



PLANNING STATEMENT

**PROPOSAL: RETENTION OF THE GARAGE SHUTTER
(RETROSPECTIVE)**

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1. Introduction

This application seeks retrospective consent for the retention of an existing garage shutter, which was previously required to be removed under planning permission P1052.25. The purpose of this statement is to demonstrate that the retention causes no planning harm.

2. Site and Planning History

The site comprises a convenience store with a Post Office and a rear extension including an integral garage. Previous permission required the removal of the garage shutter to enable parking, but the shutter has been retained. This application relates solely to retaining the garage shutter; all other approved works remain unchanged.

3. Description of the Development

The proposal seeks to retain the existing garage shutter. The garage continues to provide off-street parking only, with the shutter open when in use and closed when not, for security. No changes are proposed to the building's footprint, height, massing, or layout.

4. Planning Considerations

Principle: The space remains fully capable of parking vehicle, maintaining the intent of the previous approval. Retention of the shutter supports security for a commercial premises handling cash and valuables.

Design & Amenity: The shutter is at the rear, not prominent publicly, and is typical of commercial properties. It does not harm the character or appearance of the site or surroundings.

Highways & Parking: Parking functionality is unaffected. The shutter does not obstruct access or manoeuvring, so there is no highway or safety harm.

Security & Safety: The property operates as a Post Office and convenience store, handling cash and valuable goods daily. The rear garage is accessible via a public route, which increases the risk of burglary, unauthorised access, and anti-social behaviour.

Retention of the garage shutter allows the premises to be securely enclosed outside of parking use, reducing opportunities for criminal activity, including theft or drug-related misuse. An open garage could provide a concealed space for intruders and create a safety risk for staff and customers.

By maintaining a secure shutter, the premises remain protected during non-operational periods, supporting a safe and resilient operating environment. This approach aligns with national and local planning objectives to create safe, secure places and reduce opportunities for crime.

5. Planning Balance and Conclusion

The retention causes no harm to parking, highway safety, or visual amenity while providing necessary security. The proposal is minor, policy-compliant, and consistent with the property's character. Permission is therefore respectfully requested for the retention of the garage shutter.