

London Borough of Barking and Dagenham

Notice of Meeting

DEVELOPMENT CONTROL BOARD

Wednesday, 28 July 2004 - Town Hall, Barking, 7:00 pm

Members: Councillor Mrs J E Bruce (Chair), Councillor I S Jamu (Deputy Chair), Councillor B Cook, Councillor Mrs J E Cooper, Councillor W C Dale, Councillor C J Fairbrass, Councillor Mrs K J Flint, Councillor A Gibbs, Councillor F C Jones, Councillor S Kallar, Councillor D S Miles, Councillor Mrs J E Rawlinson and Councillor J P Wainwright.

Declaration of Members Interest: In accordance with Article 1, Paragraph 12 of the Constitution, Members are asked to declare any direct/indirect financial or other interest they may have in any matter which is to be considered at this meeting

Graham Farrant
Chief Executive

Contact Officer: Paul Kutasi
Tel. 020 8227 2370
Fax: 020 8227 2171
Minicom: 020 8227 2685
E-mail: paul.kutasi@lbbd.gov.uk

AGENDA

1. **Apologies for Absence**
2. **Minutes - To confirm as correct the minutes of 23 June 2004 (Pages 1 - 2)**
3. **Minutes - To confirm as correct the minutes for the Development Control Visiting Panel on 5 July 2004 (Pages 3 - 8)**
4. **Report on Flat Conversions and the Loss of Family Housing (Pages 9 - 14)**

New Planning Applications

Ward

- | | |
|---|---------|
| 5. Plan A: DC/04/00361/FUL - 16 Chittys Lane, Dagenham (Pages 15 - 22) | Valence |
| 6. Plan B: DC/04/00357/FUL - 68 Manor Road, Dagenham (Pages 23 - 26) | Village |

- | | | |
|-----|---|-----------|
| 7. | Plan C: DC/04/00271/FUL - Allotments, Digby Gardens, Dagenham (Pages 27 - 33) | River |
| 8. | Plan D: DC/04/00462/REG3 - John Perry School, Charles Road, Dagenham (Pages 35 - 39) | River |
| 9. | Plan E: DC/04/00438/FUL - 12 St. Chads Gardens, Chadwell Heath (Pages 41 - 46) | Whalebone |
| 10. | Plan F: DC/04/00144/FUL - 24 Gay Gardens, Dagenham (Pages 47 - 52) | Eastbrook |
| 11. | Plan G: DC/04/00150/FUL - 116 Hedgemans Road, Dagenham (Pages 53 - 57) | River |

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12. **Town Planning Appeals (Page 59)**
13. **Delegated Decisions (Pages 61 - 85)**
14. **Any other public items which the Chair decides are urgent**
15. **To consider whether it would be appropriate to pass a resolution pursuant to Section 100A(4) of the Local Government Act 1972**

Private Business

The public and press have a legal right to attend Council meetings such as the Development Control Board, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972). There are no such items at the time of preparing this agenda.

16. **Any confidential or exempt items which the Chairman decides are urgent**

DEVELOPMENT CONTROL BOARD

Wednesday, 23 June 2004
(7:00 - 8:10 pm)

Present: Councillor Mrs J E Bruce (Chair), Councillor I S Jamu (Deputy Chair), Councillor B Cook, Councillor Mrs J E Cooper, Councillor Mrs K J Flint, Councillor A Gibbs, Councillor F C Jones, Councillor D S Miles and Councillor J P Wainwright

Also Present: Councillor F Barns

Apologies: Councillor C J Fairbrass, Councillor S Kallar and Councillor Mrs J E Rawlinson

Councillor Mrs Bruce extended apologies on behalf of the Development Control Board for the appearance of Councillor Cridland's name on the agenda.

17. Minutes - To confirm as correct the minutes of 5 May 2004

Agreed.

18. Plan: A - DC/04/00314/FUL -- 171 Second Avenue, Dagenham

This application was withdrawn.

19. Plan: B - DC/04/00369/FUL -- 184 Billet Road, Marks Gate*

Planning permission was refused due to the following reasons:

1) The proposal does not make adequate provision for private amenity space in accordance with Policy H15 of the Council's Unitary Development Plan and would therefore be detrimental to future occupiers.

2) The proposed development compromises the typical openness of the area thereby adversely affecting the street scene and as such would be out of character with the area and contrary to Policy H13 of the Council's Unitary Development Plan.

3) The proposal does not make adequate provision for the parking of vehicles within the curtilage of the site in accordance with the Council's standards and is therefore contrary to Policy H13 of the Council's Unitary Development Plan.

4) The scheme does not meet the Council's standards for habitable floor area as set out in Policy H16 of the Council's Unitary Development Plan and therefore fails to provide adequately sized rooms in the 1-bedroom flats.

20. Plan: C - DC/04/00357/FUL -- 68 Manor Road, Dagenham

The Member's indicated they were minded to refuse the application, in order to allow for the applicants to speak, the application was deferred to the next

Development Control Board meeting on 28 July 2004.

21. Plan: D - DC/04/00313/FUL -- 23 Western Avenue, Dagenham*

The correct address is 35 Western Avenue.

This application has been deferred pending a site visit.

22. Plan: E - DC/04/00361/FUL -- 16 Chittys Lane, Dagenham

The Member's indicated they were minded to refuse the application, in order to allow for the applicants to speak, the application was deferred to the next Development Control Board meeting on 28 July 2004.

23. Plan: F - DC/04/00358/FUL -- 596 Longbridge Road, Barking

Planning permission is granted, subject to the following conditions:

1. O.1 Details of dustbin enclosures.
2. The first floor flat should be laid out as a one bedroom dwelling, as shown on drawing number 01 rev B, and thereafter permanently retained.

24. Plan: G - DC/04/00360/FUL -- 316 Dagenham Road, Rush Green

Planning permission is granted subject to the following conditions;

- 1) F.1 Soft Landscaping
- 2) F.2 Implementation of Proposed Landscaping
- 3) F.9 Site Levels
- 4) I.5 Vehicular Access
- 5) I.8 Vehicular Parking

25. Delegated Decisions

Received details of delegated decisions for 28 May – 9 June 2004.

* - speakers present

DEVELOPMENT CONTROL VISITING PANEL

Monday, 5 July 2004
(10:30 - 11:10 am)

Present: Councillor Mrs J E Bruce (Chair), Councillor W C Dale and Councillor A Gibbs

Also Present: Councillor Mrs K Flint

Apologies: Councillor I S Jamu, Councillor S Kallar, Councillor Mrs J E Rawlinson and Councillor J P Wainwright

13. Plan: D - DC/04/00313/FUL -- 35 Western Avenue, Dagenham

At the meeting on 23 June 2004, the Development Control Board received representations objecting to the development of 35 Western Avenue, as set out in planning application number 04/0400313/FUL. Having considered the objectors comments and those of the applicant, the Board decided to defer a decision pending a site visit by the Development Control Visiting Panel, with a view to making a final decision in the light of the Panel's recommendations at the next appropriate meeting.

The Panel have visited the site and spoke to the applicants and the objectors. The Members will bring back their findings to the Development Control Board on 28 July 2004 for discussion.

A copy of the original application is attached for ease of reference.

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APPENDIX A for Agenda Item 3

Plan: D DC/04/00313/FUL Village Ward (A)
Address: 35 Western Avenue, Dagenham
Development: Erection of 2 storey rear extension and single storey front extension in connection with conversion of house into two 1 bedroom flats
Applicant: Mr A J Game

Introduction and Description of Development

The application property is an end of terrace house facing south onto Western Avenue. This application relates to a two storey rear extension and the subsequent conversion into two, one bedroom flats. The plans show that each flat will have a bathroom, bedroom and lounge/kitchen area. The plans also show two separate gardens, and two car parking spaces that are accessed from the rear access road.

Background

No relevant history.

Consultations

a) Neighbouring occupiers

Two letters of objection were received, which outlined concerns that the extension would be out of character with the existing properties, that the flat conversion will devalue their properties, the first floor element of the extension will block light to the adjoining property, noise from the proposed flats, and that the neighbour consultation letter was received after the building work had started.

b) Health and Consumer Services- Environmental Protection

Impose condition M.04- Hours of Construction Work

UDP Policy

H10 Conversions
H15 Residential Amenity
H16 Internal Design
H22 and appendix 7 Extensions and Alterations
Car Parking Standards- January 2002

No policy issue.

Analysis

The proposal complies with the above policy, as the car parking standards require a maximum of two off-street spaces, and two spaces are provided at the rear of the garden. Both flats provide a sufficient amount of habitable floor space, in excess of

APPENDIX A for Agenda Item 3

28.5m², and therefore comply with policy H16. In terms of policy H15, this requires at least 20m² of private garden space, and the proposal provides in excess of 50m² for each flat. In terms of the proposed two storey rear extension, this complies with the current policy laid out in appendix 7, as the extension falls within a 45 degree line taken from the corner of both adjoining properties. The extension will be finished with a pitched roof which will match the original roof design.

With regard to the extension being out of character with the area, this extension is to the rear of the property and cannot be seen from the street and therefore it is felt it would not be out of character with the existing street scene. In terms of the alleged devaluing of neighbouring properties, this is not a planning issue. With regard to the rear extension blocking light from the neighbouring property, as mentioned above the proposed extension complies with the guidelines as set out in appendix 7 which will allow a two storey rear extension where the projection of the extension is no greater than the distance between the extension and the nearest corner of the adjoining buildings. With regards to the concerns surrounding noise from the flats, this is considered to be largely a function of the nature of the occupiers. It is arguable whether 2 flats would result in more noise than a single dwelling occupied by a family. However if the neighbouring properties feel that the noise generated from the flats is excessive, they can contact the Noise Team within the Environment Protection Team. Finally with regard to the fact that the building work had started before the neighbour consultation letters had been received, this was because the initial work was being carried out as permitted development. A maximum volume of 50m³ can be built as permitted development on this type of property. In conclusion the proposal accords with Council policy and it is felt that the objections raised by the objectors are not sufficient to warrant a refusal.

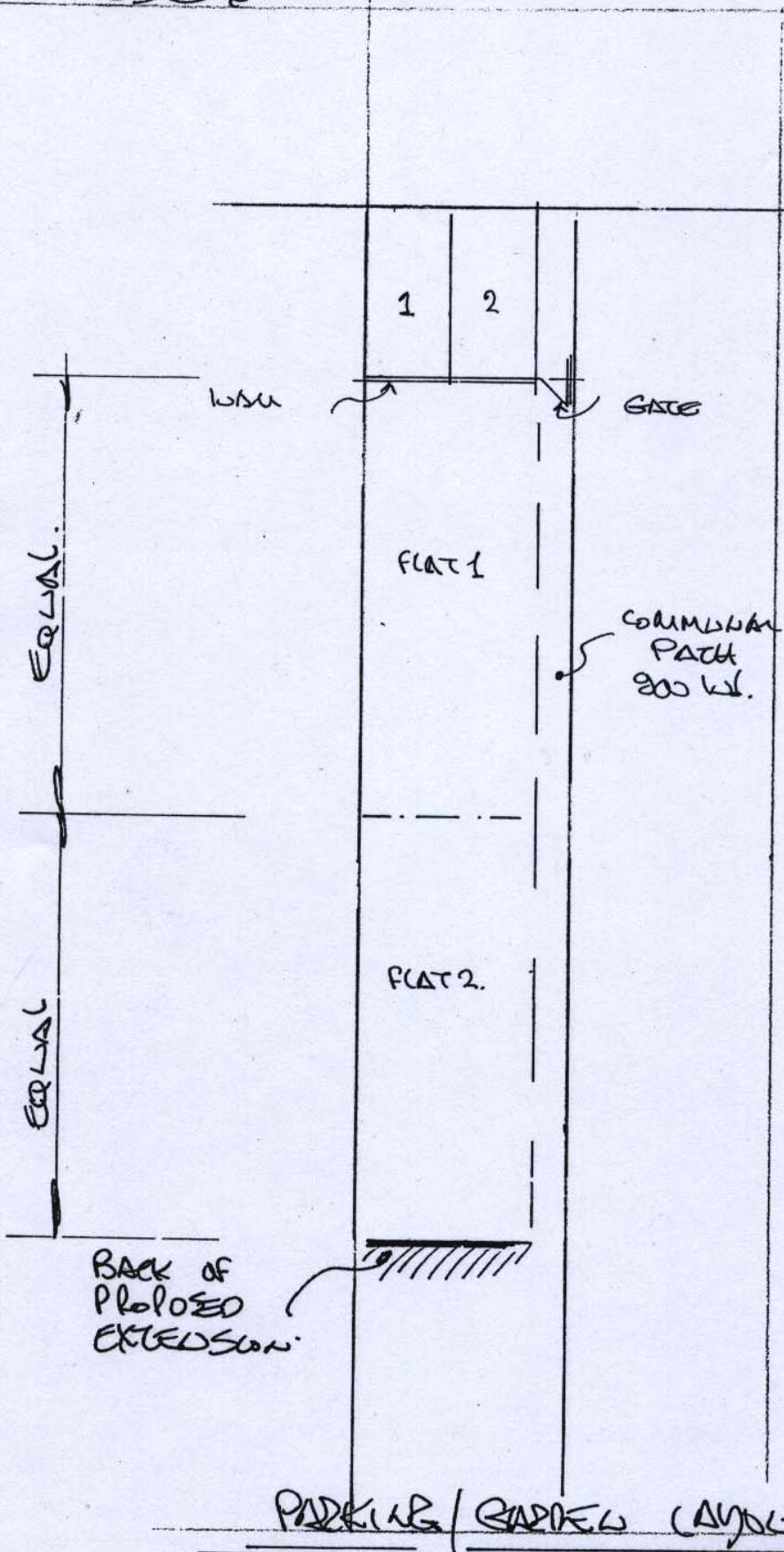
Recommendation

That planning permission be granted, subject to the following conditions:

1. I.6 Completion of Car Parking
2. Q3 Matching Facing Materials
3. The garden areas indicated on drawing no. SK.01 shall be laid out prior to the occupation of the flats, and thereafter retained permanently for the enjoyment of the occupiers of the premises and not used for any other purpose.
4. The first floor flat should be laid out as a one bedroom dwelling, as shown on drawing number 01 rev B, and thereafter permanently retained.

GRUPE
35 WESTERN AVE
DAGENHAM
ESSEX.

MAP OF
SK. 01.

