MINUTES OF
DEVELOPMENT CONTROL BOARD

Monday, 3 July 2017
(7:00 - 8:18 pm)

Present: Cllr Faraaz Shaukat (Chair), Cllr Syed Ahammad (Deputy Chair), Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Amardeep Singh Jamu, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Adegbuyega Oluwole, Cllr Chris Rice and Cllr Dominic Twomey

Apologies: Cllr Sanchia Alasia, Cllr Saima Ashraf, Cllr Bill Turner, Cllr Jeff Wade and Cllr John White

1. Declaration of Members’ Interests

There were no declarations of interest.

2. Minutes (8 May 2017)

The minutes of the meeting held on 8 May 2017 were confirmed as correct.

3. Land at the junction of Porters Avenue and Gale Street, Dagenham-16/01990/FUL

The Development Management Manager (DMM) introduced a report on the application relating to the land at the junction of Porters Avenue and Gale Street, Dagenham.

The application site is located in Parsloes Park on land at the junction of Porters Avenue and Gale Street, Dagenham. The site is bounded to the west by Gale Street and to the north by Porters Avenue. Parsloes Park is designated as ‘Metropolitan Open Land’ (MOL).

The application related to the erection of a two storey Youth Zone facility including skate park, floodlit kick pitch, service yard, plant, minibus and blue badge parking and associated landscaping.

Internally, the facility would comprise a 4-court indoor sports hall, indoor climbing wall, fitness gym, performing arts studio, music studio, boxing gym, art and craft rooms, media suite, café, and recreational areas.

Consultations had been carried out widely and there had been ten responses received with objections from nine addresses in relation to, inter alia, encroachment on open spaces, potential for noise and traffic disturbance and inappropriateness in a residential setting.

The DMM noted that although the proposed application site was designated as Metropolitan Open Land, there were very special circumstances in order for officers to recommend approval for planning permission. The site would be
easily accessible and is regarded as a neutral area and a good central location. This area of Parsloes Park is under-utilised and by agreeing to the application, the Board would be addressing the importance of tackling obesity and health priorities, as well as employment opportunities for young people. In addition, although there would be some impact on the openness of the park, the harm was considered to be relatively limited in nature and the benefits of the scheme were such as to outweigh this harm.

The DMM advised that floodlighting could not be used after 10.00 pm and officers were satisfied that this would not be intrusive upon neighbours to the site.

The DMM also advised that on-street parking was discouraged and that most of the young people attending events would be unlikely to have cars and many would come by public transport, cycle or walk. Some would be dropped off by parents but the Highways Officer considered that there was adequate parking provision available on local roads.

The DMM considered that the application would provide a high quality facility with the potential to assist young people often in deprivation. This would be a positive benefit to the community in terms of health, wellbeing and employment opportunities for young people, helping to reduce anti-social behaviour.

The Chair invited Chris Galleyhawk, an objector to the application, to address the Board. He felt that although the Youth Zone was a worthy application, it would be in the wrong location as this was Metropolitan Open Land. He felt that the area was used extensively by local people and if the application were approved, it would have a detrimental and significant impact on local residents in terms of noise, traffic, floodlighting and potential anti-social behaviour. There would be a large increase in traffic in an already busy and dangerous area which had encountered several accidents already. In addition, Gale Street was very narrow and parking in local streets was very limited and drivers park in Wroxall Road to visit the Health Centre. He had been the GLC Parks Manager for Parsloes Park and for the Borough later and considered this application would be a recipe for disaster. He stated that the Mayor of London had considered this application was against the London Plan and asked that the Youth Zone should be considered for an alternative location instead of Parsloes Park.

The Chair invited Maureen Everett, an objector to the application, to address the Board. She informed the Board that she lived opposite the proposed application site and that the road was very dangerous and bad for traffic. She said there had been several accidents in recent times. In addition, she considered there was the potential for noise, disturbance and anti-social behaviour as she felt that events at the Youth Zone would not finish at 10.00 pm. She felt that if this application were agreed it would make residents lives a misery and stated that she never received a consultation letter from the Planning Officers. She asked for the Youth Zone to be sited in Mayesbrook Park which she considered was a more appropriate location.

