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<th>Barking and Dagenham Council Planning Committee</th>
<th>Date: 11 June 2018</th>
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<tbody>
<tr>
<td><strong>Application No:</strong> 17/01668/FUL</td>
<td><strong>Ward:</strong> Village</td>
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<td><strong>Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution:</strong> 5 letters objecting to the proposed development have been received and the application is recommended for approval.</td>
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<td><strong>Address:</strong> 24 Goring Road, Dagenham</td>
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<td><strong>Development:</strong> Demolition of existing bungalow and erection of two storey building comprising 1 three bedroom flat and 3 two bedroom flats.</td>
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<td><strong>Applicant:</strong> Mr J Addis</td>
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**Summary:**

The application site is a detached bungalow located on the southern side of Goring Road, Dagenham. The application seeks permission for the demolition of the existing bungalow and redevelopment of the site to provide 1 three bedroom flat and 3 two bedroom flats.

Goring Road is characterised by small detached bungalows of various styles and design on the northern side, and a mix of larger detached bungalows and chalet style bungalows featuring front dormer windows alongside 2 storey dwellings situated on the southern side. The proposed development would not be dissimilar in scale and design to adjacent properties No.18-20 and 22 Goring Road, it is therefore considered that the proposal would not be out of keeping with the streetscene or be detrimental to the character and appearance of the surrounding 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 accord with the Technical Housing Standards – nationally described space standards (March 2015). All flats are dual or triple aspect and would be provided with adequate daylight/sunlight and outlook.

The proposed ground floor flats would each have a private outdoor terrace ranging in size from approximately 26.5sqm to 32.5sqm. Each of the proposed first floor flats would have a private balcony providing 5sqm of private amenity space in accordance with the Mayor’s ‘Housing’ Supplementary Planning Guidance (SPG) in addition to a large communal garden which equates to a further 320sqm of amenity space. It is therefore considered that the amenity space provision is acceptable.

The proposed development provides 4 off-street parking spaces fronting the site. Officers share the view of the Transport Development Management Team that this represents an adequate number of spaces to satisfactorily accommodate the parking requirements of the 4 flats.
Recommendation:

That the Development Control Board grant 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: PL01 Rev B, PL02 Rev B, PL02.2, PL03, PL04 Rev C, PL05 Rev C, PL06 Rev C, PL07 Rev C, PL08 Rev C.
   
   Reason: For the avoidance of doubt and in the interests 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 there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.
   
   Reason: To safeguard and improve the appearance of the area 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.

5) No development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping including boundary treatment has been submitted to and approved by the Local Planning Authority in writing. The scheme as approved shall be carried out prior to the occupation of the development 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.

6) The car parking areas indicated on drawing No.PL04 Rev C; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.
   
   Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.
7) 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.

8) Demolition and construction work and associated activities other than internal works not audible outside the site boundary are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays. Driven piling or ground improvement work which will generate perceptible off-site ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

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) 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 Borough Wide Development Policies Development Plan Document.

11) Measures to control the emission of dust, dirt and emissions to air 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 are to be implemented at all times air during demolition and construction works.

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

12) Before occupation the proposed dwellings shall comply with the water efficiency optional requirement in paragraphs 2.8 to 2.12 of the Building Regulations Approved Document G. 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 minimise the use of mains water in accordance with policy 5.15 of the London Plan (March 2016).
13) The dwellings hereby permitted shall comply with the requirements of Building Regulation M4(2) ‘accessible and adaptable dwellings’. 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 the house is accessible and adaptable in accordance with policy 3.8 of the London Plan 2016.

14) The proposed side windows shall be obscurely glazed to a minimum privacy level 3 and should not be capable of opening to an angle of more than 20 degrees. These qualities should thereafter be permanently maintained.

Reason: To avoid overlooking of adjoining properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Residential Extensions and Alterations Supplementary Planning Document.

15) Details of privacy screens to the first floor rear balconies, which shall be a minimum height of 1.7 metres, shall be submitted to and approved by the Local Planning Authority. The approved screens shall be installed prior to occupation of Flats C and D as indicated on drawing number PL05 Rev C and permanently retained.

Reason: To protect the residential amenities of neighbouring occupiers in accordance with policy BP8 of the Borough Wide Development Policies Development plan Document.

**Contact Officer**

Ian Drew

**Title:** Development Management Officer

**Contact Details:**

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1. **Introduction and Description of Development**

1.1 The application site is a detached bungalow located on the southern side of Goring Road, Dagenham. The application seeks permission for the demolition of the existing bungalow and redevelopment of the site to provide 1 three bedroom flat and 3 two bedroom flats.

2. **Background**

2.1 15/00956/FUL - Stationing of caravan to rear of bungalow to provide 2 bedroom dwelling. Application Refused

15/01452/FUL - Erection of 2 bedroom bungalow. Application Refused.

