PLANNING STATEMENT

SITE ADDRESS: 28 OAKLANDS AVENUE, ROMFORD, RM1 4DB

PROPOSAL: RETROSPECTIVE PLANNING APPLICATION – REVISED FRONT BOUNDARY TREATMENT AND HARD SURFACING

REVISION: A1

DATE: 13/10/2026

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1. INTRODUCTION

This Planning Statement has been prepared in support of a retrospective planning application for the front boundary treatment and hard surfacing at 28 Oaklands Avenue, Romford. The revised scheme has been developed in response to the reasons for refusal of the previous application (P0461.26) and the subsequent enforcement action. Amendments have been made to the boundary treatment, and a defined surface water management strategy has been incorporated to address the Council's concerns regarding the character of the street scene and the potential for increased surface water runoff.

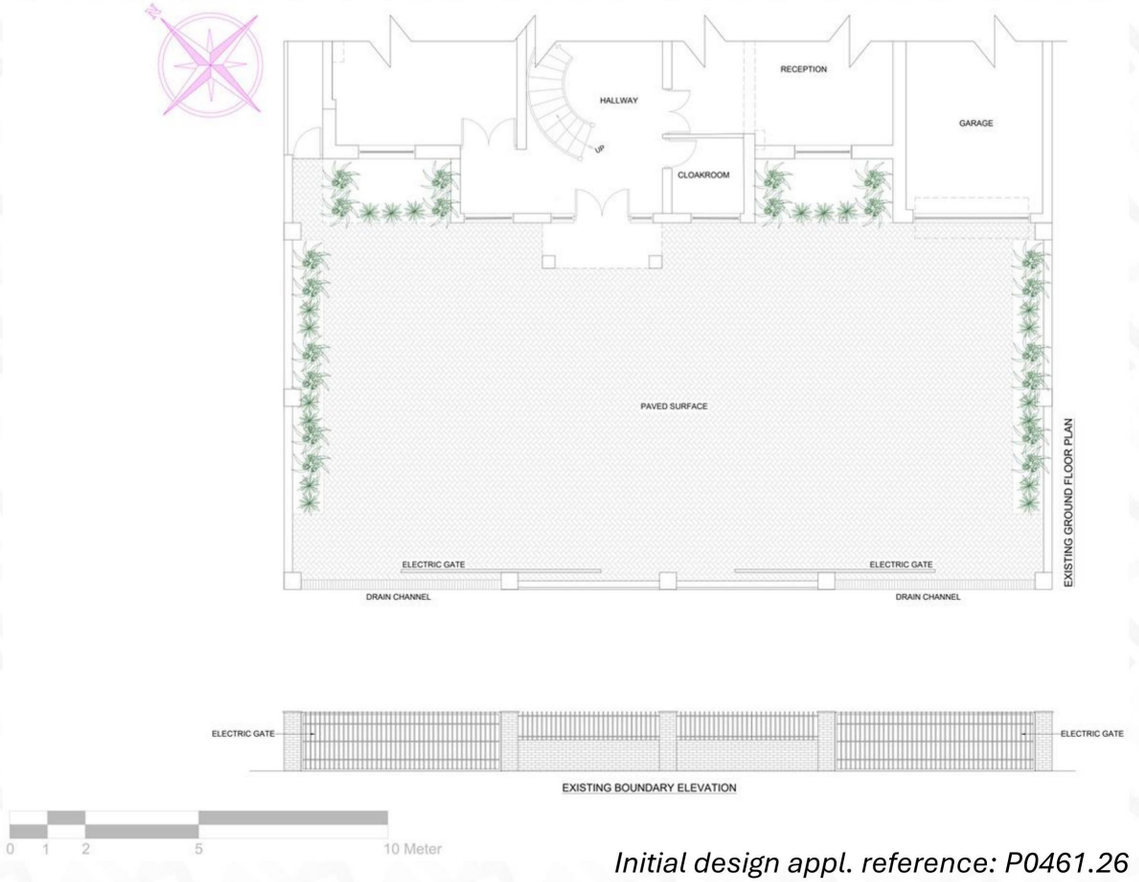
2. PLANNING HISTORY AND BACKGROUND

The works originated from improvements to the front garden of the property. Following the commencement of these works, the Council identified concerns regarding the height and appearance of the boundary treatment and the drainage implications of the proposed hard surfacing.



