## DEVELOPMENT CONTROL BOARD

13 September 2016

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### Open Report

| Wards Affected: Alibon, Chadwell Heath, Eastbrook, Eastbury, Gascoigne, Heath, Longbridge, Mayesbrook, Parsloes, Thames, Valence, Village, Whalebone | For Information |
| Key Decision: No |

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| Accountable Director: John East, Growth and Homes |

### Summary:

This report advises Members of recent appeals that have been lodged and the outcomes of decisions made.

### Recommendation(s)

The Development Control Board is asked to note this report.

### 1. Appeals Lodged

The following appeals have been lodged:

a) **Erection of first floor side extension over car port – 24 Jasmine Road, Rush Green** (Ref: 16/00176/FUL)

   Application refused under delegated powers 4 April 2016 (Eastbrook Ward).

b) **Erection of first floor side extension, conversion of garage to habitable accommodation and loft conversion involving installation of front and rear rooflights – 95 Beccles Drive** (Ref: 16/00282/FUL)

   Application refused under delegated powers 16 May 2016 (Longbridge Ward).

c) **Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and front rooflights – 164 Manor Square** (Ref: 16/00493/CLU_P)

   Application refused under delegated powers 1 June 2016 (Valence Ward)
d) Erection of two storey side extension and a two storey rear extension and a part single storey side/rear extension – 113 Hunters Hall road, Dagenham (Ref: 16/00694/FUL)

Application refused under delegated powers 16 June 2016 (Alibon Ward)

e) Erection of two storey side and single storey rear extension – 166 Canonsleigh Road, Dagenham (Ref: 16/00574/FUL)

Application refused under delegated powers 16 June 2016 (Eastbury Ward)

f) Application for prior approval: Notification of a proposed change of use of ground to third floor Class B1 (offices) to Class C3 (residential) (9 studio flats, 11 one bedroom flats and 4 two bedroom flats) - Quayside House, 13 Town Quay Wharf, Abbey Road, Barking (Ref: 16/00407/PRIOFF)

Application refused under delegated powers 6 May 2016 (Gascoigne Ward)

g) Demolition of existing building and erection of 3 storey building comprising 5 two bedroom maisonettes, 2 one bedroom flats, 1 two bedroom flat and 1 three bedroom flat - Land between 487 - 535A Rainham Road South, Dagenham (Ref: 16/00168/FUL)

Application refused under delegated powers 8 June 2016 (Eastbrook Ward)

h) Erection of part single/part first floor and part two storey extension, alterations to external appearance of building and change of use of first floor office accommodation to provide 3 one bedroom flats and extension to ground floor office - 1 High Road, Chadwell Heath (Ref: 15/01035/FUL)

Application refused under delegated powers 13 January 2016 (Chadwell Heath Ward)

i) Erection of two storey two bedroom house – Land adjacent 33 Braintree Road, Dagenham (Ref: 16/00751/FUL)

Application refused under delegated powers 27 July 2016 (Heath Ward)

j) Erection of 2 bedroom bungalow - Land rear Of 24 Goring Road, Dagenham (Ref: 15/01452/FUL)

Application refused under delegated powers 31 December 2015 (Village Ward)

2. Appeals Determined

2.1.1 The following appeals have been determined by the Planning Inspectorate:

a) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.1 metres) - 16 Sylvan Avenue Chadwell Heath (Ref:– 16/00349/PRIOR6 Whalebone Ward)
Application refused under delegated powers 12 April 2016 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers by virtue of its excessive depth which would result in a loss of light, outlook and overshadowing and would be detrimental to the amenities of and living standards enjoyed by adjoining occupiers at No.14 Sylvan Avenue contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD.

Planning Inspectorate’s Decision: Appeal allowed 12 July 2016 (see attached).

b) Erection of two storey side and part single/part two storey rear extension and front porch – 261 Grafton Road, Dagenham (Ref: 15/01810/FUL Whalebone Ward)

Application refused under delegated powers 24 March 2016 for the following reason:

1. The proximity of the proposed side extension to the northern site boundary would result in an overbearing impact on the occupiers of No.9 Morgan Crescent and be detrimental to their outlook contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD and the SPD for Residential Extensions and Alterations.

Planning Inspectorate’s Decision: Appeal allowed 14 July 2016 (see attached).

c) Change of use of ground floor to community/cultural centre/place of worship (Use Class D1) - 539 Rainham Road South, Dagenham (Ref: 15/00472/FUL Eastbrook Ward)

Application refused under at Development Control Board 28 July 2015 for the following reason:

1. The proposed development would by virtue of increased traffic generation and general activity, adversely impact on the surrounding highway network and free flow of pedestrian and vehicular traffic, detrimental to amenity and highway safety and contrary to Policies BP8 and BR10 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal allowed 8 July 2016 (see attached).

d) Erection of 2 storey one bedroom house – 14 Rosedale Road, Dagenham (Ref: 15/01680/FUL Eastbury Ward)

Application refused under delegated powers 24 March 2016 for the following reason:

1. The proposed development by virtue of its scale, siting and location would appear unduly prominent in the street scene and close down the vista to Burnham Road and as such would materially reduce the open and spacious character of the side garden of the application property and of the area, contrary
to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 5 August 2016 (see attached).

e) Erection of two storey 1 bedroom end terrace house - 23 Maplestead Road, Dagenham (Ref: 15/01556/FUL Eastbury Ward)

Application refused under delegated powers 24 March 2016 for the following reasons:

1. The proposed development, by virtue of its siting and size, would result in harmful overshadowing of the rear amenity space of 2 Aconbury Road, contrary to policy BP8 of the Borough Wide Development Policies Development Plan Document.