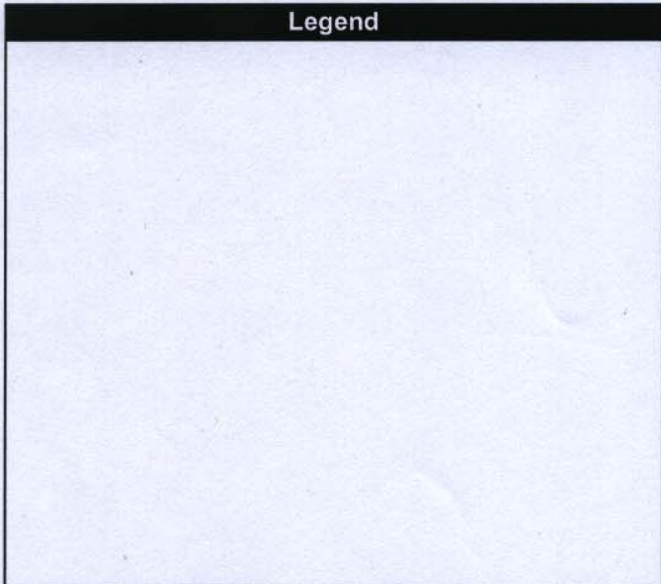


PARKING BAYS
2.5M x 5M.

$$\frac{6.25 - .9}{.40} = 5.35$$

DC/04/00313/FUL

23 Western Avenue, Dagenham



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Organisation	London Borough of Barking and Dagenham
Department	Leisure and Environmental Services
Comments	Not Set
Date	09 June 2004
SLA Number	Not Set

THE DEVELOPMENT CONTROL BOARD

28 July & 3 Aug 2004

REPORT FROM THE TOWN PLANNING MANAGER

Flat conversions and the loss of family housing		FOR INFORMATION	
<i>No funding implications</i>			
<p>Summary</p> <p>Members of both Development Control Boards have expressed concerns that there seems to be an increase in the number of 3/4 bedroom houses that are being converted into 1 and 2 bedroom flats in the Borough. It is considered that this is resulting in a loss of family housing and that the accommodation being provided is of poor quality and detrimental to the overall quality of the environment. The purpose of this report is to quantify the scale of the problem and to assess the effectiveness of current policy with a view to future review.</p> <p>Recommendation</p> <p>The Development Control Board is requested to note this report</p>			
Ward Affected – All			
<p>Reason</p> <p>To assist the Council in achieving its Community Priorities of, <i>Improving health, housing and social care, promoting equal opportunities and celebrating diversity and raising pride in the Borough</i></p>			
Contact			
Tim Lewis	Group Manager Development Control	Tel:	020 - 8227 3706
		Fax:	020 - 8227 3916
		Minicom:	020-8227 3034
		E-mail:	tim.lewis@lbbd.gov.uk

1. Introduction

Due to the continuing rise in house prices and the number of persons who are buying premises to let for profit, the Borough has seen an increase in planning applications for flat conversions. Members will recall that this type of application was very common in the last housing boom, which saw planning applications for conversions to one and two bedroom flats becoming very prevalent. This time round there are two distinct differences in the situation. Firstly, the thrust of Government Policy is to allow conversions where possible and secondly the loss of the protective covenants on former Council Houses means that there are applications for conversions in areas which previously were protected.

However we also now have an adopted UDP Policy which allows the Local Planning Authority to refuse applications which do not comply, and have a reasonable chance of successfully defending them on appeal.

Both Development Control Boards have noticed an increase in flat conversion applications and have expressed concerns over the loss of family housing and the standard of accommodation being provided. This has resulted in Members being minded to overturn the Officers recommendation for approval. Whilst Members concerns are understood this is problematical as the decisions are then contrary to the Councils own UDP Policies. The Government is committed to a plan led system and this is given statutory force by S.54A of the Town & Country Planning Act 1990. Where an adopted or approved development plan contains relevant policies, section 54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the plan should not be allowed unless material considerations justify granting a planning permission. This means that a developer should be reasonably confident of receiving planning permission if his or her application meets the UDP Policies. Any appeal against a refusal for an application which meets policy is almost certainly going to be successful and is likely to result in costs against the Council.

This report will set out the current trends in applications, re iterate the current policy and compare it to adjoining Boroughs and advise Members of their options to alter the current policy.

2 Background

Attached to this report is a copy of the Councils Flat Conversion Policy H.10. This basically gives 6 criteria regarding conversions and covers the number in any one street, car parking and front gardens, internal floorspace standards, refuse collection and amenity space. The plan acknowledges the need for low cost units but also states that it is necessary to ensure that reasonable stocks of small/medium sized family dwellings are retained. This is the purpose of H.10(i) which states that flat conversions should not exceed more than 10% of properties in the street and no two adjacent properties should be converted.

The London Borough of Havering's policy is less strict and only requires that a flat be of 'adequate size and be self contained with a reasonable outlook.' It also requires 'a private sitting out area'. The London Borough of Newham's Policy differs again and will allow conversions of premises with an original gross floor area of over 120m²; provided that parking is available on site or sufficient off site capacity exists. Four Wards in Newham have been identified as saturated. That is some streets have more than 25% of the premises converted to flats. In these areas only streets with less than 25% are considered suitable for further conversions. The London Borough of Redbridge Policy allows for conversions of premises over 125 m² floor area or where such a conversion would regularise an existing situation of multiple occupation. They also have amenity space and parking requirements similar to our own.

As can be seen this Borough's Policy is actually more restrictive in many ways than our neighbours and is the only one which actually contains minimum floor space standards for individual units. As a result the figures relating to the conversion of houses to flats are revealing.

In 2003 there were 23 such applications of which 6 were approved, 4 withdrawn and 13 refused. This equates to only a 26% success rate.

This year we have received 31 applications for conversion of houses. Despite this increase we have approved 5, refused 13, 6 have been withdrawn and 7 are pending. These 7 include those deferred from DCB. Whilst the number of applications has increased the success rate has decreased to 21.19%.

3 Analysis

Given these figures it would be difficult to justify the refusal of an application solely on the grounds of the loss of 3/4 bedroom houses, provided that all other policy requirements are met. Such refusals will result in lost appeals. This is of particular relevance in respect of the new Best Value Performance Indicator that will judge the Council on the number of successful appeals which is considered to be a guide to the quality of decision making. Also of relevance are the Council's existing Best Value Performance indicators BVPI 109 which relates to the number of applications dealt with within the required timescales. Flat conversions should be resolved within 8 weeks and the current trend for deferral to refuse or for site visits means that most will go over this result. Planning BVPI's are critical to the amount of Planning Delivery Grant received from Government and, more critically, to the overall grading of the Council. Members are therefore requested to consider carefully the ramifications of refusing applications on conversions contrary to Officer recommendation.

In return Members' concerns will be recognised and applications will be required to accord strictly to policy and this will include the requirement that access to amenity space will be required for both flats, which will make conversion of mid terrace premises very difficult.

The number of applications is, at present, quite low and although the figure is increasing, there is time to re-assess the current policy in a more measured manner. Planning Policy for the purposes of determining an application is only given substantial weight on appeal if it has been the subject of a full public consultation exercise prior to formal adoption. A revised policy approved by DCB Members only does not have this required 'weight'. Inspectors determining an appeal will still return to the UDP policy and subsequent Government advice. Planning and Policy Guidance 3 – Housing, specifically mentions conversions as a source of additional housing stock. In Para 14 it states that Local Authorities should promote conversions by taking a more flexible approach to Development Plan standards with regard to densities, car parking, amenity space and overlooking. (Para 41). This approach is also reflected by the London Plan in the drive for 30,000 additional homes per year in the capital. Both these documents post-date the Unitary Development Plan and would be given significant weight on appeal. Appeals against refusals may still be successful given this support from Central Government, but if it can be shown that the policy is infringed costs can normally be avoided.

Following from this it is felt that a revised policy can be included as part of the ongoing work around the new Local Development Frameworks which replace the UDP. As this will require full consultation this may take some time but will ensure that any changes or strengthening of the Policy is done in such a manner that it has the weight required for appeal purposes.

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CONVERSIONS

POLICY H10

PROPOSALS FOR RESIDENTIAL CONVERSIONS WILL NORMALLY BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:-

- i) THE NUMBER OF HOUSES CONVERTED INTO FLATS OR MULTIPLE OCCUPATION HOUSING IN ANY ROAD (INCLUDING ANY UNIMPLEMENTED PLANNING PERMISSIONS FOR A CHANGE OF USE) SHOULD NOT EXCEED 10% OF THE NUMBER OF HOUSES IN THE ROAD AND NO TWO ADJACENT PROPERTIES APART FROM DWELLINGS SEPARATED BY A ROAD SHOULD BE CONVERTED;
- ii) OFF-STREET CAR PARKING PROVISION SHOULD BE PROVIDED TO AT LEAST THE COUNCIL'S MINIMUM STANDARDS AS OUTLINED IN POLICY H17 AND APPENDIX 6.7. THERE SHOULD BE NO ADVERSE EFFECTS ON HIGHWAY SAFETY OR MOVEMENT;
- iii) WHERE A PROPOSAL WILL RESULT IN THE HARD-SURFACING OF THE FRONT GARDEN, THE CHOICE OF MATERIALS WILL NEED TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY. NO MORE THAN 50% OF THE FRONT GARDEN AREA SHOULD BE HARD- SURFACED. NEW LANDSCAPE WORK SHOULD BE PROVIDED AND, WHERE POSSIBLE, EXISTING LANDSCAPE WORK SHOULD BE RETAINED;
- iv) ANY CONVERSION SHOULD HAVE REGARD TO THE GUIDELINES OUTLINED IN POLICY H16 ON INTERNAL DESIGN;
- v) ADEQUATE STORAGE SHOULD BE ACHIEVED AS OUTLINED IN APPENDIX 4 ON REFUSE COLLECTION AND STORAGE STANDARDS;
- vi) PRIVATE AMENITY SPACE SHOULD BE PROVIDED TO STANDARDS OUTLINED IN POLICY H15 ON RESIDENTIAL AMENITY.

NOTE

Applicants should note dwellings formerly owned by this Council or the Greater London Council will be subject to covenants forbidding flat conversions; the granting of planning permission will not waive these or any other covenants. Applicants may, therefore, consider it advisable to discuss with the Controller of Housing, before making a planning application, the likelihood of a waiver of the covenants being granted; formal application for waiver of the covenants will not, however, be considered until planning permission is granted.

Justification

- 10.1 The Council acknowledges the need for small, relatively low cost units of accommodation, and accepts that the conversion of larger dwellings can help achieve a more efficient use of the current housing stock.
- 10.2 However, it is necessary to ensure that the proposed units meet certain basic standards with regard to size, shape and layout in order to avoid the creation of substandard housing. It is also necessary to ensure that a reasonable stock of small/medium-sized family dwellings are retained in the Borough to cater for families seeking to move out of flatted accommodation into a house.

- 10.3 The cumulative effects of flat conversions also need to be carefully assessed, as such developments can prejudice the character and amenity of an area. In general, the conversion of family dwelling houses into flats will result in an intensification of the use of the property in terms of the number of pedestrian and vehicular movements to and from the property, and introduce a relatively mobile population in otherwise stable residential areas. This is because many flat owners' view their property as the first 'rung on the housing ladder', and will be seeking to 'trade up' to a larger dwelling as soon as their financial circumstances permit.
- 10.4 In addition, flat conversions may also result in other undesirable environmental effects such as the hard-surfacing of garden areas; a proliferation of refuse storage areas and the construction of large extensions which, taken together, can be harmful to the overall appearance and character of the area.

Plan : A DC/04/00361/FUL Valence Ward (A)

Address : 16 Chittys Lane, Dagenham

Development : Erection of two storey rear extension and loft conversion in connection with the conversion of the existing dwelling into one 1 bedroom flat and one 2 bedroom flat.

Applicant : Mr & Mrs Qureshi

Introduction and Description of Development

The application property is a two storey mid terrace dwellinghouse on the west side of Chittys Lane. The current proposal is to erect a two storey rear extension and loft conversion in connection with the conversion of the existing dwelling into one 1 bedroom flat and one 2 bedroom flat. The extension extends the depth of the rear of the house by 3.6 metres and does not run the entire width of the rear of the house, a one metre wide space being left to the south to enable access to the rear garden. The loft conversion does not entail the formation of a dormer window.

Background

No previous planning history.

Consultations

a) Adjoining occupiers were consulted. Three letters of objection were received, one from each of the two adjacent properties and one from a property on Greenway whose garden backs onto the rear garden of 18 Chittys Lane (the property to the south of the application property).

Objections raised were:

1. Noise from use.
2. Noise from works.
3. Air pollution from works.
4. Loss of light.
5. Loss of privacy
6. Character of future tenants.
7. Design.

8. Loss of wildlife (not protected species).
9. Overdevelopment.
10. Increase in demand for parking in the street.
11. Increase in demand for parking by builders.
12. Disruption of services during construction.
13. Contravention of the 45 degree rule specified in the UDP Appendix 7.3(d).
14. Reduction of the garden space to an area below that required in UDP policy H15.
15. That the proposal will adversely affect the character and amenity of the area (policy H10 and H11).
16. That the tenants will be transient.
17. Structural considerations and the qualifications of the builders.
18. Disruptions due to work.

U.D.P. Policy

H10 – Residential Conversions and Appendix 6.7 - Parking.

H15 – Residential Amenity.

H16 – Internal design.

H17 – Car Parking / Interim Parking Standards

H22 – Extensions and Alterations - Appendix 7.

No policy issue.

Analysis

The proposed flat conversion complies with all relevant UDP proposals. The one bedroom flat has a habitable floor area of 31 square metres; The two bedroom flat has a habitable floor area of 47.4 square metres. Both exceed the minimum requirements. The garden space required for a two bedroom flat is 40 square metres and for a one bedroom flat 20 square metres giving a total requirement of 60 square metres. The rear garden of 16 Chittys Lane currently has an depth of 17 metres, this would be reduced to 13.4 metres which is over the 12 metres required by policy. The rear garden has an area of 93 square

metres which would be reduced to 73 square metres, this is in excess of the 60 square metres required by policy.

Parking Standards require a maximum of 2 off street parking spaces for the development. The dwelling already has off street parking for two cars on the hardstand to the front of the property and thus complies with policy.

The objections received have been noted, but Members are advised that the following comments are not planning issues and cannot be considered in this analysis: Character of future tenants, loss of wildlife (not protected species), increase in demand for parking by builders, disruption of services during construction, transience of tenants, structural considerations and the qualifications of the builders and disruptions due to work.

Noise from works and air pollution from works will be controlled by Housing and Health.

The remaining objections will be considered on a point by point basis.

1. Noise from use: There is no evidence to suggest that the noise levels from a flat conversion would be significantly in excess of those generated by a family house.
2. Loss of light: Both of the adjoining buildings have single storey rear extensions. In the case of 14 Chittys Lane the extension has a depth of 2.58 metres which means that the proposed 3.6 metre extension will project beyond it by 1.02 metres, the distance between the two is 1.2 metres and is therefore acceptable. In the case of 18 Chittys Lane the extension has a depth of 3.1 metres which means that the proposed 3.6 metre extension will project beyond it by 0.5 metres, the distance between the two is 2.85 metres and is therefore acceptable.
3. Loss of privacy: The proposed extension has no windows to the sides and there would be no overlooking to the adjoining premises. To the rear, the nearest house is 60 metres away and no overlooking would occur as it is screened by foliage. It is not felt that this situation will be significantly altered by the velux window to the second bedroom.
4. Design: The proposed extension is not visible from the street or any public place, it has a pitched roof which matches the pitch of the existing roof and thus conforms to policy.
5. Overdevelopment: 16 Chittys Lane has a large rear garden of which the extension would cover a relatively small area. The extension does not cover the entire width of the house and the first floor is set in by 1.1 metres to the south and to the north the front of the extension is set in by one metre. It is not considered that the extension is overdevelopment.
6. Contravention of the 45 degree rule specified in the UDP Appendix 7.3(d): This has been covered under loss of light above.

