DEVELOPMENT CONTROL BOARD

6 February 2017

Title: Town Planning Appeals

Report of the Development Management Manager, Regeneration Division

Open Report For Information

Wards Affected: Abbey, Eastbrook, Eastbury, Heath, Longbridge, Mayesbrook, Village, Whalebone

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) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres and maximum height: 3.0 metres) – 70 Hurstbourne Gardens, Barking (Ref: 16/00916/PRIOR6)

Application refused under delegated powers 21 July 2016 (Longbridge Ward).

b) Erection of two bedroom bungalow in garden – 44 Rugby Gardens, Dagenham (Ref: 16/00727/FUL)

Application refused under delegated powers 19 August 2016 (Mayesbrook Ward).

c) Erection of first floor side and rear extension and single storey front extension - 85 Lodge Avenue, Dagenham (Ref: 16/01084/FUL)

Application refused under delegated powers 13 October 2016 (Mayesbrook Ward).

d) Erection of bungalow – Land to rear of 225 Rush Green Road, Romford (Ref: 16/00653/FUL)
Application refused under delegated powers 8 July 2016 (Eastbrook Ward).


e) Demolition of single storey building and erection of three storey building comprising 10 dwellings – Land between 487 - 535A Rainham Road South, Dagenham (Ref: 16/00938/FUL)

Application refused under delegated powers 27 September 2016 (Eastbrook Ward).

2. Appeals Determined

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

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

Application refused under delegated powers 17 May 2016 for the following reason:

1. The proposed external amenity space for both houses fails to meet the requirements of policy BP5 of the Borough Wide Development Policies Development Plan Document and would be detrimental to the living standards and amenities enjoyed by future occupiers.

Planning Inspectorate’s Decision: Appeal dismissed 9 December 2016 (see attached)

b) Conversion of house into 2 two bedroom flats – 16 Gordon Road, Chadwell Heath (Ref: 16/00858/FUL – Whalebone Ward)

Application refused under delegated powers 1 August 2016 for the following reasons:

1. The development has resulted 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 development cannot provide sufficient off-street parking spaces and as such has resulted in an increase in existing parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017 (see attached)

c) Erection of two storey side extension to provide new dwelling – 18 Martin Road, Dagenham (Ref: 16/00389/FUL – Mayesbrook Ward)

Application refused under delegated powers 25 May 2016 for the following reasons:

1. The proposed development would cause harm to the appearance of the street scene by virtue of its scale, design and prominent siting on this corner plot contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development

2. The proposed development does not comply with policy 3.5 of the Minor Alterations to the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015) in that the potential second bedroom is too small and as such the house would fail to meet the space standards required for the potential number of occupants.

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

4. The proposed development would result in increased on-street parking demand within an area of poor public transport accessibility to the detriment of highway safety and the amenity of local residents contrary to Policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017 (see attached)

**d)** Conversion of existing dwelling into 2 self-contained flats – 24 Salisbury Avenue, Barking (Ref: 16/00074/FUL – Abbey Ward)

Application refused under delegated powers 4 April 2016 for the following reasons:

1. The conversion of the existing house to flats would result in the loss of a three bedroom family dwelling to the detriment of the stock of family housing in the borough and contrary to policy BC4 of the Borough Wide Development Policies Development Plan Document.

2. The development does not comply with policy 3.5 of the Minor Alterations to the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015) and as such the proposed flats would provide insufficient space for daily living detrimental to the living standards and amenities enjoyed by future occupiers.

Planning Inspectorate’s Decision: Appeal dismissed 16 January 2017 (see attached)

**e)** Erection of annexe in rear garden to provide independent living accommodation for disabled daughter - 25 Charlotte Road, Dagenham (Ref: 16/00550/FUL – Village Ward)

Application refused under delegated powers 21 June 2016 for the following reasons:

1. The proposed development, due to its size and siting to the south of the neighbouring garden at 27 Charlotte Road, would appear overbearing and result in a loss of sunlight to the adjoining garden area to the detriment of the amenities of
neighbouring occupiers and contrary to policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development, by reason of its siting and design would constitute an unacceptable form of backland development that would be harmful to the character of the area and out of keeping with the prevailing built form, contrary to Policy CP3 of the Core Strategy (July 2010), Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the National Planning Policy Framework.

Planning Inspectorate’s Decision: Appeal dismissed 20 December 2016 (see attached)

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

Application refused under delegated powers 27 July 2016 for the following reasons:

1. The proposed development by virtue of its scale, siting and location would represent inappropriate development of a residential garden and significantly close the gap between numbers 31 and 33 Braintree 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.

2. The proposed new dwelling will be finished with a hipped roof which does not reflect the roof design of and would be out of character with the host dwelling and terrace and as such contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

3. The development cannot provide any off-street parking spaces and as such would result in an increase in existing on-street parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017 (see attached)

g) Loft conversion involving construction of gable end roof and rear dormer window – 42 Beccles Drive, Barking (Ref: 16/00760/FUL – Longbridge Ward)

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

1. The proposed hip to gable roof alteration would, by reason of its design, bulk and appearance, be unduly harmful to the character and appearance of the host dwelling and disrupt the prevailing pattern of development in the street scene, 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 20 December 2016 (see attached)
h) Erection of single storey front and two storey side extension – 51 Melford Avenue, Barking (Ref: 16/00711/FUL – Longbridge Ward)

Application refused under delegated powers 7 July 2016 for the following reason:

1. The proposed two storey side extension, by virtue of its gabled roof design and setback, would be incongruous and out of keeping with the street scene and original design of the host property and terrace and would partly close off an important gap within the street scene which provides relief from the built up nature of the street and would therefore fail to maintain the character of the area and be harmful to the street scene. The proposed development is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 20 December 2016 (see attached)

i) Construction of front dormer window - 78 Keir Hardie Way, Barking (Ref: 16/00880/FUL – Eastbury Ward)

Application refused under delegated powers 8 August 2016 for the following reason:

1. The proposed front dormer window would look conspicuous and out of keeping in the streetscene, disrupting the rhythm and balance of the roofscape and would fail to protect the character of the area contrary to policies BP8 and BP11 of the Local Plan (March 2011) and the Residential Extensions and Alterations SPD (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 19 January 2017 (see attached)

j) Conversion of single dwelling into 6 bedroom house in multiple occupation (retrospective) - 259 Valence Wood Road, Dagenham (Ref: 16/00028/FUL – Heath Ward)

Application refused under delegated powers 29 March 2016 for the following reasons:

1. The proposed development would result in the loss of a family dwelling house to the detriment of the stock of family housing in the borough, contrary to Policy BC4 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development, by virtue of the intensification of the existing residential dwelling, would lead to an unacceptable material increase in levels of noise and disturbance to the detriment of the residential amenity of the neighbouring occupiers, contrary to Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The non-provision of external amenity space for the proposed dwelling unit would result in a cramped and substandard unit of residential accommodation, detrimental to the amenities of the future inhabitants of the unit. The proposal is therefore
contrary to policy 3.5 of the London Plan, the DCLG Technical Housing Standards - Nationally Described Space Standard March 2015 and policy BP5 of the Borough Wide Development Policies DPD 2011.

4. In the absence of off-street parking provision, the proposed development would result in increased parking demand within an area of poor public transport accessibility to the detriment of highway safety and the amenity of local residents contrary to Policies BR9, BR10 and BP8 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 24 January 2017 (see attached)