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PLANNING STATEMENT

80 – 82 Lower Bedfords Road, Romford, Essex, RM1 4DQ

Introduction:

This statement accompanies a full planning retrospective application for the subdivision of 80 and 82 Lower Bedfords Road, Romford to facilitate the use of no. 80 as a landscaping business with front entrance gates, storage containers and hardstanding and no. 82 as a tyre fitting/vehicle recovery business with storage containers and hardstanding area including the retention of boundary fence between 80 and 82 Lower Bedfords Road.

This application is to be read in conjunction with drawing nos. 2772/10 (pre-existing) and 2772/11 (existing) prepared by Ken Judge & Associates Ltd with duly completed application forms.

Existing site:

The application site comprises a rectangular shaped plot of land on the south side of Lower Bedfords Road. The site has an approximate width of 62 metres and a depth of 40 metres and is located within the Green Belt. The site is mainly hard surfaced and includes a small single storey outbuilding towards the centre of the land, otherwise the site is currently open. To the north of the site, across Lower Bedfords Road is Bedfords Country Park, to the south is an overgrown field, to the east is a garden centre and to the west is 78 Lower Bedfords Road which is a detached house with outbuildings and landscaped garden. The site is fenced and gated with two vehicular accesses onto Lower Bedfords Road. There is a narrow highway verge and footway.

Proposal:

The proposal is the retention of the subdivision of 80 and 82 Lower Bedfords Road to facilitate the use of no. 80 as a landscaping business with front entrance gates, storage containers and hardstanding and no. 82 as a tyre fitting/vehicle recovery business with storage containers and hardstanding area with the retention of boundary fence between 80 and 82 Lower Bedfords Road.

The site has been separated with a 1800mm high concrete post and panel fence to form two units.

80 Lower Bedfords Road is in use as a landscape business (Chaucer Stone & Landscape Supplies) and sells landscape, fencing and stone supplies.

- Opening hours are Monday – Friday 9.00am – 4.30pm.
- The business has three full time employees.
- Storage containers used for storage of building tools and equipment, hand tools and equipment, office and general items.
- Existing yard is also used for bagging up aggregates and making fencing related products and storing landscaping materials including building related materials, bricks, blocks and timber.

82 Lower Bedfords Road is in use as a tyre fitting/vehicle recovery business with storage containers and hardstanding area.

- Opening hours are Monday – Friday 9.30am – 4.30pm.
- The business has 7 full time employees.
- Items stored in storage containers comprise recovery tools and equipment, hand tools and equipment, other office and general items, some high value vehicle parts.
- Existing yard area used for storage of broken down and damaged vehicles with parking for staff and company's truck.

The separation of the site has already obtained separate postal addresses (80 and 82 Lower Bedfords Road) from London Borough of Havering – received confirmation letter dated 5th February 2025 reference SNN0005/24 and also from Royal Mail.