The Chair invited Diane Joyes, an objector to the application, to address the Board. She asked the Board to preserve Parsloes Park. She advised that there was a serious problem in the locality with traffic and parking issues and
that if the application were approved, then there was nothing to stop more of the park being taken to provide more parking. She was particularly concerned about floodlighting and was not convinced that this would cease at 10.00 pm as young people would be hanging around after that time. She had lived in this location for thirty one years and felt that the look out onto the park was very good but this would be ruined if this application were approved, moreover she would have little option but to move which she did not want to do. She asked the Board to preserve the park as a valued open space.

The Chair invited Rob Carter, the applicant, to address the Board. He considered that the Youth Zone application would provide a very important benefit to the Council. This location was prominent, neutral, appropriate and accessible for young people in the community and this had been carefully assessed. He was aware of the sensitivity of this location being on metropolitan open space but was justified by the special circumstances of this application. He considered that Parsloes Park was under-utilised by young people and this application was beneficial and a worthwhile investment for this and future generations. He stated that 99% of the Park would be protected and the application was sustainable with no reliance on Council revenue funding. He stressed that the Youth Zone wished to be good neighbours in the local community. Although there were understandable concerns about anti-social behaviour, experience in other Youth Zones had shown that any anti-social behavior would decrease and cited positive examples where this had decreased. He stated that 85% of those coming to the facilities would be via public transport and therefore parking would not be a problem. There were understandable concerns about floodlighting but he did not feel this would be a problem. He added that this application was a unique opportunity for young people in the borough and was sustainable for future generations.

Members asked about cycle and moped parking included in the application. The DMM responded that officers had asked for an increase in cycle parking but Moped parking often gets overlooked, and there was no specific parking provision in this case. He re-iterated that on-site car parking would be actively discouraged.

Members asked about the opportunity to increase bus provision particularly route 145. In response, the Acting Head of Planning advised that officers met with representatives of Transport for London (TfL) on a regular basis and TfL constantly revised and reviewed bus services and their frequency.

Members felt that the provision of a Youth Zone was needed but were concerned about the issue of potential Council funding. The applicant advised that the Youth Zone would be funded from many different sources although the Council had not been asked to provide a budgetary contribution.

Members sought clarification about the proposed location of the Youth Zone and noted residents concern and asked for the appropriateness of other considered venues for the Zone. The DMM advised that a number of other sites were considered e.g. Barking Riverside, Thames View the Vibe and Ivyhouse Road, although the Parsloes Park site was considered the most appropriate for neutrality and transport accessibility.

In answer to a question, the DMM advised that although the application was on
Metropolitan Open Land, the applicant had demonstrated the very special circumstances necessary to grant permission and the Board needed to weigh up the loss of land with the benefits of the application to young people in the community.

The Board **granted** planning permission subject to any direction from the Mayor of London and/or the Secretary of State, and the conditions listed in this report (with any amendments that might be necessary up to the issue of the decision, including any other conditions that may be required as a result of referral to the Mayor of London and the Secretary of State).

1) The development permitted shall be begun before the expiration of three years from the date of this permission.

   **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).


   **Reason:** For the avoidance of doubt and in the interest of proper planning.

3) No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

   **Reason:** To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4) The development shall be used as a Youth Zone facility operated by Barking and Dagenham Youth Zone and for no other purpose.

   **Reason:** To protect the locality by avoiding the introduction of a use detrimental to its amenities in accordance with Policy BP8 of the Local Development Framework Borough Wide Development Policies.

5) The landscaping scheme shown on drawing No.671-02 and 671-03 shall be carried out in the first planting and seeding seasons following the occupation or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

6) Details of the areas to be hard surfaced including all skate park ramps shall be submitted to and approved by the Local Planning Authority in writing and completed prior to the occupation or completion of the development, whichever is the sooner and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area and to provide safe movement throughout the site in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7) The external lighting scheme shall be carried out in accordance with the details submitted. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

8) The boundary treatment shall be carried out in accordance with the details indicated on drawing No.110:16:53:H prior to occupation or the completion of the development, whichever is the sooner. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

9) No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

10) The approved development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and thereafter retained permanently for the
accommodation of bicycles of occupiers and visitors to the premises and not used for any other purpose.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

11) Noise from activities taking place inside the Youth Zone building (AN) including any live and amplified music associated shall be controlled so as to be inaudible inside noise-sensitive premises in the vicinity of the Youth Zone. The initial test for compliance with 'inaudibility' criterion will be that noise should be no more than barely audible outside those noise sensitive premises. In the event there is a disagreement as to whether activity noise is or is not audible the following numerical limits shall be used to determine compliance with this condition:

   The LAeq (AN) (15 minute) shall not exceed LA90 (WAN*) (15 minute) and;
   The L10 (AN) (15 minute) shall not exceed L90 (WAN*) (15 minute) in any 1/3 octave band between 40Hz and 160Hz.

