### Planning Committee

**11 June 2018**

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<th>Title: Town Planning Appeals</th>
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<td>Report of the Chief Planner</td>
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#### Wards Affected:
Abbey, Alibon, Becontree, Chadwell Heath, Heath, Longbridge, Valence, Village

#### Key Decision:
No

#### Report Author:
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#### 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) **Application for prior approval of proposed single storey rear extension**
   (depth: 6.0 metres; height to eaves: 2.6 metres and maximum height: 2.6 metres) – 122 Mill Lane, Chadwell Heath (Ref: 17/01617/PRIOR6)
   
   Application refused under delegated powers 9 November 2017 (Chadwell Heath Ward)

   b) **Demolition of existing garage and erection of two storey, two bedroom detached house** – 50 Sandown Avenue, Dagenham (Ref: 17/00878/FUL)
   
   Application refused under delegated powers 14 September 2017 (Village Ward)

   c) **Retention of single storey side extension** – Former Bull Inn, Rainham Road South, Dagenham (Ref: 17/001450/FUL)
   
   Application refused under delegated powers 7 November 2017 (Village Ward)

   d) **Erection of part single/part two storey side and rear extension** – 36 Stratton Drive, Barking (Ref: 17/01929/FUL)
Application refused under delegated powers 17 January 2018 (Longbridge Ward)

e) Erection of two storey side/rear extension and single storey rear extension – 98 Westrow Drive, Barking (Ref: 17/02093/FUL)

Application refused under delegated powers 13 February 2018 (Longbridge Ward)

f) Change of use of ground floor from D1 (training centre) use to A1 (retail)/A3 (restaurant/café) use; conversion of the upper floors from D1 use to C3 (dwellings) use to provide 8 two bedroom flats; including first, second and third floor rear extensions, installation of front rooflights, provision of a new residential entrance on Green Lane and associated car and cycle parking – 714-720 Green Lane, Dagenham (Ref: 17/01496/FUL)

Application refused under delegated powers 30 November 2017 (Becontree Ward)

g) Conversion of single storey side extension to form one bedroom self-contained flat – 1070 Green Lane, Dagenham (Ref: 17/01769/FUL)

Application refused under delegated powers 5 February 2018 (Valence Ward)

h) Erection of two storey side/rear extension to provide new dwelling, and erection of part single/part two storey rear extension to existing dwelling – 1 North Road, Chadwell Heath (Ref: 17/01851/FUL)

Application refused under delegated powers 26 January 2018 (Chadwell Heath Ward)

i) Change of use of ground floor shop from retail (Use Class A1) to hot food takeaway (Use Class A5) and erection of associated extraction flue to rear – 205 Oxlow Lane, Dagenham (Ref: 17/01980/FUL)

Application refused under delegated powers 15 February 2018 (Heath Ward)

j) Erection of two storey side and rear extension – 67 Oulton Crescent, Barking (Ref: 17/02072/FUL)

Application refused under delegated powers 6 February 2018 (Longbridge Ward)

k) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height 3.0 metres) – 72 Hurstbourne Gardens, Barking (Ref: 18/00274/PRIOR6)

Application refused under delegated powers 22 March 2018 (Longbridge Ward)

l) Erection of first floor rear extension – 40 Somerby Road, Barking (Ref: 17/01821/FUL)

Application refused under delegated powers 6 February 2018 (Abbey Ward)

m) Erection of single storey front, side and rear extension – 21 Hunters Hall Road, Dagenham (Ref: 17/02064/FUL)
Application refused under delegated powers 6 February 2018 (Alibon Ward)

n) Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves and maximum height: 3.0 metres – 71 Netherfield Gardens, Barking (Ref: 18/00292/PRIOR6)

Application refused under delegated powers 6 February 2018 (Abbey Ward)

2. Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Erection of two storey side and part single, part two storey rear extension – 36 Stratton Drive, Barking (Ref: 17/01414/FUL - Longbridge Ward)

Application refused under delegated powers 13 October 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 20 April 2018 (see attached)

b) Erection of two storey side extension, part single/part two storey rear extension, and loft conversion involving construction of gable end roof and rear dormer window – 100 Sterry Road, Dagenham (Ref: 17/01577/FUL – Alibon Ward)

Application refused under delegated powers 4 December 2017 for the following reasons:

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 contrary to policies CP2 and CP3 of the Core Strategy DPD, policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD and the Supplementary Planning Document for Residential Extensions and Alterations.