9. The proposal will adversely affect the character and amenity of the area (policy H10 and H11): Many of the points in these policies have been addressed above. The remainder will be addressed here-

The number of houses converted into flats or multiple occupation housing in any road should not exceed 10% of the number of houses in the road and no two adjacent properties apart from dwellings separated by a road should be converted.

None of the other houses in the road has planning permission for conversion. The policy is thus not contravened.

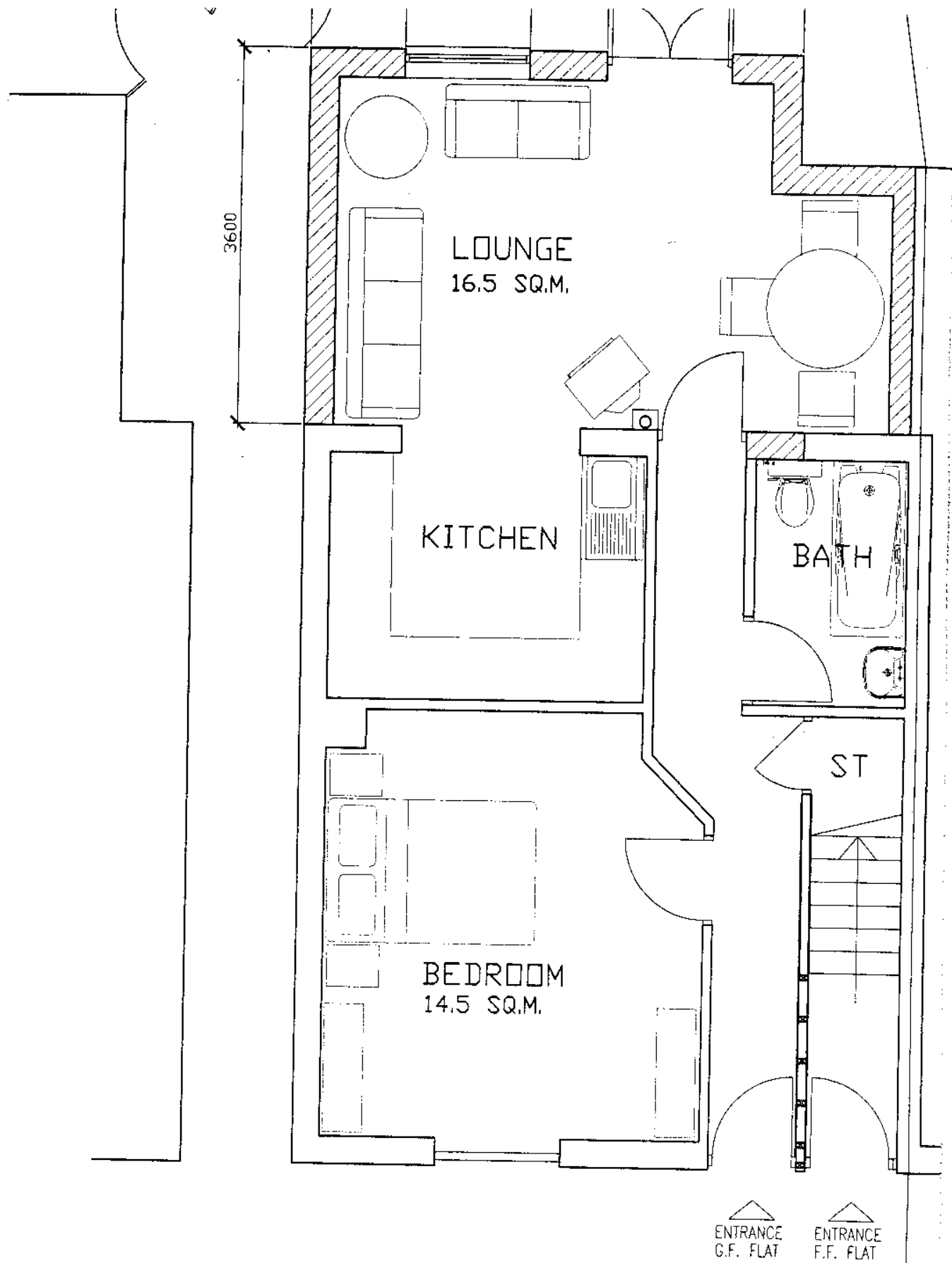
Adequate storage should be achieved as outlined in Appendix 4 on refuse collection and storage standards. This can be covered by the imposition of a condition to cater for the provision of a refuse enclosure which will be kept as low as possible, constructed in materials to match the front elevation of the property and provided with a waterproof lid and doors.

In conclusion, the proposed development is considered to be appropriate in size, siting and design and complies with the Borough's policy.

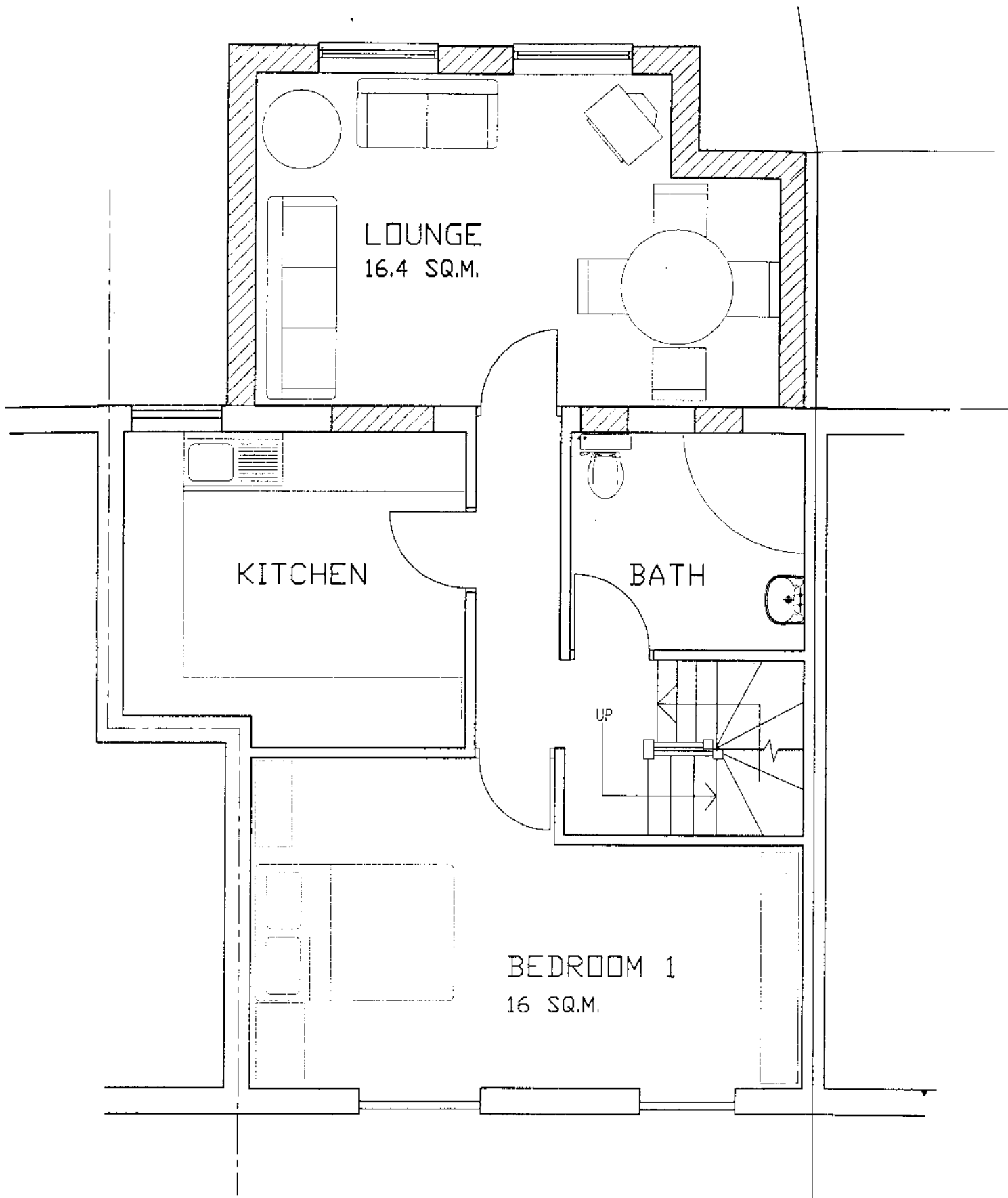
Recommendation

That planning permission is granted subject to the following conditions:

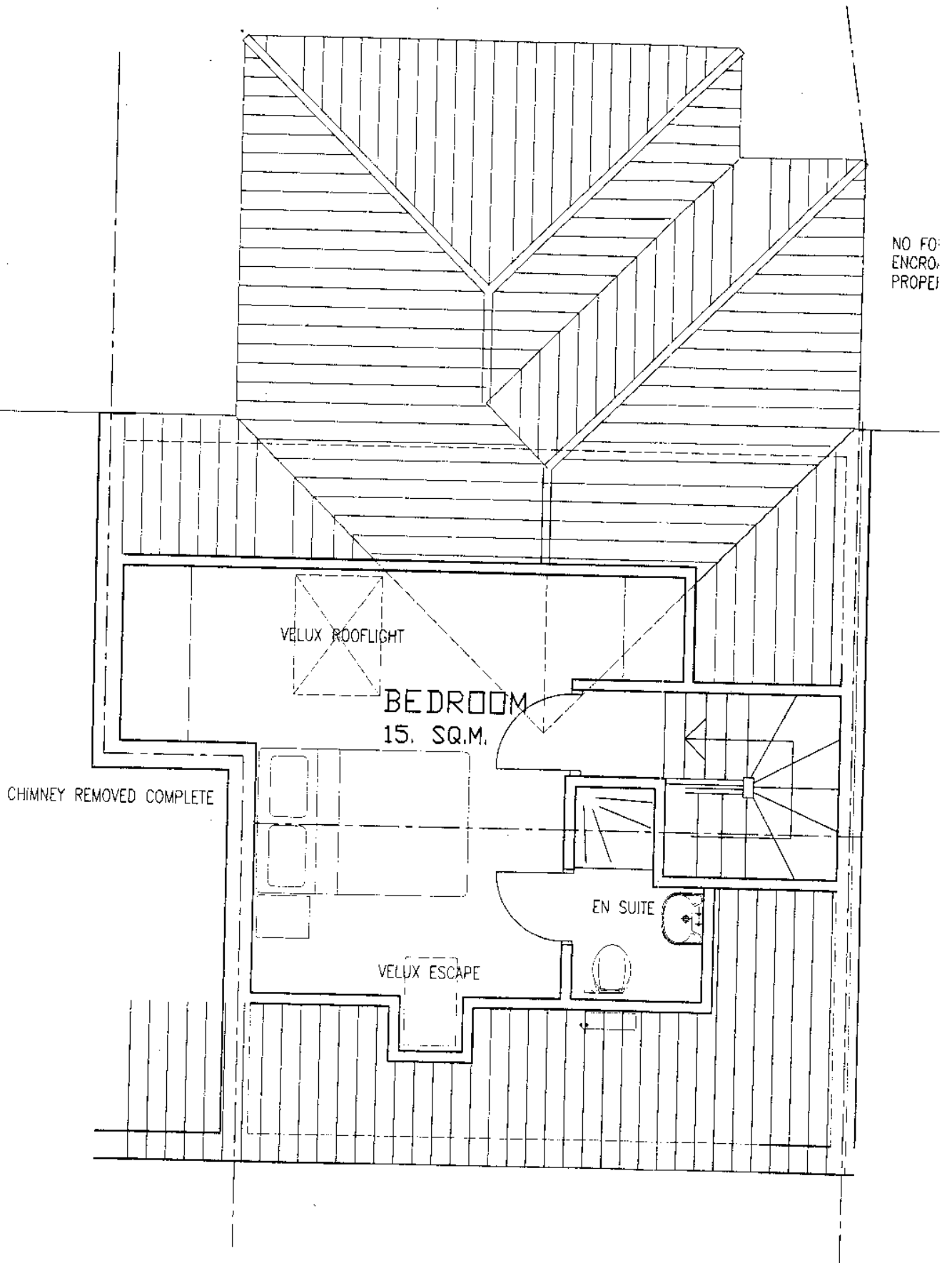
1. O1 Details of dustbin enclosures.
2. Q3 Matching facing materials
3. The two parking spaces to the front of the property shall be retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.