   *WAN Without activity noise

Reason: In the interests of residential amenity, in accordance with Policies BR13 and BP8 of the Borough Development Policies DPD (March 2011).

12) The combined rating level of the noise from any plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: In the interest of residential amenity, in accordance with Policies BR13 and BP8 of the Borough Development Policies DPD (March 2011).

13) All external floodlighting of the kick pitch and skate park shall be switched off between the hours of 22:00 and 06:00.

Reason: In the interest of residential amenity and protection of local ecology in accordance with Policies BP8 and BR3 of the Borough Development Policies DPD (March 2011).

14) Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, “Code of practice for noise and vibration control on construction and open sites”. Parts 1 and 2.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the
15) No development shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

a. construction traffic management;
b. the parking of vehicles of site operatives and visitors;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development;
e. the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f. wheel washing facilities;
g. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements.
h. a scheme for recycling/disposing of waste resulting from demolition and construction works;
i. the use of efficient construction materials;
j. methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

16) A scheme showing the provisions to be made for CCTV coverage, access control, and any other measures to reduce the risk of crime, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future users and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.
17) The building shall not be occupied by users except between 0800 and 2200 Monday to Friday, and 0900 and 2200 at weekends.

Reason: To protect the amenities of neighbouring residents in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

18) Before any works hereby permitted are commenced and until all such works are completed:

a) all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS.5837;

b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

Reason: To ensure that retained trees are identified prior to the commencement of development and adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

19) No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that retained trees are adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

20) The building hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a Travel Plan for the site which shall include proposals for minimising car-borne travel and encouraging walking, cycling and the use of public transport. The Travel Plan shall include details of funding, implementation, monitoring and review. The approved Travel Plan shall be implemented and monitored in accordance with the approved scheme.

Reason: In order to encourage the use of sustainable transport and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.
21) Prior to the commencement of the permitted use a Delivery and Servicing Plan to incorporate details of deliveries to the site, including size of vehicle, routing of deliveries, and times of deliveries shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to minimise the impact of the development on the local highway network and traffic congestion and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document.

22) No development shall commence, including any works of demolition, until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. The Plan shall be implemented in accordance with the approved details and thereafter maintained.

Reason: The Construction Logistics Plan is required prior to commencement of development in order to minimise the impact of the development on the free flow of traffic on the local highway network and in the interests of highway safety and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.3 of the London Plan.

23) Details of the surface of the sports hall and kick pitch shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation or completion of the development, whichever is the sooner. The development shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable in accordance with policies BC5 and BP11 of the Borough Wide Development Policies Development Plan Document.

24) The accessible parking bays indicated on drawing Nos. 110:16:53 H and 110:16:55 H, as relevant, shall be clearly marked with a British Standard disabled symbol prior to the occupation of the development and permanently retained for the use of disabled persons and their vehicles and for no other purpose.


25) No development shall take place until a detailed surface water drainage scheme for the site, based on Sustainable Urban Drainage Systems (SUDS) has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a
restriction in run-off along with details of surface water storage on site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide Development Policies DPD (March 2011).

26) The development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013).

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2015) and Policy BR2 of the Borough Wide Development Policies DPD (March 2011).

27) Details of the photo voltaic roof panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be installed prior to occupation of the development in accordance with the approved details and thereafter permanently retained.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2015) and Policy BR2 of the Borough Wide Development Policies DPD (March 2011).

28) No development shall commence, including any works of demolition, until an Employment and Skills Strategy applicable to the development has been submitted to the Local Planning Authority for approval in writing. The Strategy shall promote employment opportunities for, and encourage job applications from, local people and businesses. In particular, work experience opportunities for young people 18-24 years should be included in the Strategy. Any skills training opportunities should also be considered and incorporated if possible. The approved Strategy shall be implemented in partnership with the Council's Employment and Skills Team.

Reason: In order to contribute to the local economy and local residents in need of employment and in accordance with the principles within policy CC3 of the Core Strategy, details are required prior to commencement in order to ensure that any demolition and groundworks are included within the approved Strategy.