2. The proposal fails to provide an acceptable standard of private external amenity space for the host and proposed dwellings, contrary to Policy BP5 of the Borough Wide Development Policies DPD.

3. The proposal is found to be unacceptable on transport/highway grounds given the low Public Transport Accessibility Level rating and the absence of off-street parking provision, contrary to Policies BR9 and BR10 of the Borough Wide Development Plan.

Planning Inspectorate’s Decision: Appeal dismissed 4 August 2016 (see attached).

f) Erection of two storey rear and single storey side and rear extensions to convert single dwelling house into one 1-bedroom flat and one 5-bedroom house – 147 Halbutt Street, Dagenham (Ref: 15/01507/FUL Parsloes Ward)

Application refused under delegated powers 24 March 2016 for the following reasons:

1. The proposed development would have a detrimental impact on highway safety by increasing the level of on-street car parking demand in an area with a high demand for parking, contrary to policy 6.13 of the London Plan and policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development has the potential to conflict with Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and policy 3.8 of the Minor Alterations to the London Plan by preventing access to the front door of the proposed flat in the event that the occupiers of the existing house or visitors were to park inconsiderately in the driveway.

Planning Inspectorate’s Decision: Appeal dismissed 4 August 2016 (see attached).
g) Conversion of house into 1 one bedroom and 1 two bedroom flats and the erection of single storey front and side extensions - 816 Rainham Road South, Dagenham (Ref: 15/01125/FUL Village Ward)

Application refused under delegated powers 19 October 2015 for the following reasons:

1. The development would result in the loss of a family dwelling, further reducing the Borough's existing stock of family housing contrary to Policy BC4 of the Borough Wide Development Policies Development Plan Document.

2. The proposed dwelling would provide a poor standard of accommodation for future occupiers by way of insufficient internal floor space and storage space for both units and as such would be contrary to Policy 3.5 of the draft Minor Alterations to the London Plan and Department for Communities and Local Government: Technical housing standards - nationally described space standard.

Planning Inspectorate’s Decision: Appeal dismissed 5 August 2016 (see attached).

h) Application for prior approval of proposed single storey rear extension (depth: 5.625 metres; height to eaves 2.9 and maximum height: 3.9 metres) – 14 Melbourne Gardens, Chadwell Heath (Ref: 16/00371/PRIOR6 Whalebone Ward)

Application refused under delegated powers 19 April 2016 for the following reason:

1. The proposed rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse and therefore the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 12 August 2016 (see attached).

i) Application for outline planning permission: Erection of two storey side extension in connection with conversion of existing house to provide 2 two bedroom flats – 18 Martin Road, Dagenham (Ref: 15/01510/OUT Mayesbrook Ward)

Application refused under delegated powers 18 January 2016 for the following reasons:

1. The proposed extension, by virtue of its size and siting at a road junction, would result in a bulky and intrusive addition to the street scene detrimental to the openness of this corner plot and the character of the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
2. The proposed development could not provide sufficient acceptably sited off-street parking spaces and would have a detrimental impact on highway safety by increasing the level of on-street car parking demand in an area with a high demand for parking, conflicting with the aims and objectives of policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

3. The development could not provide accommodation which would comply with the Technical Housing Standards - nationally described space standards (March 2015), and as such the internal space provision would be detrimental to the living standards and amenities enjoyed by existing and future occupiers.

4. The proposed development fails to provide adequate useable external amenity space to the detriment of the amenity of future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate's Decision: Appeal dismissed 19 August 2016 (see attached).

j) Replacement of existing single sided landscape advertising panel with double sided portrait totem LED sign - Access Self Storage, Kingsbridge Road, Barking (Ref: 16/00202/ADV Thames Ward)

Application refused under delegated powers 18 January 2016 for the following reasons:

1. The installation of the proposed LED sign in this location is considered to represent a safety hazard due to the size, positioning and purpose of the sign which will come directly into eye contact of drivers with the potential to cause distraction, contrary to Policy BP7 of the Local Development Framework Borough Wide Development Policies (DPD) March 2011.

Planning Inspectorate's Decision: Appeal dismissed 24 August 2016 (see attached).

k) Erection of two storey end of terrace house – 2 Kingsley Close, Dagenham (Ref: 16/00113/FUL Heath Ward)

Application refused under delegated powers 31 March 2016 for the following reason:

1. The proposed development, by virtue of its siting and design, would result in a cramped and intrusive addition to the streetscene out of character with the host terrace and neighbouring dwellings and would be detrimental to the character and appearance of the surrounding area contrary to Policy CP3 of the Core Strategy (July 2010) and Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).
Planning Inspectorate’s Decision: Appeal dismissed 26 August 2016 (see attached).