PROPOSED GROUND FLOOR



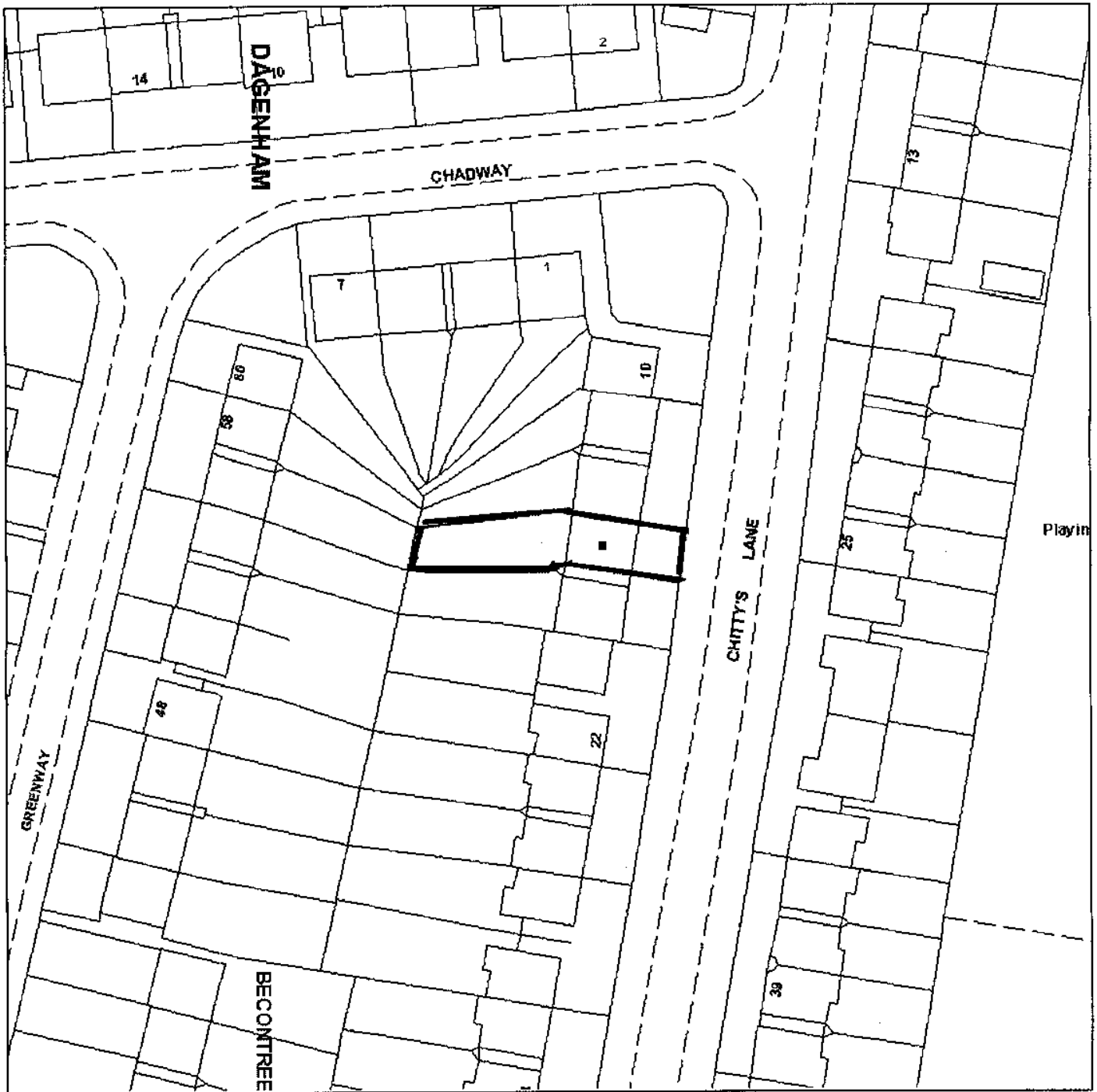
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

16 Chittys Lane

DC/04/00361/FUL



Scale : 1:625

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Organisation	LBBD
Department	LES
Comments	
Date	20 July 2004
SLA Number	Not Set

Plan: B DC/04/00357/FUL Village Ward (A)

Address: 68 Manor Road, Dagenham

Development: Erection of part first floor rear extension in connection with the conversion of existing dwelling into two 1 bedroom flats

Applicant: Mr Sarabjit Singh

Introduction and Description of Development

The application property is a mid terrace house facing north onto Manor Road. This application relates to a part width first floor rear extension and the subsequent conversion into two, one bedroom flats. Each flat has a lounge/dining area, one bedroom, bathroom and kitchen. Two off-street car parking spaces are shown, along with a garden area for the ground floor flat.

Background

No relevant history.

Consultations

- a) Adjoining Occupiers
No responses received.
- b) Environmental Protection
No adverse comments

UDP Policy

H10 Conversions
 H15 Residential Amenity
 H16 Internal Design
 H22 and appendix 7 Extensions and Alterations
 Car Parking Standards- January 2002

No policy issue.

Analysis

The proposal provides two, one bedroom flats and in terms of policy the proposal complies with the vast majority of the policies outlined above. Both flats provide in excess of 28.5m² of habitable floor space, which means that the proposal complies with policy H16. With regard to policy H15, this requires that each flat should have at least 20m² of private garden space. The property has a good sized rear garden although it is only feasibly accessed by the ground floor flat. However, as the first floor flat has only one bedroom and would not be likely to be occupied by a family, it is not considered imperative that this flat has direct access to the garden. The front garden is currently hard surfaced but in order to comply with Policy H10 it is

proposed to lay part of it to lawn to soften the impact of the car parking. In terms of car parking, two off-street spaces are shown, one in the front garden and one to the rear which is accessed via a rear access road. With regard to the proposed first floor extension to the rear, this complies with the guidelines set out in appendix 7 as the extension does not exceed a 45 degree line taken from the nearest corner of the adjoining buildings. The applicant has modified the proposal in order to provide a pitched roof on the extension to accord with Council policy.

In conclusion, the proposal complies with all substantive Council policies and it is not considered that the lack of direct access to the garden for the first floor flat is sufficient to warrant refusal of permission.

Recommendation

That planning permission be granted, subject to the following conditions:

1. I.6 Completion of Car Parking
2. Q3 Matching Facing Materials
3. The front garden area indicated on drawing no. 147/02 rev B shall be laid out prior to the occupation of the flats, and thereafter retained permanently for the enjoyment of the occupiers of the premises and not used for any other purpose.

MANOR ROAD

existing drive

CA

CA

SOFT AREA
WALK WAY

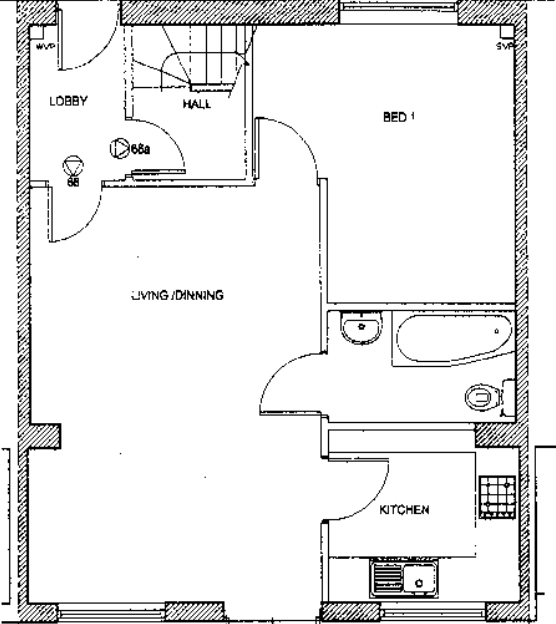
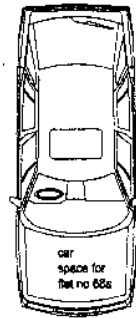
PROP. CAWN

HEDGE

ADJOINING H. No 66

ADJOINING H. No 70

68 & 68a



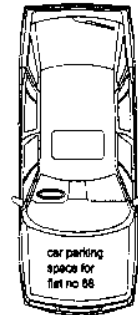
PROP. EXTENSION
WITH PITCHED TILED
ROOF
COLOUR RED

ADJOINING PROPERTY
MAIN BUILDING AND
REAR EXTENSION
RENDER FINISH

15000 APP.
GARDEN LENGTH

12000 APP.
GARDEN LENGTH

EXIST. GARAGE



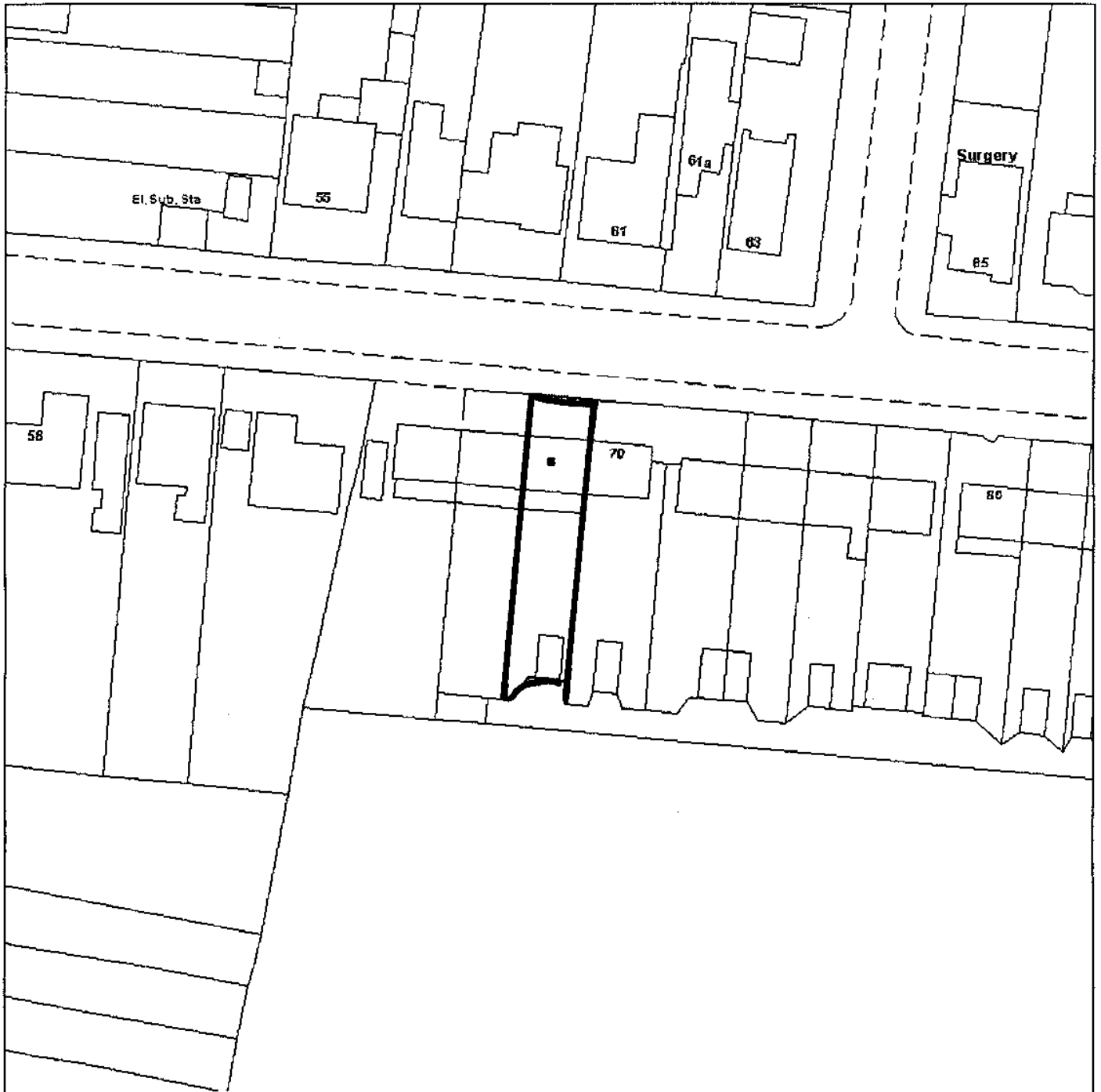
EXIST. SHED

ALLEY WAY

SITE PLAN (G.F.)

68 Manor Road

DC/04/00357/FUL



Scale : 1:625

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Organisation	LBBB
Department	LES
Comments	
Date	20 July 2004
SLA Number	Not Set

Plan: C DC/04/00271/FUL River Ward (A)

Address: Allotments, Digby Gardens, Dagenham.

Development: Demolition of 72 and 74 Heathway and erection of 16 one bedroom bungalows, 19 two bedroom bungalows and 2 two storey 3 bedroom wheelchair houses.

Applicant: Stort Valley Housing Association.

Introduction and Description of Development

This application proposes demolition of 72 and 74 Heathway and erection of 16 one bedroom bungalows, 19 two bedroom bungalows and 2 two storey 3 bedroom wheelchair houses. The proposed scheme is intended to cater to the over 60's, 28 of the proposed units will be restricted to the over 60's age group.

The application site comprises a former non-statutory allotment plot enclosed on all four sides by residential dwellings on Arnold Road (1-49 odd), Digby Gardens (27-44), Heathway (64-84) and Broad Street (110-134). The site also includes no's 72 and 74. Heathway, the demolition of which would afford vehicular and pedestrian access to the site. The site benefits from a number of pedestrian access points which are currently closed.

Background

The site served as allotments up until 1989 and has remained vacant since that time. The change of use of this site would not have a negative impact on the level of allotment provision in Barking and Dagenham.

Outline planning consent was granted in June 2003 for use of former allotment gardens for residential purposes including 72 and 74 Heathway and land rear of 27-43 (odd) and 28-44 (even) Digby Gardens; 64-84 (even) Heathway; 1-49 (odd) Arnold Road and 110-134 Broad Street, Dagenham (DC/03/00298/OUT). This outline application established the principle of residential use on the site. The present planning application is for full planning permission rather than a follow up to the previous outline approval. Therefore, any commitments included within the outline application and pre-application public consultation process have no relevance to present application.

Consultations

a) Adjoining Occupiers.

Six people objected to the scheme believing that there was a risk to adjacent properties from new residents in proposed development; initial consultations made no mention of three bedroom properties; initial consultations indicating rental only properties ignored by applicant, one unspecified objection; loss of privacy resulting from overlooking, privately sold houses will result in additional vandalism; noise and litter; unconventional and incongruous design and materials; car parking and toilets in disabled housing will not be suitable for wheelchair users.

One consultee queried details of works, insurance and boundary treatment.

One person supports the proposal's provision for the elderly,

Many of the objections relate to the initial public consultation procedure undertaken by the Councils Housing Department and the Housing Association. The scheme now presented to the Board is substantially that presented for initial public consultation.

b) London Underground

No comment.

c) Access Officer –

No objection.

d) Transport for London

No objection.

e) Metropolitan Police Service

Scheme meets with approval.

f) Thames Water

No objection.

g) Essex and Suffolk Water

No objection.

h) English Heritage

No objection.

i) Environmental Management Division

No observations.

j) Traffic and Road Safety Division.

No objection.

k) London Fire and Emergency Planning Authority

No objection.

U.D.P. Policy

H1	Housing Supply
H4	Low cost housing
H6	Housing for People with Disabilities
H13 - H17	New Residential Development Standards
G40	Energy
G70	Allotments

No policy issue.

Analysis

Council Policy as contained in the Unitary Development Plan promotes the construction of high quality residential development that will improve the physical environment whilst contributing to the housing aspirations of the community. This development would create 37 new residential units, 27 of which will be affordable including 2 three bed wheelchair houses. This comprises 10 sale houses (seven of which will be subject to a system of sale which might result in their sale to any age group), 13 shared ownership, 14 rent. All sale units are concentrated in a terrace to the south of the site. The proposed scheme represents a significant contribution towards the Borough and regional housing targets for private and affordable housing as well as for elderly and disabled housing provision.

Use

The principle of the change of use of this land from an allotment site to land suitable for residential use is acceptable. The site served as allotment land up until 1989 and has remained vacant since that time. The site is no longer on the Council's list of temporary allotment sites and, therefore, the change of use of the site would not have a negative impact on the level of allotment provision in Barking and Dagenham.

Policy G70 stipulates that the development of such land for housing would only be supported if the following are already satisfied: (i) in areas of open space deficiency, the Council should encourage such provision (ii) the Council will encourage locally required community facilities. On this issue of Open Space provision, the site lies close to King Georges Field and Old Dagenham Park and other open spaces, notably Goresbrook Park, are within walking distance. In respect of local community facilities, the Council has adopted a programme for this area through the School development programme and the LIFT scheme in order to increase the level of education and healthcare facilities on offer to the existing and new residents.

