DEVELOPMENT CONTROL BOARD
7 November 2016

Title: Town Planning Appeals

Report of the Development Management Manager, Regeneration Division

<table>
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<th>Open Report</th>
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<td><strong>Wards Affected:</strong> Abbey, Alibon, Eastbury, Eastbrook, Gascoigne, Heath, Mayesbrook, Thames, Valence, Village, Whalebone</td>
<td><strong>Key Decision:</strong> No</td>
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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) **Conversion of existing dwelling into 2 self-contained flats – 24 Salisbury Avenue, Barking (Ref: 16/00074/FUL)**

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

   b) **Subdivision of house into 1 two bedroom and 1 three bedroom houses - 2 St Erkenwald Road, Barking (Ref: 16/00431/FUL)**

      Application refused under delegated powers 17 May 2016 (Abbey Ward).

   c) **Change of use of part of existing warehousing/storage floor space to banqueting facility with ancillary storage – 6-8 Thames Road (Ref: 14/00464/FUL)**

      Application refused under delegated powers 29 February 2016 (Thames Ward).

   d) **Erection of two storey side extension to provide new dwelling – 18 Martin Road, Dagenham (Ref: 16/00389/FUL)**
Application refused under delegated powers 25 May 2016 (Mayesbrook Ward).

e) Erection of two storey two bedroom house - Land adjacent to 33 Braintree Road, Dagenham (Ref: 16/00751/FUL)
Application refused under delegated powers 27 July 2016 (Heath Ward).

f) Conversion of house into 2 two bedroom flats – 16 Gordon Road, Chadwell Heath (Ref: 16/00858/FUL)
Application refused under delegated powers 1 August 2016 (Whalebone Ward).

g) Conversion of single dwelling into 6 bedroom house in multiple occupation (retrospective) - 259 Valence Wood Road, Dagenham (Ref: 16/00028/FUL)
Application refused under delegated powers 29 March 2016 (Heath Ward).

2. Appeals Determined

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

a) Erection of two storey side and single storey rear extension - 166 Canonsleigh Road, Dagenham (Ref: 16/00574/FUL – Eastbury Ward)
Application refused under delegated powers 16 June 2016 for the following reason:


Planning Inspectorate’s Decision: Appeal dismissed 3 October 2016 (see attached).

b) 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 – Gascoigne Ward).
Application refused under delegated powers 6 May 2016 for the following reason:

1. The application fails to meet the requirements of Schedule 2, Part 3, Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by reason that prior approval was not applied for and obtained before beginning the development.

Planning Inspectorate’s Decision: Appeal dismissed 17 October 2016 (see attached).
c) 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 – Alibon Ward)

Application refused under delegated powers 16 June 2016 for the following reason:

1. The proposed extension roof would appear incongruous and disharmonious and out of keeping with the design of other nearby terraces in Hunters Hall Road and the original design of the host terrace, disrupting the appearance of the rooftops and resulting in harm to the character and appearance of the streetscape contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Supplementary Planning Document for Residential Extensions and Alterations (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 18 October 2016 (see attached).

d) Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and front rooflights - 164 Manor Square, Dagenham (Ref: 16/00493/CLU_P – Valence Ward)

Application refused under delegated powers 1 June 2016 for the following reason:

1. That a certificate of lawfulness is refused as the proposed development together with existing roof additions exceeds 50 cubic metres in volume and therefore does not comply with the requirements of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 21 October 2016 (see attached).

e) Erection of 2 bedroom bungalow – Land rear of 24 Goring Road, Dagenham (Ref: 15/01452/FUL – Village Ward)

Application refused under delegated powers 31 December 2015 for the following reason:

1. The proposed bungalow, located in the former rear garden of an existing bungalow, will result in a form of backland development out of character and harmful to the prevailing pattern of development in the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies DPD, policy CP3 of the Core Strategy and paragraph 53 of the NPPF.

Planning Inspectorate’s Decision: Appeal dismissed 21 October 2016 (see attached).

f) 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 – Eastbrook Ward)
Application refused under delegated powers 8 June 2016 for the following reasons:

1. The proposed development, by reason of its design and appearance, would result in an intrusive and dominant addition to the street scene and rear garden environment, harmful to the character of the area and visual amenities of existing residential occupiers and contrary to Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development would, by reason of its siting and proximity to residential properties in Durham Road, result in a loss of outlook, harmful to the living standards and visual amenities of existing and future occupiers of Durham Road and contrary to Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed development fails to provide sufficient gross internal floor area for units 8 and 9 which would result in substandard units of accommodation, detrimental to the living standards and amenities enjoyed by existing and future occupiers and contrary to Policy 3.5 of the Minor Alterations to the London Plan (March 2016) DCLG Technical Housing Standards - Nationally Described Space Standards (March 2015).

4. The drawings do not accurately detail the proposed parking area development in terms of size of car parking space and turning area and by virtue of its uncontrolled nature, the parking area would be likely to generate anti social behaviour, detrimental to crime prevention initiatives and the principles of secure by design and contrary to Policy BC7 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 21 October 2016 (see attached).