Google maps image

The previous application was refused on the grounds that the boundary treatment was considered visually inconsistent with the established low-rise boundaries and open, landscaped character of the surrounding area. The Council also identified the potential for uncontrolled surface water runoff to contribute to local flooding.



Initial design appl. reference: P0461.26

An enforcement notice was subsequently issued under reference **ENF/228/26**, requiring the removal of the hard surfacing due to concerns regarding the adequacy of its drainage arrangements.

In response, the applicant has actively sought to resolve the matters raised through engagement with the Council, pre-application discussions **(Ref: W0285.26 Officer: Marnie Smith)** and communication with the enforcement officer. Specialist drainage advice has also been obtained to inform the revised surface water management approach.

The current proposal incorporates amendments intended to address the identified concerns and provide an appropriate basis for the Council's reassessment.

3. DESIGN AND BOUNDARY TREATMENT

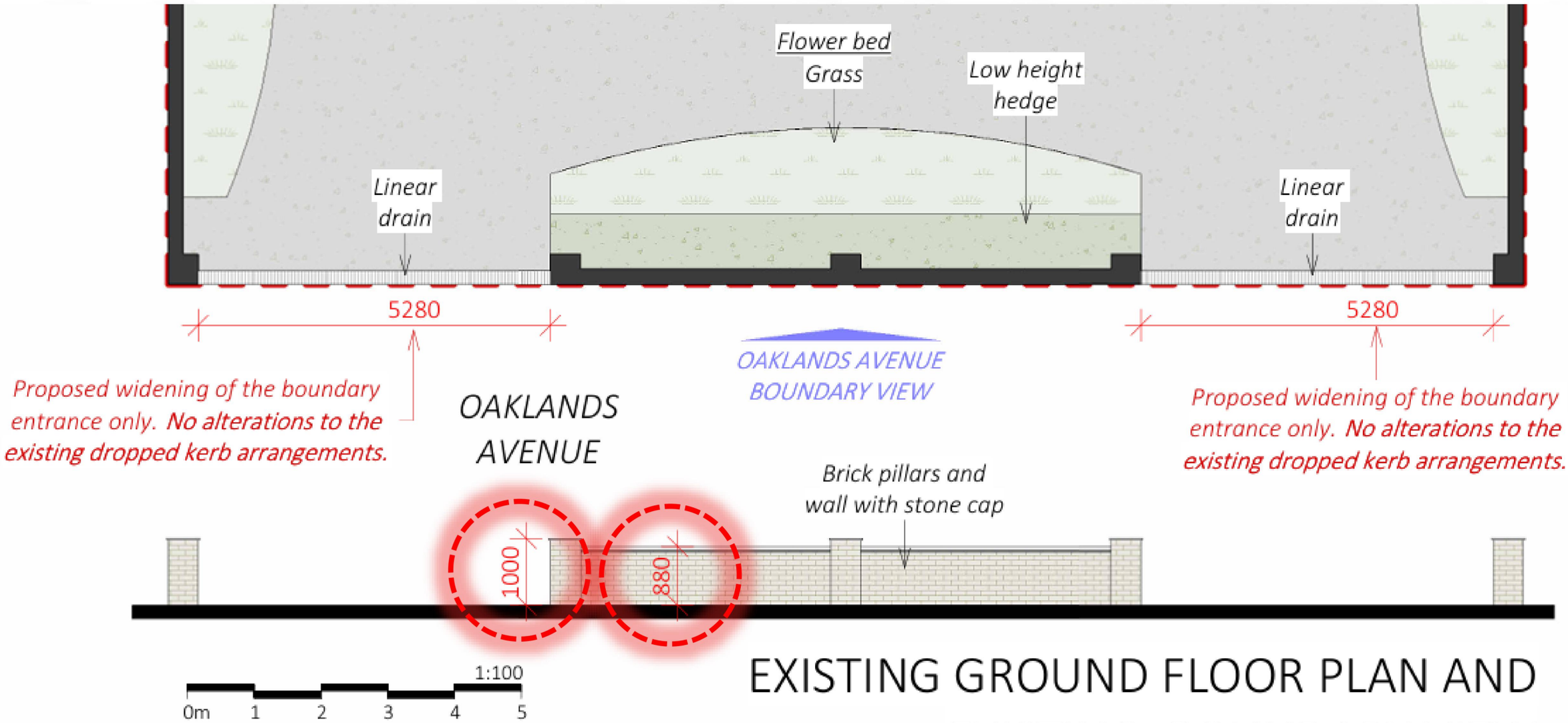
The revised boundary treatment has been simplified and reduced in height to minimise its visual impact and improve its relationship with the surrounding residential street scene. The boundary pillars are retained at a maximum height of 1.0 metre, while the intervening wall has been reduced to approximately 0.88 metres. The previously installed electrical gates and metal fencing have been removed entirely.