To illustrate this, a planning application was approved on the 4.11.03 for a non-residential health centre (DC/03/00434/FUL) on Morland Road incorporating facilities for GP consulting rooms, nurse practitioners, x-ray and ultrasound examination facilities, chiropody suite and mental health clinic. Planning permission was also granted on the 26.5.04 for a health care centre and doctors surgery on Charlotte Road (DC/04/00258/FUL) and Ford Road clinic is within reasonable distance of the site.

Given the nature of the scheme, intended resident group and the small number of unrestricted units involved, there will be no appreciable affect on the level of education provision.

The proposed scheme primarily caters to the over 60's, 25 of the proposed units will only be sold/part sold/or rented to the over 60's age group, three will be sold to the over 60's and the remaining units comprise both two wheelchair accessible houses and seven open sale units. The seven units will be subject to a 3 stage disposal process. The initial stage represents open sale to the over 60's, the second stage would make the units available for shared equity to the over 60's and if a unit has still not been sold then stage 3 would be activated allowing the units to be sold to anyone. However, further sales of these units would be restricted to the over 60's. This application fulfils a substantial need within the borough for housing for the aged.

Amenity

It is considered that the low height of the bungalows which adjoin existing properties is sufficient to avoid any amenity impact in terms of loss of light/privacy.

Any future development normally allowed by Permitted Development (PD) rights which could result in a detrimental amenity impact, such as the construction of rear dormer windows, will be restricted by the removal of P.D.rights.

Due to the proposed courtyards many of the proposed units will have habitable windows directly facing each other. With distances between 2.5m – 4m. It is considered that this is a positive feature of the scheme promoting communal living and encouraging mutual support. Proposed gardens fulfil garden area sizes in accordance with UDP Policy.

Design

The scheme aims to create a new community, largely comprising accommodation for the over 60's. The bungalows are designed as subtle chalet style units, whilst the layout is intended to provide a series of small interesting spaces with a large communal square, providing a central focus and meeting space for residents. The detailed design of this square will be resolved by condition. Some units have small shared private spaces between residences to encourage a sense of community within the scheme. The two 2 storey dwellings/car ports will provide visual landmark from views within the site.

The buildings themselves are designed to combine a contemporary design utilising traditional materials and scale. Materials as proposed include brick, wooden part elevations and a traditional roof tiling system, these are considered acceptable. The design is seen as innovative, of a suitable quality and geared towards the intended residents. Boundary treatments will be dealt with as reserved matters.

The loss of the two dwellings while regrettable, is necessary and is not considered to be of significant concern as their loss will be compensated by the addition of many new dwellings on site. Current tenants will be moved to other comparable accommodation.

The proposed layout of the scheme is considered secure and safe. The two wheelchair houses proposed would comprise 10% of the overall number of habitable rooms within the scheme, both houses fulfil wheelchair accessible housing criteria. All units will be to Life Time Homes standard.

Access & Highways

Access will be gained from the Heathway. A traffic management scheme has been proposed which satisfies highways access and safety requirements. Road widths are sufficient to allow access by the emergency services, vehicular parking spaces are of a sufficient size and layout. 32 parking spaces are provided as part of the scheme, this represents 86% parking provision and is considered acceptable.

Ecological Implications

The site does not have any designation in terms of its ecological value and in that sense no specific policies apply. However, a wildlife survey is included as a condition.

Conclusion

In conclusion, this development will provide essential and appropriate accommodation for the aged in Barking and Dagenham and the development should offer quality of design without compromising neighbouring amenity. It is considered that the need for this form of housing outweighs the sites existing status and that planning approval should be granted.

Recommendation

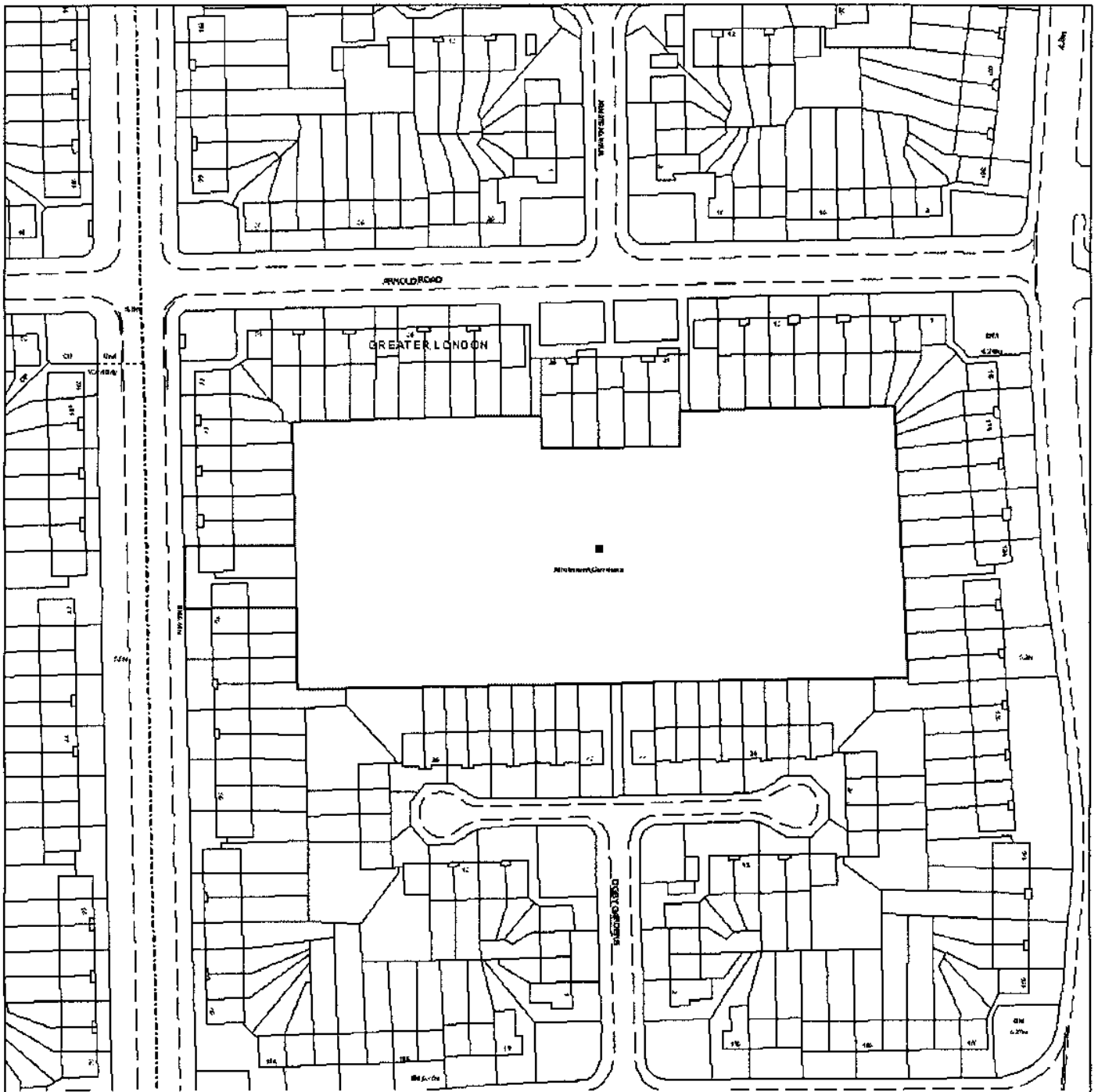
That, subject to the completion of an agreement under Section S106 of the Town and Country Planning Act 1990 in respect of the provision of 27 affordable housing units, planning permission be granted subject to the following conditions;

1. F1 b) Details of soft landscaping
2. F2 Implementation of Proposed Soft landscaping.
3. F4 Hard Landscaping.
4. F8 Landscape maintenance.
5. H1 No further domestic extensions.
6. I6 Completion of Parking Areas
7. I11 Cycle Parking
8. F6 Wildlife Survey.
9. T1 Programme of excavations.
- 10.O1 Details of Dustbin Enclosures
- 11.P1 Details of Boundary Treatment
- 12.Q1 Details/Samples of Facing Materials
- 13.U1 Land Contamination Survey
14. All dwellings are to be built to Lifetime Homes Standards in accordance with the specifications set out by the Joseph Rowntree Foundation.
- 15.M5 Construction work.
- 16.M4 Hours of construction work.
17. The proposed sheds in the rear gardens shall not be constructed until detailed plans have been submitted to and approved by the Local Planning Authority. The sheds shall be constructed in accordance with the approved details.

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Allotments Digby Gardens

04/00271/FUL



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	20 July 2004
SLA Number	Not Set

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Plan: D DC/04/00462/REG3 Village Ward (A)

Address: John Perry Primary School, Charles Road, Dagenham.

Development: Erection of a temporary 20 place nursery building and play area.

Applicant: Mrs J Harris

Introduction and Description of Development

The application property comprises the John Perry Primary School located north of Charles Road, Dagenham. The school site is completely encompassed by residential dwellings. To the north and north east there are residential houses along Western Avenue and Auriel Avenue, to the east there are dwellings along Norton Road, to the south and south east there are dwellings along Charles Road and Goring Road and to the west residential houses along Mayswood Gardens.

The application site on the school grounds incorporates a tarmac area currently being used as a playground and also has two netball courts painted on to this area. Directly east of the playground there is also a large external grass play area. This application relates to the erection of a temporary demountable 20 place nursery building and play area on the playground. The temporary building proposes to measure 12264mm x 9000mm and have a height of 3332mm comprising a flat roof. The temporary building will also be bordered by 1500mm high timber boundary fence in order to create an external play area for the nursery children. The whole development will utilise part of the tarmac playground and part of the external grass open space and will cover 602.27 square metres in area. The development will be sited directly north east of the Charles Road school entrance. The internal layout of the building comprises the nursery area, office/staff room, cloaks room, kitchen, store and toilets.

Background

The most relevant planning history for this property is planning application DC/04/00010/REG3 for the erection of single storey neighbourhood nursery with associated community facilities and ancillary car park and landscaping adjacent to the Auriel Avenue entrance. This application was withdrawn and has been subsequently resubmitted under planning application DC/04/00615/REG3.

Consultations

a) Adjoining Occupiers

During the public consultation exercise a total of 55 adjoining occupiers were notified of the development and a site notice was also placed on Charles Road. A total of 7 letters were received in response including one letter with signatures from two separate households. The following objections and comments were raised:

- Concerned about the hours of usage.
- Additional nursery will compound the noise, inconsideration and obstruction of access to property caused by inappropriate parking and queuing along Charles Road.
- Development will cause more traffic congestion.
- Concerned about the loss of playground area as would result in the reduction of facilities to the children of the school with regards to games and general exercise.
- Concerned that if the building is to be used for anything other than childminding it would leave the school area open to abuse and vandalism.
- Concerned about the access for the emergency services.

The majority of these objections have been received from occupiers of Auriel Avenue, and Norton Road and 1 letter was received from a resident who lives on Charles Road.

b) Access Officer

Following recommendations were made by the Access Officer in respect of this application:

- Should ideally have stepped access as well as ramped.
- Rear escape steps need appropriate handrails and colour contrasted nosings.
- All ramps need visual indicators.
- The accessible toilet must meet Part M of the building regulations.
- Suitable handrails are also required in the accessible toilet.

c) Traffic & Road Safety Section.

Proposal is acceptable in principle. The temporary nursery entrance to be from Charles Road and not to be taken from Auriel Avenue as there will be a conflict with construction vehicles of neighbourhood nursery and parents' waiting vehicles of temporary nursery.

U.D.P. Policy

Policy C11 New Educational Facilities

Policy C15 Access

Policy H17 Interim Car Parking Standards January 2002

No policy issues.

Analysis

Policy C11 states that applications for new education facilities or extensions to existing educational establishments, including temporary buildings, will normally be granted provided that amongst other things:

- There is an identified need.
- The proposal will have no significant adverse effect on nearby residential occupiers.
- The proposal meets the council's car parking standards and does not result in any adverse highway consequences.

With regards to this proposal it is considered that this development accords with the Council's policy. This application was submitted on the basis that should planning permission be granted for the neighbourhood nursery which would have 52 places, it is estimated that there will be a period of at least 18 months before construction is complete and therefore the temporary building is required to operate as an interim measure to meet the immediate need for nursery places. The temporary building will only incorporate the nursery element of the neighbourhood nursery scheme and will cater for 20 full time children of ages 2-3 years, Monday to Friday during normal term time as per the existing school.

It is not considered that the proposal will have any significant adverse effects on nearby residential occupiers as the building itself is single storey and sited at a distance of at least 25 metres away from the nearest residential dwellings located to the south along Goring Road and Charles Road.

With regards to car parking, the Council's Interim Parking Standards requires that 2 spaces per 3 staff be provided for nurseries. In respect of this application the proposed nursery will be operated by 3 full time staff and the applicants have advised that during the interim period car parking for these additional staff members will be absorbed into the existing parking provision available on the school site.

Policy C15 on Access states the Council will seek to ensure that all new developments are designed to permit widespread access for people with disabilities. In respect of this policy the recommendations made by the Access Officer were subsequently forwarded to the agents and they have confirmed that these comments will be incorporated into the scheme. Therefore there are no issues in respect of this policy.

With regards to comments received from residents, the proposed nursery will not operate during unsociable hours but between the hours of 8 am – 6 pm. Although it is usual for schools to generate a certain amount of traffic during drop off and pick up times, it is considered however that, in this instance, as the proposed nursery will open earlier and close later than normal school hours the proposal is less likely to significantly impact on traffic generation due to the differing operating hours from the main school. In addition to this the building will only cater for 20 places and as users are likely to be from the locality, they will be able to enter the site from other access points such as Goring Road and Auriel Avenue, in addition to Charles Road.

In respect of issues concerning the reduction of open space and playground facilities, the proposed building itself will only cover 110.376 square metres in area and although the building itself will be enclosed by a 1500mm high fence, this will serve to create an enclosed external play area for the users of the proposed building. The development will utilise a total area of 602.27 square metres of the school site and although this will mean the reduction of one netball court for the main school, it should be noted that this development is temporary and as such the applicants will need to restore the site to its former condition at the end of the temporary period. As the temporary building will be sited on a large open tarmac area, it is not considered that this development will restrict access for the emergency services as access will be as per the existing school.

Overall it is considered that as a temporary measure the proposed development is considered acceptable and accords with the Council's policies and as such should be recommended for approval.