2. The siting and scale of the rear extension would have a detrimental impact on the amenity of the neighbouring occupiers at No.102 Sterry Road by way of an unacceptable loss of daylight and sunlight and have an overbearing effect contrary to policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Supplementary Planning Document for Residential Extensions and Alterations.

3. The design of the proposed development would result in an uncharacteristic and unduly dominant addition in the form of a large rear gable roof detrimental to the
character and appearance of the original dwelling. The proposed parapet side wall would be detrimental to the appearance of the streetscene and 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 1 May 2018 (see attached)**

c) Erection of two storey one bedroom house – 33 Braintree Road, Dagenham (Ref: 17/00649/FUL – Heath Ward)

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

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.

**Planning Inspectorate’s Decision: Appeal dismissed 2 May 2018 (see attached)**

d) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 4.642 metres existing and 1.358 metres proposed; height to eaves: 3.0 metres and maximum height: 3.1 metres) – 6 Ashton Gardens, Chadwell Heath (Ref: 17/01729/PRIOR6 – Chadwell Heath Ward)

Application refused under delegated powers 24 November 2017 for the following reason:

1. The proposed rear extension would project beyond a side wall of the original house and form a side extension which is more than half the width of the original dwellinghouse. Consequently, the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A1. (j), (iii) of the Town and Country Planning (General Permitted Development ) (England) Order 2015.

**Planning Inspectorate’s Decision: Appeal dismissed 9 May 2018 (see attached)**

e) Erection of part single storey part two storey rear extension – 24 Mill Lane (Ref: 17/01516/FUL – Chadwell Heath Ward)

Application refused under delegated powers 28 November 2017 for the following reason:

1. The siting and size of the rear extension would have a detrimental impact on the amenity of the neighbouring occupiers at No.22 Mill Lane by way of an unacceptable overbearing effect and loss of outlook and daylight 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 allowed 9 May 2018 (see attached)**

**f) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.6 metres and maximum height: 2.6 metres) – 122 Mill Lane, Chadwell Heath (Ref: 17/01617/PRIOR6 – Chadwell Heath Ward)**

Application refused under delegated powers 9 November 2017 for the following reason:

1. The proposed rear extension would project beyond a side wall of the original house and form a side extension which is more than half the width of the original dwelling, consequently 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) (England) Order 2015.

**Planning Inspectorate’s Decision: Appeal dismissed 9 May 2018 (see attached)**

**g) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.85 metres and maximum height: 3.0 metres – 58 Salisbury Avenue, Barking (Ref: 17/01860/PRIOR6 – Abbey Ward)**

Application refused under delegated powers 14 December 2017 for the following reason:

1. The proposed rear extension would project beyond a side wall of the original house and form a side extension which is more than half the width of the original dwelling, consequently 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) (England) Order 2015.

**Planning Inspectorate’s Decision: Appeal dismissed 14 May 2018 (see attached)**

**Application for an award of costs – costs refused 14 May 2018 (see attached)**

**h) Demolition of garage and erection of two storey extension – 2 First Avenue, Dagenham (Ref: 17/00207/FUL – River Ward)**

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

1. The proposed two storey extension together with the existing annexe, by virtue of its combined scale, form, massing and design, will be incongruous in appearance, overbearing and unduly dominant in the street scene resulting in unacceptable visual harm, detrimental to the character of the existing site and surrounding area, contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.
Planning Inspectorate's Decision: Appeal allowed 10 May 2018 (see attached)