These amendments reduce the visual prominence of the boundary and contribute towards a more open and less enclosed appearance.

The revised arrangement is intended to respond directly to the Council's previous concerns regarding the height, design and positioning of the boundary treatment, with particular regard to Policy 26 of the Havering Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

The boundary arrangement has also been considered in relation to the applicable permitted development limitations, subject to the relevant conditions and restrictions.

The existing dropped kerbs and highway access arrangements remain unchanged. All proposed works are contained within the application site.



Proposed revised design

4. SURFACE WATER DRAINAGE STRATEGY

The revised scheme incorporates measures to manage surface water runoff from the hard-surfaced front garden and address the concerns identified in the previous planning decision and enforcement notice.

Areas of soft landscaping, including grass and flower beds, are re-introduced within the front garden to provide opportunities for natural infiltration. In addition, two linear channel drains are provided to collect surface water from the hard-surfaced areas and direct it towards designated landscaped receiving areas.

The channel drain outlets are intended to discharge into suitable stone drainage mattresses beneath the receiving areas, facilitating the dispersal and infiltration of collected surface water within the site.

This approach is consistent with the principles of the Government's guidance on permeable surfacing of front gardens, which identifies directing rainwater to a lawn or border for natural drainage as an appropriate means of managing runoff.

Although this application seeks retrospective planning permission for the development as a whole, the guidance supports the principle of directing surface water towards soft landscaping rather than allowing uncontrolled runoff. The proposed drainage measures are intended to manage surface water at source, reduce uncontrolled discharge and avoid increasing flood risk as a consequence of the development.