Recommendation:

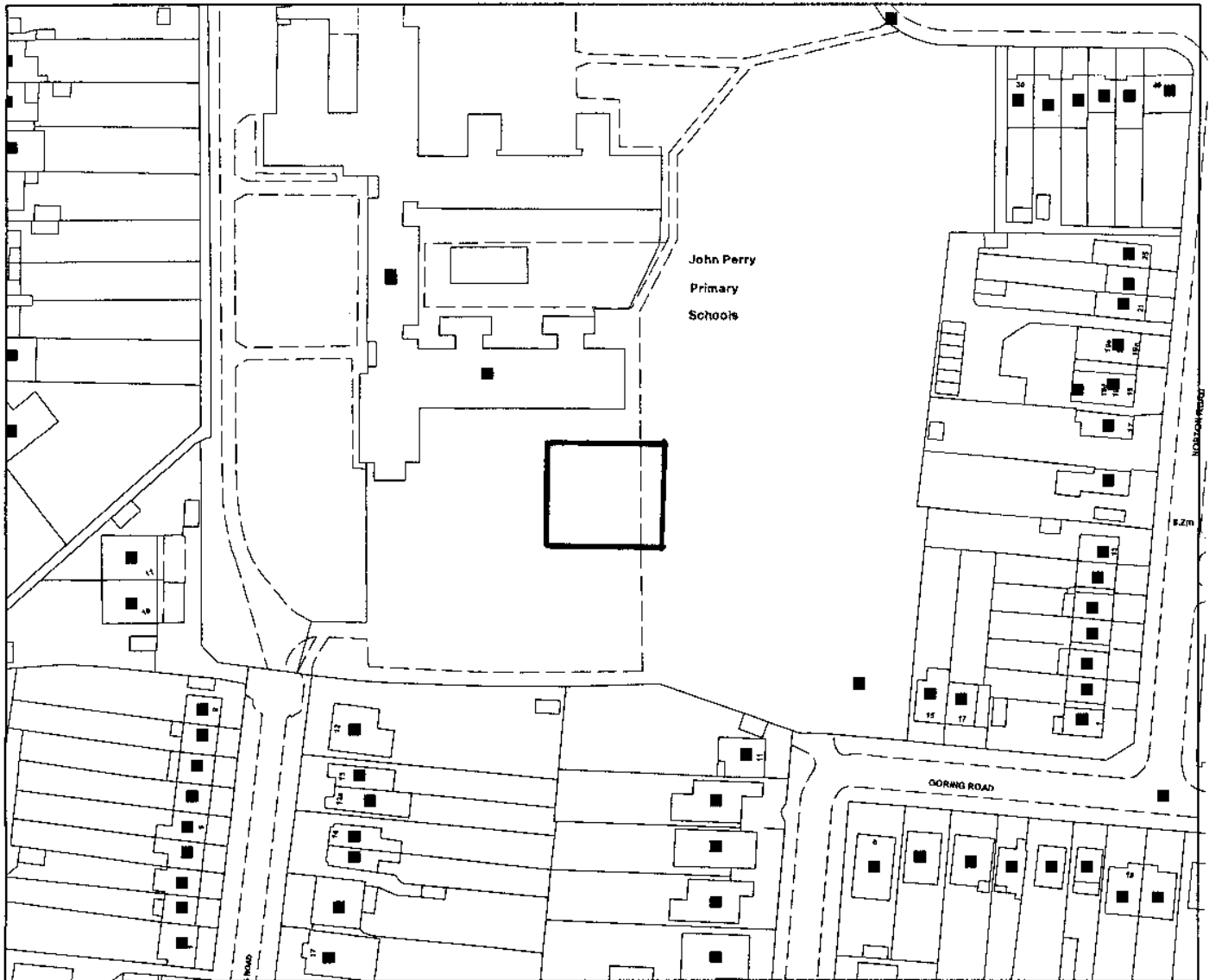
That planning permission be granted for a temporary 2 year period subject to the following conditions:

1. D1 Temporary Permission (Buildings)
2. Q1 Details/Samples of Facing Materials.
3. R1 Ramped Access

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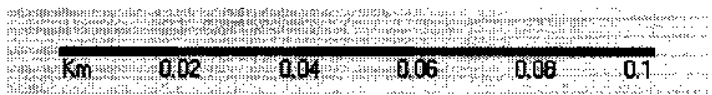
John Perry Primary School, Charles Road,

DC/04/00462/REG3



Legend

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Organisation	
Department	
Comments	
Date	19 July 2004
SLA Number	Not Set

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Plan: E DC/04/00438/FUL Whalebone Ward (R)

Address: 12 St Chads Gardens Chadwell Heath

Development: Erection of two storey 3 bedroom house on land at side of 12 St Chads Gardens

Applicant: Mr. P. Berry

Introduction and Description of Development

The application property is a two storey detached house on the east side of St. Chads Gardens close to its junction with Kenneth Road. The house has its main entrance in the flank wall on the south side, where there is a footpath access and a dropped kerb and wide driveway leading to an existing garage at the back of the site in the south eastern corner. The house also has an integrated garage in a two storey side extension on the north side, with a car standing space of 5m. in front of the garage. The southern boundary of the site runs across the rear gardens of nos. 87 to 93 Kenneth Road, and no. 87 has a garage at the end of its garden, accessed from St. Chad's Gardens. The site backs on to the rear garden of 48 Woodlands Avenue, which at this point is 23m. long.

The house at no. 12 is a large 2 storey detached house, and nos. 10A and 10B to the north of no. 12 are a pair of 2 storey semi-detached houses with first floor oriel windows. The remaining houses on this side of the road are older, comprising two 2 storey terraces of 5 houses each, each house having a front bay window. Opposite the site are a terrace of 5 single storey bungalows.

The proposal is to erect a two storey three bedroom house on the land at the side of no. 12, between the house and the rear gardens of the Kenneth Road houses. The habitable floor area of the new house would be 49.15 sq. m. The rear garden would be 11.5m. long and provide an amenity area of 67.85 sq. m. A parking space is provided at the front.

The new house would be detached, with a 1m. access path between it and no. 12, and a minimum of 1m. on the other side between the house and the end of the rear gardens to the Kenneth Road houses. It would be 4.9m. wide with the main front wall set back 2m. from the building line, and a two storey front extension accommodating an entrance hall and a first floor bathroom coming up to the building line. The house would have a pitched tiled roof, and the front extension would have a pitched and hipped roof. There would be a first floor "oriel" window, reflecting similar windows at nos. 10A and 10B.

Background

In 2000 permission was granted for a two storey "granny annexe" side extension on the south side (not implemented) and also for a two storey side extension to provide a garage with bedroom and bathroom over on the north side (implemented).

Consultations

a) Adjoining occupiers

- 17 nearby occupiers consulted. 7 responses received with the following objections:
- overshadowing gardens in Kenneth Road
 - overdevelopment, causing pressure on local facilities
 - inadequate parking
 - new house too close to rear walls of Kenneth Road houses
 - inadequate sewerage system

- disturbance from building works
- concern about adequacy of boundary fencing

U.D.P. Policy

H1 Housing supply
 H13 New residential development
 H14 Environmental requirements
 H15 Residential amenities
 H16 Internal design
 Interim Parking Standards adopted January 2002

Policy issue – character of the area and visual amenities

Analysis

Habitable floor area

The scheme complies with the Council's habitable floor area standards.

Garden size

The garden is marginally short, by 0.5m., of the 12m. normally required. The total garden area exceeds the Council's minimum requirement for a 3 bedroom house.

Parking

The parking space at the front of the house measures 4.7m. x 2.5m., slightly shorter than the standard parking space which should be 4.8m. long.

Overshadowing and outlook

The new house would be to the north of the Kenneth Road houses and would not therefore affect sunlight to these houses and gardens. The distance from the rear of these houses to the south flank wall of the new house would be a minimum of 13m, however, the introduction of a flank wall at the end of the gardens of 85 and 87 Kenneth Road would degrade the environment for these occupiers. The main entrance of no. 12 St. Chad's Gardens and two ground floor habitable room windows are located in the south elevation facing the flank wall of the new house which would be within 1m. Although these windows are secondary windows, with the main windows facing to the front and rear, this would still be to the detriment of present and future occupiers of no. 12.

Boundary treatment

An alley way used to run the length of the southern boundary (at the end of the Kenneth Road gardens). This has been blocked off by the construction of the garage in the rear garden of no. 87, but still runs along part of this boundary. It therefore seems likely that the fencing belongs to the application site and were permission to be granted a condition should be imposed requiring further details to be submitted.

Street scene

The new house would be 4.9m. wide, which is slightly narrower than the narrowest houses on this side of the road (house width does vary). The scheme will therefore give the impression of a cramped development in the street scene.

Sewerage system

Residents have suffered a number of problems with a blocked drain running along the back of the Kenneth Road houses and serving them and properties in St. Chad's Gardens. Assessment of the adequacy of this system falls within the building regulations, but it is

likely that the system is not overloaded but that the problem lies with Victorian interceptors getting blocked. The main responsibility for this is with Thames Water Utilities, but the addition of one house is unlikely to significantly affect the situation.

Disruption from building works

Inevitably building works cause nuisance and disruption to local residents. It is however the Council's normal practice on small building projects to leave these issues to be dealt with under Environmental Protection legislation.

Conclusion

The scheme has marginal shortfalls in regard to the length of the rear garden and size of the parking space, and would have a detrimental effect on the street scene and on the environment of adjacent properties. Taken together these matters indicate that the scheme represents overdevelopment of the site, and is therefore not acceptable.

Recommendation

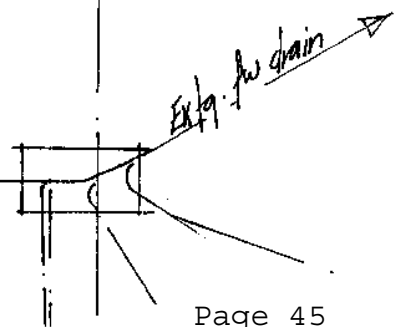
That permission be refused for the following reason:

- 1) The proposed development would be an overdevelopment of the site resulting in a cramped form of development producing an unsatisfactory relationship to the adjoining properties, and would be detrimental to the character of the area and the visual amenities of the street scene, contrary to policy H13 of the Council's Unitary Development Plan.

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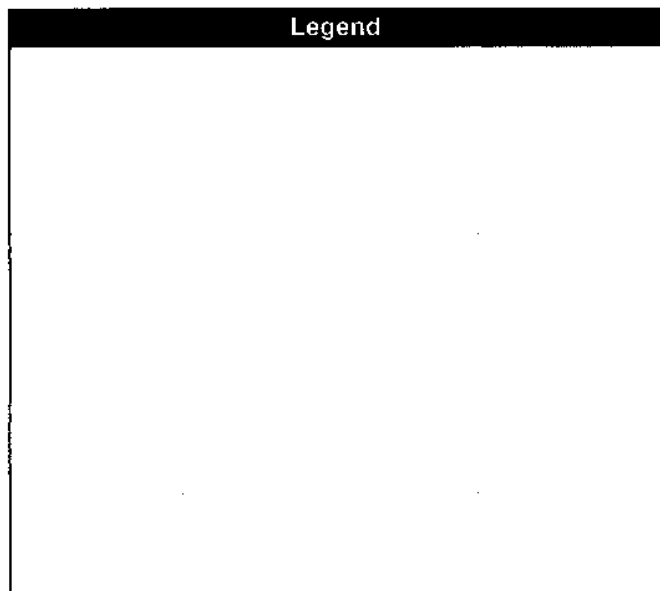


Proposed Front Elevation



12 St. Chad's Gardens

Not Set



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	19 July 2004
SLA Number	Not Set

Plan: F DC/04/00144/FUL Eastbrook Ward (R)

Address: 24 Gay Gardens, Dagenham.

Development: Erection of two storey 2 bedroom house.

Applicant: Mr E Osuh

Introduction and Description of Development

The application property comprises a two storey end of terrace dwelling house with an attached single garage located on the north eastern side of Gay Gardens, Dagenham. This application relates to the erection of a two storey 2 bedroom house to adjoin the existing dwelling. The existing garage will be demolished in order to make way for the proposed development.

The proposed dwelling will measure 3112mm in width, 9800mm in depth and have an overall height of 7.2 metres comprising a pitched roof. The proposed dwelling will also project 1m beyond the front building line of the existing property will be built up to the north western boundary to adjoin number 26 Gay Gardens. The development will be brick built and the roof will be plain tiled.

Internally the development seeks to create a lounge and kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

Background

1. Planning permission granted in March 1973 under decision notice 73/00101/TP for the erection of single storey rear dining room extension.
2. Planning permission granted in May 1981 under decision notice 81/00244/TP for the erection of single storey rear kitchen extension.

Consultations

a) Adjoining occupiers

During the public consultation exercise a total of 26 adjoining occupiers were consulted of which 3 letters in response were received and 1 petition with 40 signatures, all occupiers of Gay Gardens was received. The following objections/comments were raised:

- Gay Gardens currently has very limited car parking, any additional housing in the road can only aggravate this problem.
- Concerned that if this application was approved, this will encourage others to apply for similar developments.
- Development would not be in keeping with the character of the street.

b) Traffic and Road Safety – No Objections Received.

UDP Policy

Policy H13 New Residential Development
Policy H15 Residential Amenity
Policy H16 Internal Design
Policy H17 Interim Car Parking Standards
Policy H22 Extensions and Alterations and Appendix 7

Policy Issues - Proposal does not reflect the design and character of the existing house or the street scene and provides inadequate habitable floor space.

Analysis

Policy H13 seeks to ensure that amongst other things, all new residential developments respects the height, scale, massing, size, density, materials, form and design of existing buildings and reflects the spaces around them. With regards to this proposal, it is considered that this development is contrary to this policy as the dwelling has been designed in such a way that it does not reflect or respect the design of the existing and surrounding buildings. The majority of the dwellings along Gay Gardens have frontages that measure between 5-6 metres wide and there are also the odd few that are wider, but the proposed dwelling will measure 3112mm wide and is significantly smaller in comparison. It is considered that this proposal creates a development that seriously unbalances the host terrace and creates a incongruous feature in the street scene, out of character with the existing dwelling and surrounding area.

Although this development is for a two storey house, essentially the size and scale of the development is that of a two storey side extension. Policy H22 and Appendix 7 (as modified), states that in order to avoid a terracing effect the first floor of two storey side extensions of residential properties should normally be set in one metre from the boundary, or shall be set back from the front wall by at least 2 metres. Although this development is not a residential extension, it is thought however that as the building will be constructed up to the side boundary, and a terracing will be created as a result, that the principle behind Policy H22 and Appendix 7 should be applied to this application. Therefore it is considered, that in this instance, this application should be recommended for refusal.

Policy H15 seeks to ensure that 2 bedroom houses provides a minimum of 50 square metres of residential amenity space. Based on measurements taken from submitted plans it appears that the existing property benefits from a rear garden that measures in excess of 141 square metres. However the applicant has failed to demonstrate how the rear garden would be reasonably divided between the two properties.

Policy H16 seeks to ensure that new dwellings provide adequate internal space. In the case of a two bedroom house, the development would need to provide a minimum of 40 square metres of total habitable floor area. In respect of this proposal the two bedrooms and the living room together will provide a total of 31.49 square metres of habitable floor area, which is significantly below the Council's requirements and as such is contrary to the Council's policy in this regard.

Policy H17 and the Council's Interim Parking Standards requires that 1 off-street car parking space be provided for 2 bedroom dwellings. In respect of this application the proposed development will result in the loss of an existing garage serving the host

property. The applicants has not submitted a car parking layout for the new development. Although the front of this property has been completely hard surfaced it is considered that the applicants would reasonably only be able to provide 1 off-street car parking space and it is considered that this would not be sufficient to serve the two properties as Gay Gardens itself appears to be restricted in terms of on-street parking.

