

London Borough of Barking and Dagenham

Notice of Meeting

DEVELOPMENT CONTROL VISITING PANEL

Tuesday, 18 October 2005, 2:00 pm

Members: Councillor Mrs J E Bruce (Chair), Councillor I S Jamu (Deputy Chair), Councillor W F L Barns, Councillor T J Justice and Councillor Mrs M M West

Declaration of Members Interest: In accordance with the Constitution, Members are asked to declare any personal or prejudicial interest they may have in any matter which is to be considered at this meeting.

R. A. Whiteman
Chief Executive

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AGENDA

1. Apologies
2. Site Visit: DC/05/00828/FUL - 46 Fourth Avenue, Rush Green, RM7 0UB (Pages 1 - 3)
3. Any other business

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Plan: B DC/05/00828/FUL Eastbrook Ward (A)

Address: 46 Fourth Avenue Rush Green, RM7 0UB

Development: Erection of single/two-storey side and rear extensions and conversion to form 2 no. two-bedroom flats.

Applicant: Mr. H Kalsi

Introduction and Description of Development

The property is an end of terrace two storey dwelling located on the north side of Fourth Avenue. The property is bound by residential units on all sides and fronts onto Fourth Avenue and is flanked by Strood Avenue to the west.

The application relates to the erection of a single/two-storey side and rear extension as well as the conversion of the premises into 2 no two-bedroom flats. The proposal indicates that the entrance for the first floor flat will be to the front of the property and the access to the ground floor flat will be gained from the rear of the building accessed via a side gate from Strood Ave. Each flat will contain two bedrooms, lounge, one bathroom, and kitchen unit.

Background

There is no planning history pertaining to this property.

Consultation

Neighbouring properties were consulted regarding this application. Three responses were received but one contained a petition containing 92 signatures objecting to the proposed development. The main reasons for the objections pertained to the development creating a strain on the existing sewage system and a strain on the local parking situation. The objections stated that many of the local residents would like the house to remain as it was built in the 1930's and not be altered in order to maintain the character of the existing street.

Policy

H10 Conversions
H15 Residential Amenity
H16 Internal Design
H22 Extensions and Alterations & Appendix 7
Interim Parking Standards 2002

Analysis

The application relates to the erection of a two storey side extension and part two/one storey rear extension to form 2 No. two-bedroom self contained flats. The rear extension will measure 3.05 metres from the rear main wall of the house and will contain a flat roof which will be erected to a height of 3.2 metres. The side extension will measure the

combined depth of the existing house and proposed rear extension to a depth of 10.9 metres, and to a width of 3.4 metres from the side wall of the existing house. The side extension extends the pitched roof of the main dwelling and will have a partial pitched roof over the front and rear extension protrusions. The design of the side extension will mirror the design of the existing house creating balance across the dwelling. The extension will complement the design of the existing dwellings on the terrace and will be identical in design of number 48 Fourth Street which has the similar layout. It is considered that the extensions to the dwelling are of good design and therefore in accordance with Council Policy H22 Extensions & Alterations and Appendix 7.

Policy H15 Residential Amenity of the Unitary Development Plan requires 50 square metres of private residential amenity space to be provided for a 2 bedroom house. The subject property benefits from a large rear garden area. The proposed scheme allocates approximately 97 square metres of residential amenity for the ground floor flat and approximately 90 square metres for the first floor flat. It is considered that the scheme supplies sufficient private amenity space for both of the proposed units in line with Council policy.

Policy H16 Internal Design of the UDP outlines the requirements for the provision of habitable floor space for new dwellings requiring 40 square metres for each two bedroom house. The scheme allocates approximately 41.3 square metres of habitable floor space within the first floor flat and approximately 48.7 square metres within the ground floor flat. It is considered that the provided floor space complies with Council Policy H16 of the UDP. The internal layout is such that all the bedrooms are located along the party wall with No. 44 which avoids any problems of lounges adjoining bedrooms in respect of possible noise transfer.

The Interim Parking Standards 2002 outlined that one parking space must be provided for a two bedroom dwelling. The scheme allocates three off street parking spaces to the rear of the subject property. There is an existing rear laneway which provides vehicular access to the properties from 26-46 Fourth Avenue. The proposed off street parking spaces will enter and exit off of this laneway. This is similar in design of that of the other properties along the laneway. It is considered that the off street parking spaces provided will ensure that adequate parking is available for the proposed flats therefore in compliance with Council policy. It is important however that this parking area is suitably maintained as it is remote from the building and, as a result, the materials and design are important. It is considered that a condition should be imposed to submit details of layout and materials prior to their construction.

In regards to the letters and petition received in objection to the proposed development there was a strong opposition to the development in regards to the alteration of the existing 1930's house and strain on the local parking situation. It has been determined that the proposed development would not adversely affect the appearance but rather would be of good design and create a balance of the front elevation, similar to that of other dwellings in the vicinity. It would be impossible to maintain the house as it was in the 1930's as maintenance and development is inevitable. In regards to the stain on the local parking situation, there has been sufficient off street parking provide in the scheme in order to ensure the development does not cause any further strain. Therefore since the proposed

development is in general accordance with Council policy it is recommended that this development be approved.

Recommendation

That this development be approved.

Conditions

- 1) Q03 Matching Facing Materials
- 2) Details of the layout and materials of the car parking spaces shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The car parking spaces shall be carried out in accordance with these details and maintained for the purposes of car parking in perpetuity.

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