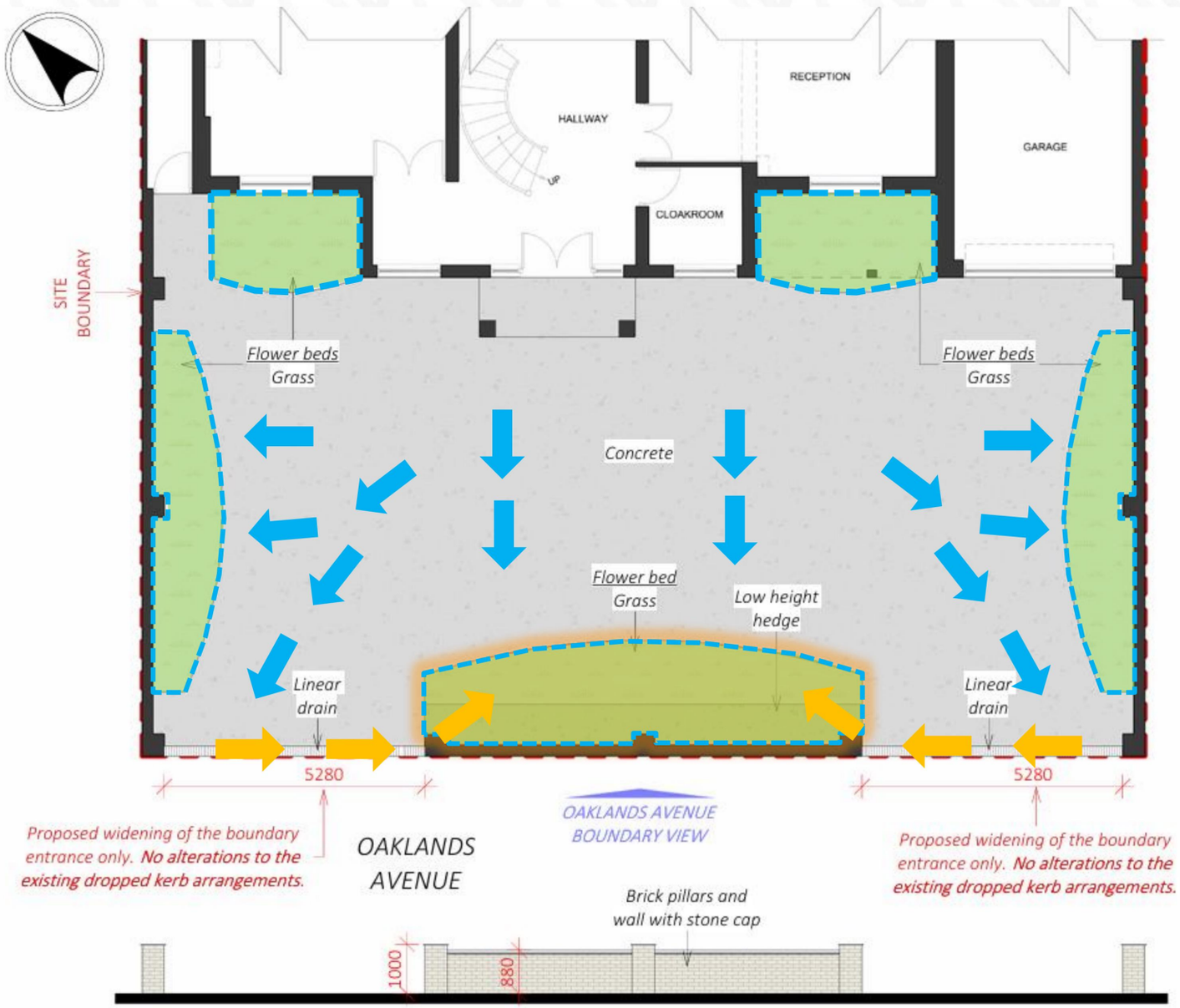
Proposed Surface Water Drainage Strategy

*Linear French drains are proposed to collect surface water from the hardstanding and direct it towards the front flower beds for infiltration, as detailed in the accompanying drainage detail. **The drainage statement confirms that the proposed arrangement will not increase the risk of flooding. No connection to, or alteration of, any existing drainage system is proposed.***

***The pre-existing arrangement provided no dedicated surface water drainage, allowing runoff to discharge directly onto the public** footway. The proposed measures therefore represent an improvement over the previous arrangement by intercepting and managing surface water within the site, reducing uncontrolled runoff towards the highway.*



REFERENCE DETAIL IMAGE



EXISTING GROUND FLOOR PLAN AND EXISTING BOUNDARY VIEW

Proposed revised design

5. PLANNING CONSIDERATIONS

The revised scheme addresses the two principal matters identified by the Council:

- **Visual amenity: The reduction in boundary height and removal of the electrical gates and metal fencing substantially simplify the frontage and reduce its visual prominence, responding to the previous concerns regarding the character of Parkstone Avenue and the surrounding area.**

- **Surface water management: The combination of channel drains, stone drainage mattresses and soft landscaping provides a defined strategy for collecting and dispersing runoff within the site, addressing the previous concerns regarding inadequate drainage provision and potential contributions to local flooding.**