Overall it is considered that the proposed two storey 2 bedroom house by virtue of its design, size, scale and massing would create an inadequate and cramped form of accommodation and would be out of character to the existing building and surrounding area and as such is considered to be contrary to the aims of policies set out in the Council's Unitary Development Plan 1996.

It should be noted that several attempts were made by the case officer to arrange a site visit with the applicant, however no responses were received to these attempts.

Recommendation

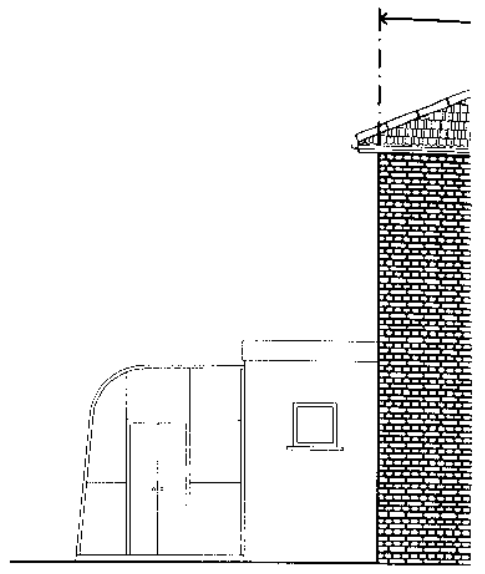
That planning permission be refused for the following reasons:

- 1) The proposed development by virtue of its design represents an incongruous feature in the street scene, out of character with the existing building and surrounding area, contrary to policy H13 of the Council's Unitary Development Plan 1996.
- 2) The proposed development fails to provide adequate habitable floor space for a 2 bedroom dwelling, contrary to policy H16 of the Council's Unitary Development Plan 1996.

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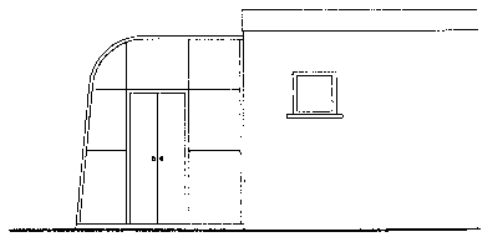
② PROPOSED FRONT ELEVATION



④



① EXISTING FRONT ELEVATION

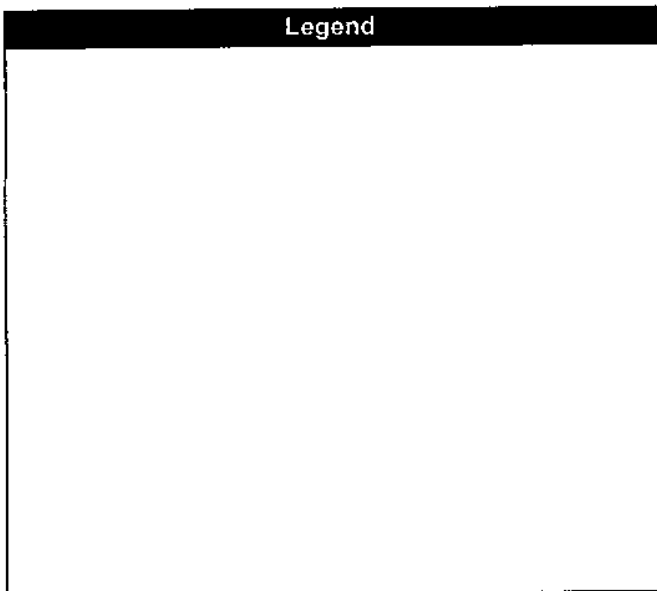


③

<p>CLIENT: MR. EMANUEL OSUH</p>	<p>JOB: SIDE EXTENSION TO No.24 GAY GARDENS. DAGENHAM. ESSEX RM10 7TR</p>	<p>DRAW: ELEV</p>
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24 Gay Gardens, Dagenham

DC/04/00144/FUL



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Organisation	
Department	
Comments	
Date	20 July 2004
SLA Number	Not Set

Plan: G DC/04/00150/FUL River Ward (A)

Address: 116 Hedgemans Road Dagenham

Development: Change of use to residential home for three young adults, with three bedrooms, offices and a loft conversion involving the formation of a rear facing dormer window for staff accommodation

Applicant: Mr & Mrs Agbalajobi

Introduction and Description of Development

The application property is a two storey semi-detached house on the north side of Hedgemans Road close to its junction with Tilney Road. To the west, the garden of the house adjoins allotments, and to the north it borders the rear garden of 206 Tilney Road. In 1997 a two storey side extension was built to provide a garage at ground floor and three additional bedrooms at first floor, making the house a five bedroom house. The garage has never been used. There is no dropped kerb or crossover, and at present there is a step up into the garage. In addition there are a bus stop, a lamp post and a pedestrian crossing immediately outside or very close to the house.

The proposal is to use the house as a home for three young adults. The accommodation would comprise:

Ground floor – communal room, office, and store in the existing garage, and a kitchen, a lounge and an office.

First floor – three bedrooms, bathroom, separate W.C. and a store room.

Roof space (with new rear dormer) – staff bedroom and bath/WC.

No on-site parking is provided.

Background

In 1997 permission was granted for a two storey side extension to provide a garage at ground floor and additional bedrooms over.

In 2003 an application for change of use to a residential home for three young adults was withdrawn

Consultations

a) Adjoining occupiers

41 nearby occupiers consulted. A petition with a total of 72 signatures from 57 addresses has been received. 54 signatories are from 43 addresses in Hedgemans Road and Tilney Road, and there are 6 signatories from 4 addresses in Cartwright Road and Coleman Road. The remaining signatories are from significantly further afield. The petition raises objections on the following grounds:

- loss of a large, five-bedroom family house.
- use to provide accommodation for a changing population of young adults will change the nature of this residential area.
- noise and disturbance likely to be caused by occupants
- disturbance from staff comings and goings and from other visitors
- additional traffic and car parking demand
- security of homes compromised

Four of the petition signatories from Tilney Road have also sent in individual letters, and two further individual letters have been received. These add objections on the grounds of overlooking.

b) Head of Children's Services

Nothing to add to comments made on previous (withdrawn) application, which suggested that the Council was unlikely to use this accommodation.

U.D.P. Policy

H7 Special Needs Housing
Appendix 6 Car Parking Standards

Policy issue – use of semi-detached house

Analysis

The proposal would provide accommodation for three young adults in need of foster care with 24 hour supervision, two staff being on site during the day and waking staff on duty at night. Facilities required in care homes, and staffing levels, competencies and qualifications are controlled by the National Care Standards Commission under other legislation. The applicant has discussed the scheme with the Commission and it meets their requirements in terms of the accommodation and facilities provided.

Overlooking

The back of the house faces across the backs of 206 to 192 Tilney Road and across their rear gardens. The new dormer window could therefore create overlooking and loss of privacy problems and windows should be obscurely glazed (the new windows are to the staff accommodation, including a bathroom).

Loss of large family house and affect on character of area

Policy H7 states that proposals for care homes will normally be permitted, subject to a number of criteria (including no significant environmental effects on surrounding properties, or on the character of the area), and that properties should normally be detached.

The Council does not have a planning policy that protects or seeks to retain larger family houses, and, of their nature, care homes will often seek to occupy larger houses. There appear to be no other care homes in Hedgemans Road or Tilney Road, and this proposal will not therefore significantly affect the character of the area.

Parking and traffic generation

The Council's maximum parking standard for care homes is 1 space per 4 residents and 1 space for every 2 full time equivalent staff. With 3 residents and 2 staff the maximum on-site parking requirement is therefore 2 spaces. However, it is highly unlikely that any resident will own a car, and the parking demand and traffic generated by 2 staff is unlikely to be any greater than that caused by a large family. Parking is available on Hedgemans Road alongside the allotments.

Noise nuisance and compromised security caused by the occupants

The planning policy preference for care homes to utilise detached houses is in order to minimise possible disturbance to residents. However, there are a very limited number of detached houses in the Borough. The application house does have the advantage of no neighbour on one side (where it adjoins the allotments), and the proposal is for only 3 residents. Two of the bedrooms are located on the west side of the house adjacent to the

allotments, thus reducing the likelihood of noise nuisance being caused to the attached neighbour at no. 114. The existing house could accommodate a family with four children and it is entirely possible that the proposed use would cause no more nuisance than a family of this size. The proposed care home would have 24 hour supervision.

The assumption that the future occupants of the house would in some way threaten the security of local residents, although an understandable apprehension, it makes assumptions about the likely character of the future occupants which cannot really be part of a planning decision. Should any issues of this nature arise they would have to be dealt with under the inspection and registration regime of the National Care Standards Commission and in the normal way through the police.

Conclusion

The proposal is unlikely to generate any more traffic or parking demand, than if the property continues in family occupation. Under normal circumstances, the use cannot be said to be likely to give rise to any greater noise nuisance than if the house is occupied by a single large family. On the basis of the planning issues involved, it is considered that this proposal is acceptable.

Recommendation

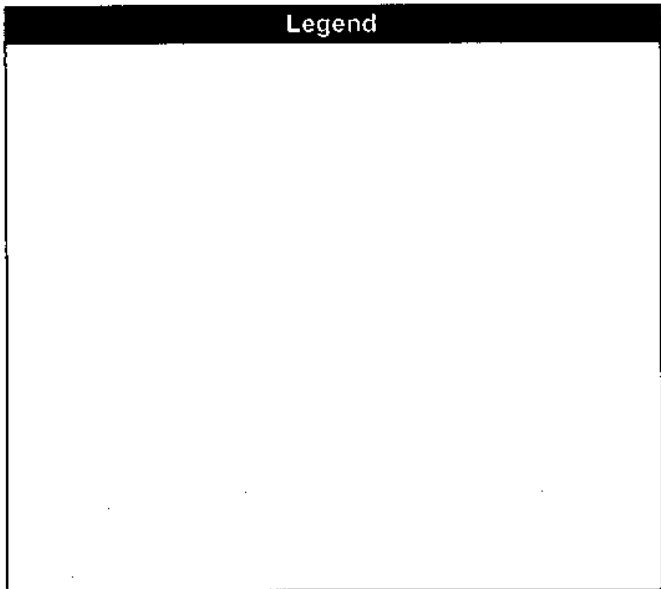
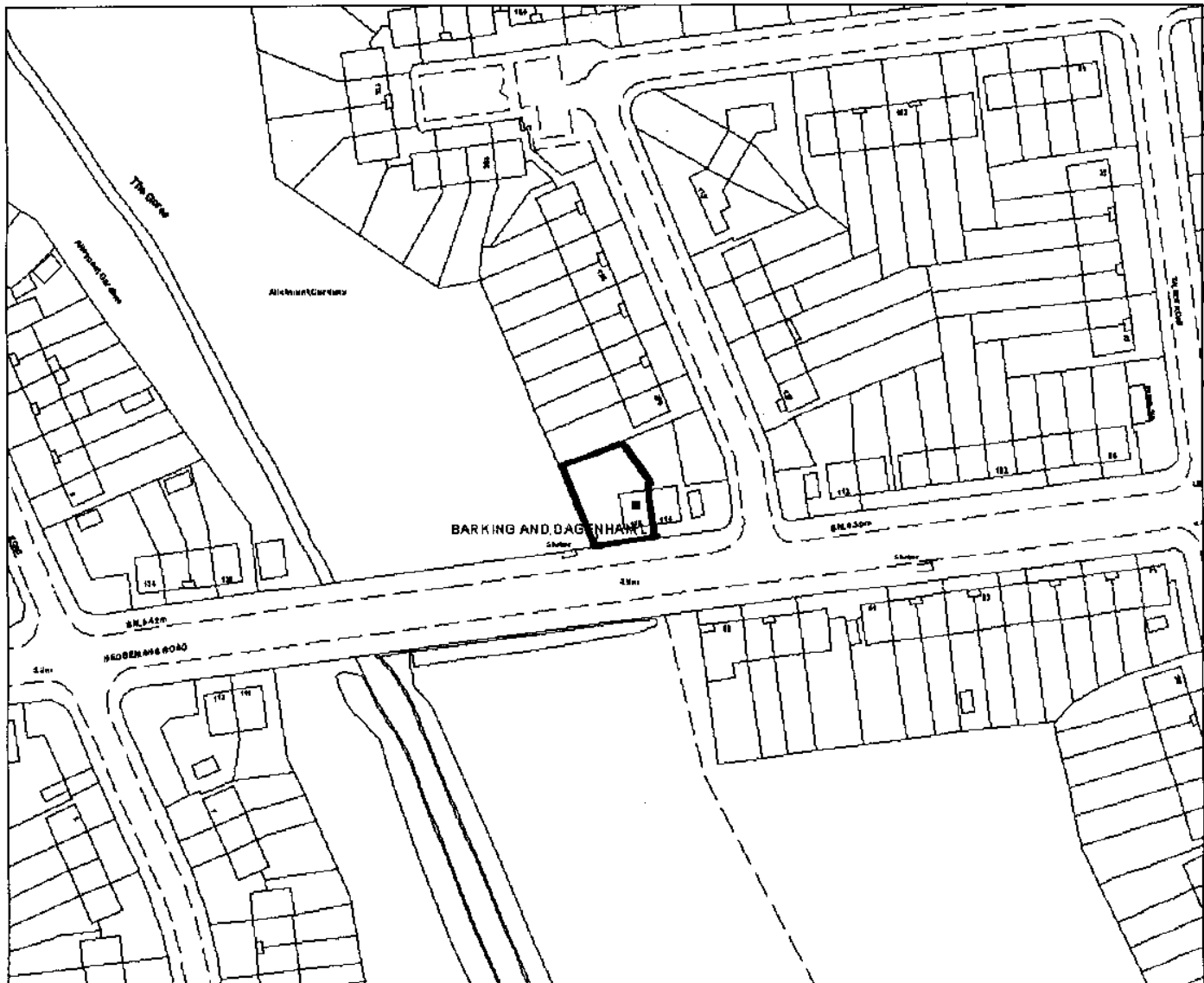
That permission be granted subject to the following conditions:

- 1) Q3 Matching Facing Materials
- 2) The windows to the proposed rear dormer shall be fitted obscure glazed windows only which shall thereafter be permanently maintained as such.