4. The Short Blue, Bastable Avenue, Barking-16/02007/FUL

This item was deferred to the next meeting of the Board.
5.  **79 Lodge Avenue, Dagenham- 17/00060/FUL**

The Development Management Manager (DMM) introduced a report on the application relating to 79 Lodge Avenue, Dagenham. The application site comprises a two-storey end of terrace house located on the eastern side of Lodge Avenue, Dagenham. The proposal seeks to erect two 2 storey semi-detached houses on land to the side of No.79 Lodge Avenue.

The surrounding area is predominantly comprised of short terraces of 2 storey dwellings and semi-detached pairs with hipped roofs typical of the Becontree Estate. The erection of a 2 storey semi-detached pair in this location would not materially impact on the character and appearance of the area.

The proposed development would not result in unacceptable levels of overlooking or loss of privacy and complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD 2011 which seek to protect residential amenity.

The proposed new dwellings accorded with the Technical Housing Standards – nationally described space standards (March 2015).

Although no car parking could be provided for the new houses, the Highways Officer did not raise any objection and considered that any additional parking generated could be accommodated on-street.

The Board **granted** planning permission subject to the following conditions:

1) The development permitted shall be begun before the expiration of three years from the date of this permission.
   
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004)

2) The development hereby permitted shall be carried out in accordance with the following approved plans: LA/04, LA/05, LA/06, LA/07.
   
   Reason: For the avoidance of doubt and in the interest of proper planning.

3) No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

   Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4) No development above ground level shall take place until a scheme showing the provisions to be made for external street lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has
been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety, and safeguarding neighbouring amenity in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

5) Before occupation the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

6. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged

The following appeals have been lodged:

a) Erection of part first floor/part two storey side extension and part single/part two storey rear extension - 36 Stratton Drive, Barking (Ref: 16/01796/FUL)

Application refused under delegated powers 10 January 2017 – Longbridge Ward.

b) Erection of single storey front extension and a two storey side extension – 3 Ivy Walk, Dagenham (Ref: 17/00084/FUL)

Application refused under delegated powers 27 March 2017 – Alibon Ward.

c) Erection of single storey front extension and part single/part two storey side and rear extension - 28 Oglethorpe Road, Dagenham (Ref: 16/01943/FUL)

Application refused under delegated powers 6 February 2016 – Heath Ward.

d) Subdivision of house into 2 one bedroom flats – 69 Salisbury Avenue, Barking (Ref: 16/01871/FUL)

Application refused under delegated powers 25 January 2017 – Abbey Ward

e) Erection of two storey 1 bedroom dwelling – 1 Rockwell Road,
Appeals Determined

The following appeal has been determined by the Planning Inspectorate:

a) Enforcement appeal – Unauthorised construction of a loft conversion to the side and rear of the property – 116 Blake Avenue, Barking (Eastbury Ward)

Planning Inspectorate’s Decision: Appeal dismissed 26 April 2017

b) Erection of two storey 2 bedroom detached house - 476 Ripple Road, Barking (Ref: 16/01309/FUL – Eastbury Ward)

Application refused under delegated powers 3 November 2016 for the following reasons:

1. The proposed house would result in a harmful loss of spaciousness on a prominent corner site at the junction of Ripple Road and Tudor Road and result in an intrusive building located in a side garden projecting significantly beyond the building line of the adjacent terrace at 1-7 Tudor Road contrary to Policy 3.5 of The London Plan and policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

2. The proposed two storey house would have an unacceptable impact on the amenities of neighbouring occupiers by virtue of its proximity to the existing house at the 476 Ripple Road resulting in a loss of light, outlook and privacy contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Residential Extensions and Alterations SPD.

3. The proposed off-street parking spaces would require the removal of on-street car parking spaces to the detriment of the overall availability of parking spaces in the locality. The proposed access would have an inadequate sightline which would compromise pedestrian and highway safety contrary to Policy BR10 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 5 May 2017

c) Erection of first floor side/rear extension – 45 Clare Gardens, Barking (Ref: 16/01717/FUL – Longbridge Ward)

Application refused under delegated powers 23 January 2017 for the following reason:
1. The first floor side/rear extension would partly close an important gap within the street scene which provides relief from the built up nature of the street. The proposed roof of the first floor side/rear extension would appear incongruous and out of keeping with the design of other terraces in Clare Gardens disrupting the appearance of the roofscape and resulting in harm to the character and appearance of the streetscene, and would therefore fail to maintain the character of the area and be harmful to the street scene and surrounding area. The proposed development is contrary to paragraph 56 of the NPPF, policies 7.4 and 7.6 of the London Plan (2016), 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 allowed 16 May 2017

d) Enforcement appeal – Unauthorised erection of independent residential unit at rear of property – 63 Salisbury Avenue (Abbey Ward)