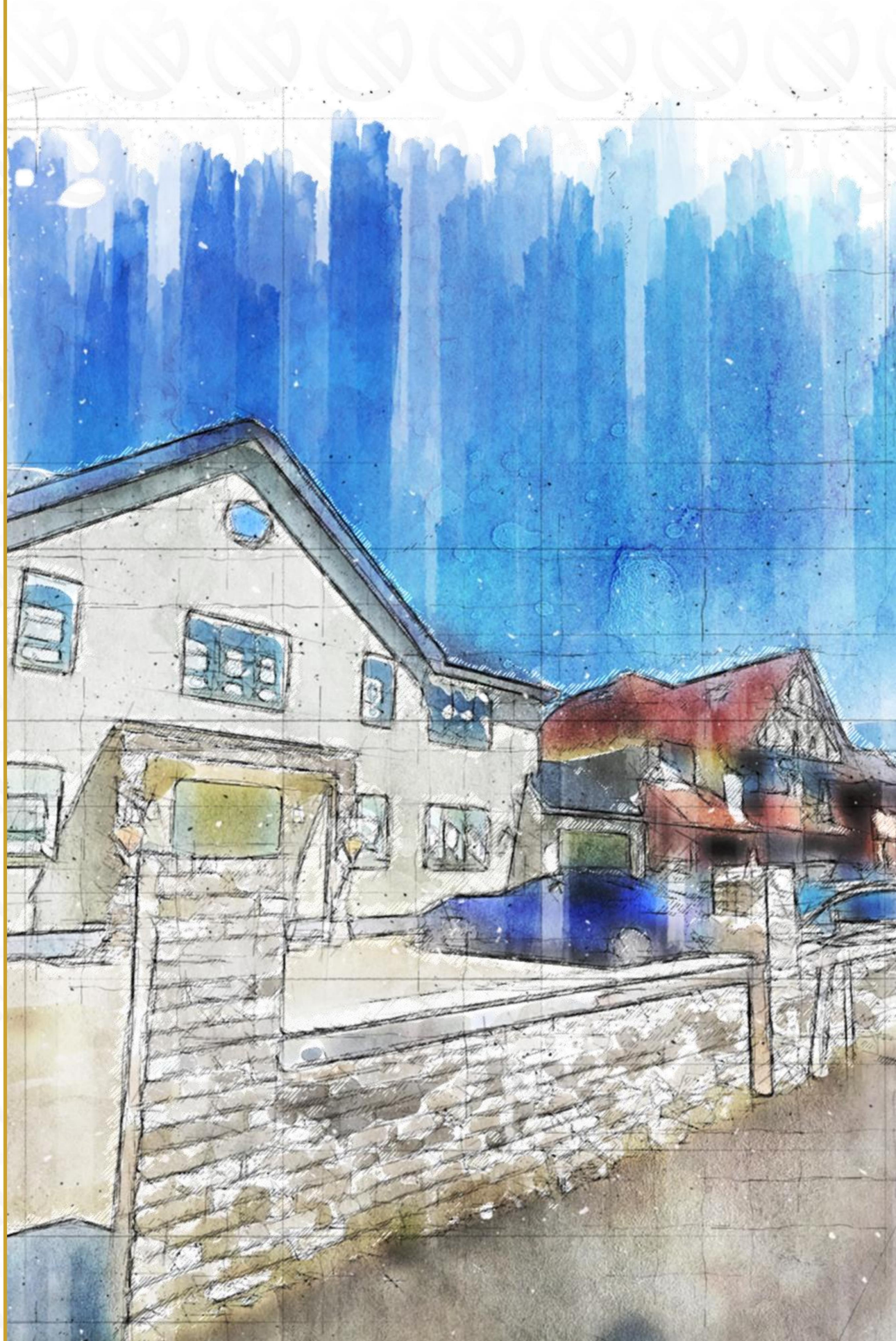
The proposal has been revised with the intention of achieving an appropriate balance between the functional requirements of the front garden, the character of the surrounding residential area and the need for effective surface water management.

6. CONCLUSION

The revised scheme represents a considered response to the Council's previous decision and enforcement concerns. The boundary treatment has been reduced and simplified to improve its visual relationship with the surrounding street scene, while the drainage strategy incorporates measures intended to manage surface water within the site.

The applicant has engaged proactively with the planning and enforcement process and sought specialist advice to inform the revised proposals.

In view of the amendments and the drainage measures incorporated into the scheme, the Council is respectfully requested to assess the application on the basis of the revised proposals and grant retrospective planning permission.



APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

26 OAKLANDS AVENUE



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27 OAKLANDS AVENUE



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APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

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APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

14 OAKLANDS AVENUE



APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

38 MASHITERS WALK



APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

17 OAKLANDS AVENUE



APPENDIX – REFERENCE NEIGHBOURING PROPERTIES

35 MASHITERS WALK