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116 Hedgemans Road Dagenham

Not Set



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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	20 July 2004
SLA Number	Not Set

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DEVELOPMENT CONTROL BOARD**28 July 2004****REPORT OF THE DEVELOPMENT CONTROL MANAGER,
REGENERATION AND ENVIRONMENT DEPARTMENT**

TOWN PLANNING APPEALS		FOR INFORMATION
<p><u>Summary</u></p> <p>This report advises Members of recent appeals that have been lodged and the outcomes of decisions made and those that have been withdrawn.</p> <p><u>Recommendation</u></p> <p>Members are asked to note this report.</p>		
<p>Contact Officer: Tim Lewis</p>	<p>Development Control Manager</p>	<p>Tel: 020 8227 3706 E-mail: tim.lewis@lbbd.gov.uk</p>

1. Appeals Lodged

1.1 The following appeals have been lodged:

- a) Change of use from Class A1 - Shop to Class A3 - take away/ restaurant and the installation of an extraction flue system - 242 High Road Chadwell Heath
- b) Removal of condition 1 to allow for permanent use of premises for preparation of cold food (Class B1) - 77 Fanshawe Avenue Barking
- c) Erection of two storey side extension in connection with the conversion of property into four 1 bedroom flats - 4 Eastbury Square Barking

2. Appeals Determined

2.1 The following appeals have been determined:

- a) Erection of first floor rear extension - 69 First Avenue Dagenham. Appeal Dismissed 1 Jul 04 (03/00583/FUL)
- b) Demolition of garage and erection of two storey 3 bedroom house - 104 Wilmington Gardens Barking. Appeal allowed 24 Jun 04 (03/00775/FUL)

3. Appeals Withdrawn

3.1 The following appeals have been withdrawn:

- a) None

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**LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION**

**DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
24 June 2004**

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00149/ FUL	Application Permitted on 24th June 2004	Mr & Mrs L S Saund	Loft conversion involving the formation of a rear facing dormer window at 6 Halsham Crescent Barking IG11 9HQ	Longbridge Ward (2002)
04/00362/ FUL	Application Refused on 24th June 2004	Mr & Mrs T R Dormer	Erection of rear extension at 197 Oxlow Lane Dagenham RM10 7XX	Heath Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided under Delegated powers
29 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00366/ FUL	Application Permitted on 29th June 2004	Mr & Mrs A A Adediran	Erection of two storey side extension at 96 Clemence Road Dagenham RM10 9YQ	Village Ward (2002)
04/00377/ FUL	Application Permitted on 29th June 2004	JC Decaux UK Limited	Erection of automatic toilet at Bus Terminus London Road Barking IG11	Abbey Ward (2002)

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**LONDON BOROUGH OF BARKING AND DAGENHAM
 REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
 DIVISION**

**DEVELOPMENT CONTROL BOARD
 Applications Decided/Refused under Delegated
 powers
 30 June 2004**

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00219/ ADV	Application Permitted on 30th June 2004	Fuji Motors Ltd	Installation of internally illuminated fascia sign and projecting box sign at Mayesbrook Garage (BP) Ripple Road Barking IG11 9PG	Eastbury Ward (2002)
04/00380/ CLU_P	Issue Certificate on 30th June 2004	Mr & Mrs J Gainsford	Certificate of lawfulness for a loft conversion involving the construction of a rear dormer window at 63 Hainault Road Chadwell Heath Romford RM6 6BH	Whalebone Ward (2002)
04/00388/ FUL	Application Refused on 30th June 2004	Mr C Hussain	Change of use of ground floor to estate agency (Class A2) at 596 Longbridge Road Dagenham RM8 2AR	Becontree Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
1 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00249/ FUL	Application Permitted on 1st July 2004	Paul Murphy	Erection of 2 storey side extension at 31 Mayfair Avenue Chadwell Heath Romford RM6 6UB	Chadwell Heath Ward (2002)
04/00379/ FUL	Application Permitted on 1st July 2004	Sailesh Patel	Conversion of rear pitched roofs into a flat roof and alterations to shopfront including construction of external ramp at 369-371 Ripple Road Barking IG11 9PN	Eastbury Ward (2002)
04/00381/ FUL	Application Permitted on 1st July 2004	Miss S L Morgan	Construction of a footway crossing at 250 Porters Avenue Dagenham RM8 2EQ	Mayesbrook Ward (2002)
04/00389/ FUL	Application Permitted on 1st July 2004	Mr Karin Salaria	Erection of a rear conservatory at 7 Burchett Way Chadwell Heath Romford RM6 6BX	Whalebone Ward (2002)
04/00398/ FUL	Application Refused on 1st July 2004	Mr J Perez	Erection of two storey side and single storey front extension. at 32 Haresfield Road Dagenham RM10 8RR	Village Ward (2002)
04/00399/ FUL	Application Permitted on 1st July 2004	Mr & Mrs Suman	Loft conversion involving the construction of a rear dormer window at 15 Review Road Dagenham RM10 9DJ	River Ward (2002)

LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
1 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00410/ FUL	Application Permitted on 1st July 2004	Belinda Singh	Construction of footway crossing at 428 Porters Avenue Dagenham RM8 2EE	Mayesbrook Ward (2002)
04/00412/ ADV	Application Permitted on 1st July 2004	Mega Profile Ltd	Installation of externally illuminated shroud sign (40 metres x 20 metres) at High Bay Warehouse Chequers Lane Dagenham	Thames Ward (2002)
04/00404/ CLU_P	Issue Certificate on 1st July 2004	Mr S Ibrar	Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window at 18 Netherfield Gardens Barking IG11 9TL	Abbey Ward (2002)
04/00405/ FUL	Application Permitted on 1st July 2004	R Moore	Erection of single storey front extension at 1 Lambley Road Dagenham RM9 4PU	Mayesbrook Ward (2002)
04/00420/ FUL	Application Permitted on 1st July 2004	Mr Shaheen Ibrar	Erection of single storey rear extension at 18 Netherfield Gardens Barking IG11 9TL	Abbey Ward (2002)
04/00435/ FUL	Application Permitted on 1st July 2004	Mr & Mrs Williams	Amended application: Erection of two storey side and first floor rear extension at 73 Oglethorpe Road Dagenham RM10 7SA	Heath Ward (2002)

**LONDON BOROUGH OF BARKING AND DAGENHAM
 REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
 DIVISION**

**DEVELOPMENT CONTROL BOARD
 Applications Decided/Refused under Delegated
 powers
 1 July 2004**

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00461/ FUL	Application Permitted on 1st July 2004	Mr John Connaughton & Miss Victoria Nash	Erection of rear conservatory at 62 Aylmer Road Dagenham RM8 3LP	Parsloes Ward (2002)
04/00492/ CLU_P	Issue Certificate on 1st July 2004	Mr S Smithson	Certificate of lawfulness for a proposed development: Erection of a single storey rear extension at 27 Rowdowns Road Dagenham RM9 6NJ	Goresbrook Ward (2002)

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**LONDON BOROUGH OF BARKING AND DAGENHAM
 REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
 DIVISION**

**DEVELOPMENT CONTROL BOARD
 Applications Decided under Delegated powers
 5 July 2004**

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00392/ CLU_P	Issue Certificate on 5th July 2004	Mr D & Mrs D Goodwin	Loft conversion involving the construction of a rear dormer window and conversion of hip to gable end roof at 58 Foxlands Road Dagenham RM10 8XU	Eastbrook Ward (2002)
04/00393/ FUL	Application Permitted on 5th July 2004	Mr D & Mrs D Goodwin	Erection of a single storey rear extension at 58 Foxlands Road Dagenham RM10 8XU	Eastbrook Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Application Decided under Delegated powers
6 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00395/ FUL	Application Permitted on 6th July 2004	Aventis Pharma Ltd	Erection of single storey extension to building D33 and erection of plant room extension and canopy to building D37 at Aventis Pharma Rainham Road South Dagenham RM10 7DX	Eastbrook Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
7 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00373/ FUL	Application Permitted on 7th July 2004	Mr & Mrs Gaywood	Erection of single storey rear extension and rear conservatory at 1 Dagmar Road Dagenham RM10 8XP	Village Ward (2002)
04/00385/ FUL	Application Permitted on 7th July 2004	Arfan Baleem	Erection of two storey side, single storey front and rear extensions at 70 Durell Road Dagenham RM9 5XU	Parsloes Ward (2002)
04/00401/ CLU_E	Issue Certificate on 7th July 2004	K Georgallis	Application for a certificate of lawfulness for an existing use - Use as fish and chip shop (Class A3) at 925 Green Lane Dagenham RM8 1DJ	Whalebone Ward (2002)
04/00413/ FUL	Application Permitted on 7th July 2004	Mr Bhatti	Amendment to approved application number 03/00252/FUL involving alterations to front roof at 56-60 Tanner Street Barking IG11 8QF	Abbey Ward (2002)
04/00414/ TPO	Application Permitted on 7th July 2004	Treecare	Application for consent to carry out work on preserved tree - Reduce height of cypress tree by 25-30%, shape top and removal of deadwood at 22 Carnation Close Rush Green Romford RM7 0XQ	Eastbrook Ward (2002)
04/00423/ FUL	Application Permitted on 7th July 2004	Mr T A Slattery	Erection of two storey two bedroom house at Land Adjacent 2 Rowe Gardens Barking IG11 0PL	Thames Ward (2002)

LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
7 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00425/ FUL	Application Permitted on 7th July 2004	Sinasi Eryilmaz	Erection of first floor rear extension at 210 Upney Lane Barking IG11 9QY	Eastbury Ward (2002)
04/00416/ FUL	Application Refused on 7th July 2004	Mr & Mrs T Laker	Extension to roof involving construction of part gabled/part hipped roof and rear dormer window at 20 South Road Chadwell Heath Romford RM6 6YD	Chadwell Heath Ward (2002)
04/00429/ FUL	Application Permitted on 7th July 2004	Mr & Mrs Deasy	Formation of room in roof involving the erection of rear dormer window at 34 Pemberton Gardens Chadwell Heath Romford RM6 6SH	Chadwell Heath Ward (2002)
04/00431/ FUL	Application Permitted on 7th July 2004	Mr & Mrs Lamb	Erection of two storey side and single storey front extensions at 19 Sheppey Road Dagenham RM9 4LJ	Mayesbrook Ward (2002)
04/00433/ FUL	Application Refused on 7th July 2004	Mr S Foxwell	Use of premises as 2 x two bedroom houses at 167 Howard Road Barking IG11 7DP	Gascoigne Ward (2002)
04/00451/ FUL	Application Permitted on 7th July 2004	Elim Church Centre	Retention of demountable building and use as extension to church at Elim Church Centre 196 Ripple Road Barking IG11 7PR	Gascoigne Ward (2002)

LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Application Decided under Delegated powers
9 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00119/ FUL	Application Permitted on 9th July 2004	Mr Higginson	Loft conversion involving formation of rear facing dormer window at 6 Lloyd Road Dagenham RM9 6HB	River Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided/Refused under Delegated
powers
12 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00289/ FUL	Application Refused on 12th July 2004	Mr & Mrs Craven	Erection of two storey side extension at 326 Becontree Avenue Dagenham RM8 2TP	Becontree Ward (2002)
04/00348/ FUL	Application Refused on 12th July 2004	Mr Asiri Hewapathirane	Continuance of use of former car sales plot as hand car wash at 462-464 Becontree Avenue Dagenham RM8 3UA	Valence Ward (2002)
04/00349/ ADV	Application Refused on 12th July 2004	Mr Asiri Hewapathirane	Retention of 2 non- illuminated advertisement signs at 462-464 Becontree Avenue Dagenham RM8 3UA	Valence Ward (2002)
04/00365/ LBC	Application Permitted on 12th July 2004	C2C Rail	Application for listed building consent: Refurbishment of existing ticket office, upgrade of public WC's including installation of disabled ticket window and help point at Barking Station Station Parade Barking IG11 0AA	Abbey Ward (2002)
04/00409/ FUL	Application Permitted on 12th July 2004	Karen Hopkins/Martin Grant	Use of building as sandwich/coffee bar at Building 1 Rear Of 28-32 High Road Chadwell Heath Romford RM6 6PR	Whalebone Ward (2002)
04/00417/ FUL	Application Permitted on 12th July 2004	Mr S Ali	Erection of single storey rear extension at 52 Dunkeld Road Dagenham RM8 2PR	Becontree Ward (2002)

**LONDON BOROUGH OF BARKING AND DAGENHAM
 REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
 DIVISION**

**DEVELOPMENT CONTROL BOARD
 Applications Decided/Refused under Delegated
 powers
 12 July 2004**

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00439/ FUL	Application Permitted on 12th July 2004	Fresh Wharf Estates	Installation of louvres for air conditioning unit at Unit 2 & 3 Muirhead Quay Fresh Wharf Estate Barking IG11 7BG	Gascoigne Ward (2002)
04/00459/ FUL	Application Refused on 12th July 2004	Family Ken P Ndomahina	Erection of two storey side extension and conversion of extended property into two houses at 19 Marsh Green Road Dagenham RM10 9PR	River Ward (2002)

LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided under Delegated powers
13 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00426/ FUL	Application Permitted on 13th July 2004	Allcool Radiators Ltd	Alterations to reduce size of existing building to retain 2 bay garage at Unit 4 Rippleside Commercial Estate Ripple Road Barking IG11 0RJ	Thames Ward (2002)
04/00427/ FUL	Application Permitted on 13th July 2004	Ford Motor Company Ltd	Erection of replacement building for storage of chemicals used in production process and erection of canopy over bunded area at Ford Motor Company Ltd Stamping Operations South Road Off Chequers Lane Dagenham	River Ward (2002)
04/00428/ FUL	Application Permitted on 13th July 2004	Volvo Truck & Bus (South) Ltd	Application for change of use to vehicle maintenance centre (class B2) at Land And Building To The South East Long Reach Road Barking	Within LBBD
04/00490/ FUL	Application Permitted on 13th July 2004	Mr A Headley	Erection of single storey rear extension and front porch at 88 Broad Street Dagenham RM10 9HP	River Ward (2002)
04/00491/ FUL	Application Permitted on 13th July 2004	Mr T Parsons	Erection of two storey side/rear extension at 80 Bosworth Road Dagenham RM10 7NU	Heath Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Application Decided under Delegated powers
14 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00418/ FUL	Application Permitted on 14th July 2004	D R Day	Erection of single storey rear extension at 269 Ivyhouse Road Dagenham RM9 5RT	Alibon Ward (2002)

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LONDON BOROUGH OF BARKING AND DAGENHAM
REGENERATION & ENVIRONMENT DEPARTMENT PLANNING & TRANSPORTATION
DIVISION

DEVELOPMENT CONTROL BOARD
Applications Decided under Delegated powers
15 July 2004

Application Reference	Decision	Applicant	Brief Description of Development and Location	Ward
04/00437/ FUL	Application Permitted on 15th July 2004	Mrs F Ahmet	Erection of single storey rear/side extension at 9 Surrey Road Dagenham RM10 8ES	Eastbrook Ward (2002)
04/00507/ FUL	Application Permitted on 15th July 2004	Mrs A Madhani	Renewal of planning permission for the erection of single storey rear kitchen/diner and shower room extension at 93 Salisbury Avenue Barking IG11 9XW	Abbey Ward (2002)
04/00511/ FUL	Application Permitted on 15th July 2004	Mr Sylvester	Retention of temporary garden shed at 92 Westminster Gardens Barking IG11 0BL	Thames Ward (2002)

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