Planning Inspectorate’s Decision: Appeal dismissed 22 May 2017

e) Erection of two storey side and rear extension – 83 Meadow Road, Barking (Ref: 16/01510/FUL – Eastbury Ward)

Application refused under delegated powers 25 November 2016 for the following reason:

1. The proposed side extension and roof design, including a combination of pitched and flat roofs, would be unsympathetic to that of the existing house. The side extension would also close off an important gap within the street scene which positively contributes to the spaciousness of the local area. The first floor of the proposed two storey side extension would not be sufficiently set back from the front wall of the house and would therefore not be subservient to the host semi-detached house and would harm the symmetry of the house and its adjacent twin. The proposed development would therefore fail to maintain the character of the area and would be harmful to the street scene, and is therefore 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 26 May 2017

f) Conversion of outbuilding into two-bedroom bungalow (retrospective) – Annex to 1 Gay Gardens, Dagenham (Ref: 16/01306/FUL – Eastbrook Ward)

Application refused under delegated powers 13 October 2016 for the following reasons:

1. The proposed bungalow, by reason of its siting and design
constitutes an unacceptable form of backland development that is 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), Policy BP11 of the Borough Wide Development Policies DPD (March 2011) and policies 7.4 and 7.6 of the London Plan 2016 and the National Planning Policy Framework.

2. The proposed bungalow does not comply with the minimum requirements of policy 3.5 of the London Plan March 2016 by reason of a shortfall in the Gross Internal Area of the dwelling, the lack of an adequately sized double bedroom and of any storage space and therefore results in the provision of a substandard unit of accommodation, detrimental to the living standards and amenities enjoyed by the occupiers.

3. The development cannot provide any 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 2016.

Planning Inspectorate’s Decision: Appeal dismissed 26 May 2017

g) Erection of part first floor/part two storey side extension and part single/part two storey rear extension – 36 Stratton Drive, Barking (Ref: 16/01796/FUL – Longbridge Ward)

Application refused under delegated powers 10 January 2017 for the following reason:

1. The proposed side extension would partially close off an important gap within the street scene which provides relief from the built up nature of the street and would fail to maintain the character of the area and be harmful to the street scene. The proposed development is therefore 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 30 May 2017

h) Erection of single storey detached dwelling - Land to rear of 82 Saville Road, Chadwell Heath (Ref: 16/00948/FUL – Whalebone Ward)

Application refused under delegated powers 8 September 2016 for the following reasons:

1. The proposed development by virtue of its siting, layout and location would constitute an unacceptable form of backland development which would be accessed via an undesirable narrow footpath and represent inappropriate development of a residential garden that
would materially reduce the open and spacious character of the garden of the application property and 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 Development Plan Document (March 2011) and the National Planning Policy Framework.

2. The proposed dwelling, by virtue of its proximity to the northern site boundary with number 76 Saville Road and the north facing orientation of the bedroom windows, would result in these rooms having a poor outlook and receiving limited sunlight detrimental to the living standards and amenities enjoyed by occupiers of the development, contrary to Policy BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

3. The proposed dwelling would be less than 117 square metres in gross internal floor area and would not provide any in-built storage provision and the dwelling has a poor internal arrangement whereby all the WCs in the dwelling are only accessed via bedrooms and as such the development would result in a poor standard of accommodation detrimental to the living standards and amenities enjoyed by future occupiers of the development, contrary to Policies 3.5 and 3.8 of the Housing Standards Minor Alterations to the London Plan (March 2016).

4. The proposed development would fail to provide any off-street parking for the dwelling and as such would result in an increase in existing parking pressures in Saville Road and access for emergency and refuse vehicles would be restricted by the increase in additional on-street parking and as such the proposal would be harmful and hazardous to pedestrian and 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 9 June 2017

7. Delegated Decisions

The Board noted details of delegated decisions for the period 27 February- 31 March 2017.

8. Membership of the Development Control Board Sub-Committees

It was agreed that the following Members of the Board would be appointed to the Review and Visiting Sub-Committees for the 2017/18 municipal year in addition to the Chair and Deputy Chair:

Councillors Alasia, Miah, Oluwole and Wade.