**DEVELOPMENT CONTROL BOARD**

**4 September 2017**

<table>
<thead>
<tr>
<th>Title: Town Planning Appeals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report of the Development Management Manager, Regeneration Division</td>
</tr>
</tbody>
</table>

**Open Report**

| Wards Affected: Abbey, Alibon, Eastbury, Heath, Longbridge, Mayesbrook, Thames, Whalebone |
| Key Decision: No |

| Report Author: Dave Mansfield, Development Management Manager |
| Tel: 020 8227 3999 |
| E-mail: dave.mansfield@lbld.gov.uk |

| 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:**

The Development Control Board is asked to note this report.

---

1. **Appeals Lodged**

   The following appeals have been lodged:

   a) **Demolition of existing conservatory and erection of a part single/part two storey side extension – 4 Dronfield Gardens, Dagenham (Ref: 17/00122/FUL)**

      Application refused under delegated powers 28 March 2017 – Mayesbrook Ward

   b) **Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres) – 56 Stratton Drive, Barking (Ref: 17/00286/PRIOR6)**

      Application refused under delegated powers 27 March 2017 – Longbridge Ward

   c) **Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 3.0 metres) – 41 Victoria Road, Barking (Ref: 17/00527/PRIOR6)**

      Application refused under delegated powers 9 May 2017 – Abbey Ward

   d) **Retention of 3 canopy roofs and roller shutter to side of industrial unit - Emperor House, Freshwater Road, Dagenham (Ref: 17/00328/FUL)**
Application refused under delegated powers 15 May 2017 – Whalebone Ward  

e) Erection of two storey 2 bedroom dwelling – 12 Hainault Road, Chadwell Heath (Ref: 16/01992/FUL)  

Application refused under delegated powers 30 March 2017 – Whalebone Ward  

f) Demolition of existing garages and erection of 8 two bedroom flats with associated car parking and landscaping - Garages to the rear of 82 - 94 High Road, Back Lane, Chadwell Heath (Ref: 16/01708/OUT)  

Application refused under delegated powers 29 December 2016 – Whalebone Ward  

g) Erection of one bedroom bungalow – 84C Westminster Gardens, Barking (Ref: 16/01272/FUL)  

Application refused under delegated powers 8 December 2016 – Thames Ward  

2. Appeals Determined  

2.1.1 The following appeal has been determined by the Planning Inspectorate:  

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

Application refused under delegated powers 27 March 2017 for the following reason:  

1. The proposed side extension would partly close off an important gap within the street scene and fail to maintain the spacious character of the Becontree Estate and would have an unsympathetic roof design contrary to policy CP2 of the Core Strategy DPD, policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD and guidance within the Supplementary Planning Document for Residential Extensions and Alterations.  

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

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

Application refused under delegated powers 6 February 2017 for the following reason:  

1. The two storey side and rear extensions, by reason of their siting and scale, would result in dominant and intrusive additions in the rear and side garden environment resulting in overshadowing and loss of outlook to the occupiers of 30 Oglethorpe Road. The proposal is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the
guidance contained in the Supplementary Planning Document 'Residential Extensions and Alterations'.

Planning Inspectorate’s Decision: Appeal dismissed 21 July 2017 (see attached)

**c)** Erection of two storey side extension – 81 Keir Hardie Way, Barking (Ref: 16/01840/FUL – Eastbury Ward)

Application refused under delegated powers 19 January 2017 for the following reason:

1. The proposed side extension would close off an important gap within the street scene which provides relief from the built up nature of the street. It would reduce the space between the 2 storey host property and the 3 storey development at 83 Keir Hardie Way which currently mitigates the increased bulk and height of the adjacent terrace and would result in a cramped street scene. It would therefore fail to maintain the character of the area and would be harmful to the street scene 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 1 August 2017 (see attached)

**d)** Erection of first floor side extension incorporating rear dormer window and single storey side/rear extension – 113 Hunters Hall Road, Dagenham (Ref: 16/01962/FUL – Alibon Ward)

Application refused under delegated powers 1 March 2017 for the following reasons:

1. The proposed two storey side extension would partly close off an important gap within the street scene which provides relief from the built up nature of the street, fail to maintain the character of the Becontree Estate and be harmful to the street scene. The proposed development is therefore contrary to policy CP2 of the Core Strategy Development Plan Document, policies BP2, 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).

2. The proposed side extension, involving the formation of a gable end roof and additional rear dormer extension would appear incongruous, disharmonious and out of keeping with the design of other terraces in Hunters Hall Road and the original design of the host terrace, disrupting the appearance of the roofscape and resulting in harm to the character and appearance of the streetscene contrary to policy CP2 of the Core Strategy Development Plan Document, policies BP2, 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 31 July 2017 (see attached)