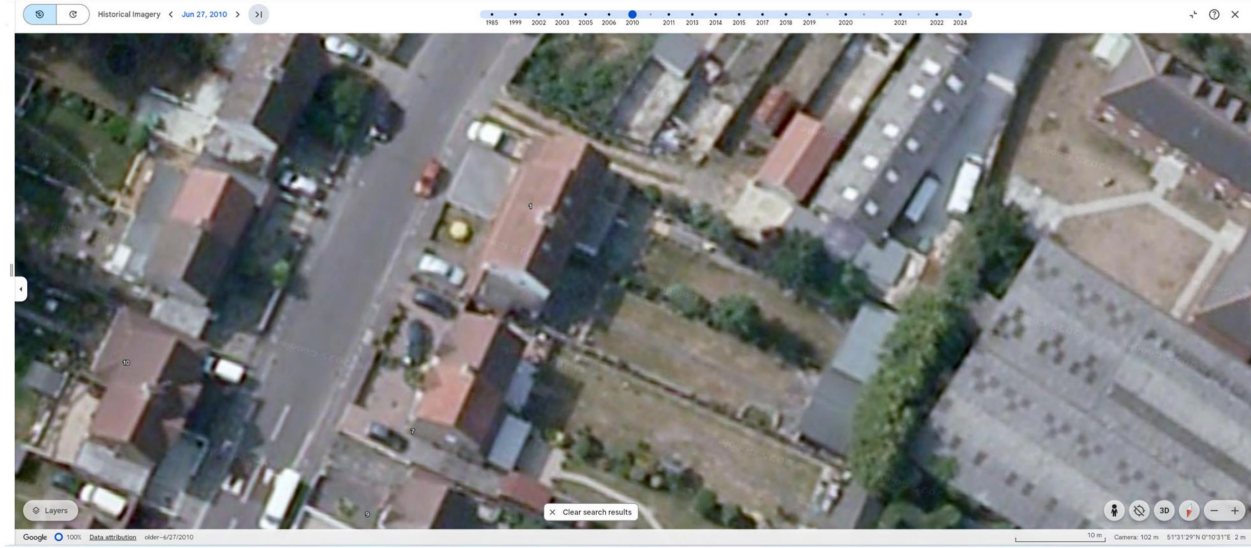


Image from Google Earth Historic Search circa 2020

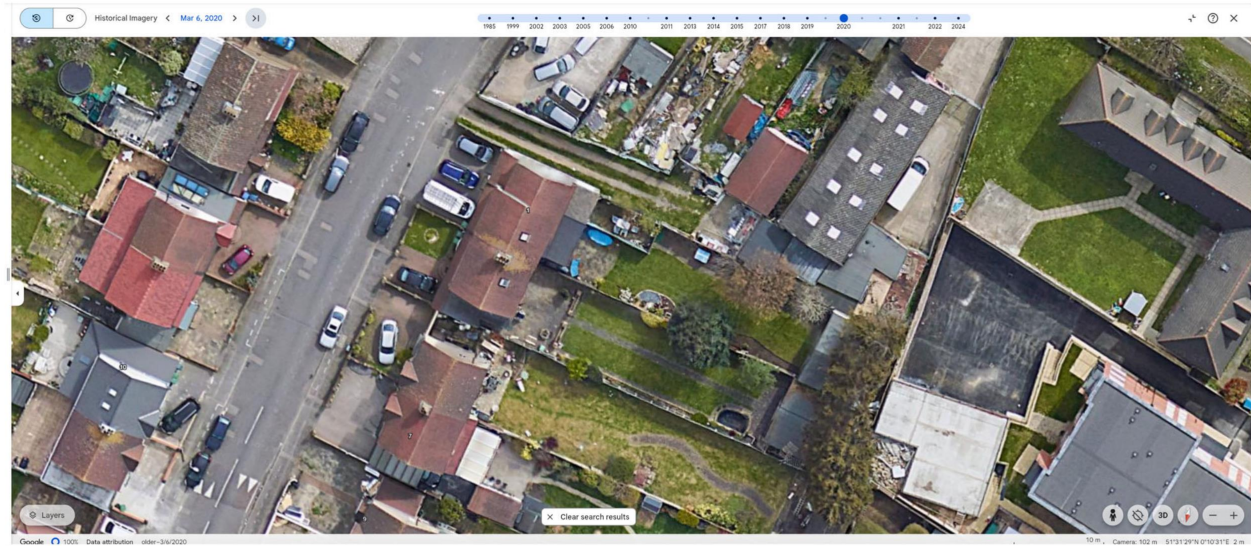
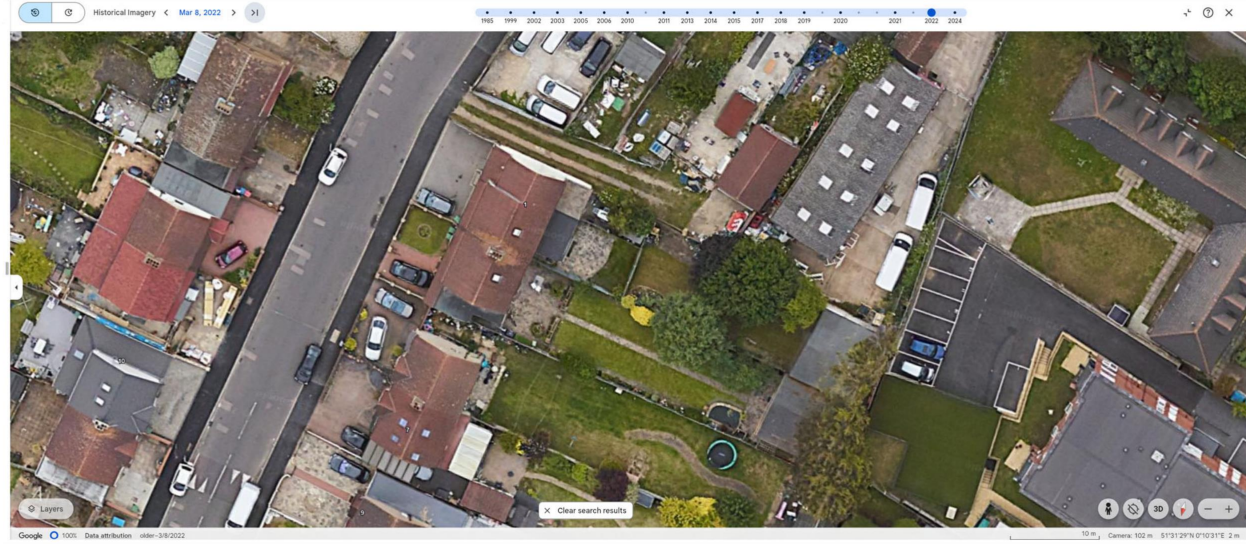


Image from Google Earth Historic Search 2022



Bike point received a visit from the planning enforcement team, notifying them that a noise complaint had been received, and upon further investigation ie letter received by Mr Kitt a change of use application was required in this instance.

We are therefore seeking retrospective approval for a change of use from Class E to Class B2, The outbuilding is currently being used by a Moped repair company (Bike Point), who currently service delivery mopeds within the Rainham, Hornchurch and Romford Areas. The services they provide are general servicing and wheel replacement services. Their current hours are 10:30 am – 7:00 pm. Monday to Friday, 10:30 am – 5:30 pm Saturday and Closed on Sundays.

The adjoining land which sides onto this business, and backs onto the side access, consists of mixed use business from shops to a commercial Chemical cleaning company. Upon my visit to Bike Point I noted that there looks to be a jet wash and cleaning area to the immediate boundary side of the outbuilding. Which I understand can become noisy during the opening hours of their business.

It is understood that the business will remain in operation until a decision has been made with regards to this application.

Both my client and I have tried to make contact with the enforcement officer to discuss this matter but to date have not received any response from them or their team. Mr Kitt informed me that the enforcement officer was concerned over noise coming from the business. We note this and can say that a light use compressor is infrequently used within this business to inflate moped tyres which takes some 30-40 seconds to do. However as noted it must also be pointed out that as we have mentioned there are other businesses in particular the chemical cleaning company which is operating a jet washing facility for their vehicles which as noted sides onto the Bike point Business.

With regards to operating hours we are happy to discuss this, and any other issues during the planning consultation process until a planning decision is made with regards to this application.

Based on the aforementioned information we hope you seek to grant retrospective change of use approval for the scheme being put forward for your consideration.

Many thanks

James Thomas
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JAT Designs
Architectural Designers and Planning Consultants

Rev A – Address Revised at the request of the validation Team 06 03 25