3. **Consultations**

3.1 14 neighbouring properties were consulted. 5 responses were received objecting to the proposal on the following grounds;
- Impact on parking demand in Goring Road
- Proposed development is out of character with the streetscene
- Perceived loss of light to the kitchen of No.26 Goring Road
- Noise and disturbance from future occupants
- Concern regarding access for refuse collection and emergency vehicles
- Potential overlooking of neighbouring properties from proposed rear balconies
- Incorrect plans in relation to the boundary line between No.22 and No.24 Goring Road
- Perceived overlooking of the rear garden area of No.22 Goring Road
- Concern that the proposed development will be turned into a HMO in the future
- Concern regarding the future upkeep of the proposed communal garden area
- Proposal would set a precedent for future similar developments

Following the receipt of revised plans, 14 neighbouring occupiers were re-consulted. 4 letters were received maintaining the objections previously submitted.

3.2 Transport Development Management Team

No objections subject to the installation of a vehicle crossover.

3.3 Environmental Health Officer

No objections subject to conditions regarding hours of working and noise and dust suppression during the construction phase

4. Local Finance Considerations

4.1 The application is subject to both the Mayor of London and Council’s Community Infrastructure Levy and would generate a Mayoral CIL contribution of £8,477.66 and an LBBD CIL contribution of £3,706.90.

5. Equalities Considerations

5.1 The proposed new dwellings will provide suitable accessibility provision in accordance with Buildings Regulations M4(2) and would help enable future occupiers to remain living in the properties regardless of age and/or disability.

6. Analysis

6.1 Principle of Development

6.1.1 Policy BC4 of the Borough Wide Development Policies DPD aims to preserve and increase the Borough’s stock of family housing, and as such any applications which result in the loss of housing with 3 or more bedrooms will be refused. The existing property has 2 bedrooms and therefore does not fall into this category of housing that the Council is seeking to protect. Moreover, the proposal will result in the formation of one additional 3 bedroom unit.

6.2 Design

6.2.1 Policy CP3 of the Core Strategy and Policy BP11 of the Borough Wide Development Polices DPD set out the principles which should be applied to the
design and layout of new development in order to achieve a good standard of
design. Policy BP8 of the Borough Wide Development Polices DPD requires all
developments to protect residential amenity by having regard to the local character
of the area.

6.2.2 Goring Road is characterised by small detached bungalows of various styles and
design on the northern side, and a mix of bungalows and larger detached chalet
style bungalows featuring front dormer windows alongside 2 storey dwellings
situated on the southern side.

6.2.3 In terms of design the proposed development has a width of 13.2 metres, a
maximum depth of 17.65 metres at ground level and 15.1 metres at first floor level,
and a maximum height of 7.8 metres with a mansard roof featuring 4 front dormer
windows with pitched roofs and 2 small rear dormer windows. The plans submitted
also indicate the creation of two green roofs to the rear of the property adjacent to
the rear balconies.

6.2.4 At the front of the site a 3 metre gap will be retained between the proposed
development and No.26 Goring Road, and a 2.5 metre gap will be retained between
the new building and No.22 Goring Road. This is similar to other gaps between
properties in the road.

6.2.5 The proposed development would not be dissimilar in scale and design to adjacent
properties No.18-20 and 22 Goring Road which measure approximately 6.9 metres
in height and it is therefore considered that the proposal would not be out of
keeping with the streetscene or be detrimental to the character and appearance of
the surrounding area.

6.3 Residential Amenity

6.3.1 Policy BP8 of the Borough Wide Development Policies DPD seeks to protect
residential amenity stating among other things that new development should not
lead to significant overlooking (loss of privacy and immediate outlook) or
overshadowing (loss of daylight and sunlight).

6.3.2 The proposed development will extend to within 2 metres of the eastern site
boundary and to within 1.4 metres of the western site boundary projecting 2.3
metres beyond the rear wall of the closest neighbouring property No.22 Goring
Road, at which point the ground floor will project a further 2 metres but will be set in
3.1 metres from the boundary.

6.3.3 The new dwelling will project 2.7 metres beyond the rear wall of neighbouring
property No.26 Goring Road, at which point the ground floor will project a further 2
metres but will be set in 4.1 metres from the boundary.

6.3.4 Four windows will be inserted in the flank wall on the eastern elevation at ground
floor level, one of which will serve a bathroom and will be obscure glazed. Three
ground floor windows will be inserted in the flank wall on the western elevation, 2 of
which will serve bathrooms and will also be obscure glazed.

6.3.5 The proposed rear balconies will be set in 4 metres from the eastern site boundary
and 3 metres from the western site boundary. It is considered, to avoid direct
overlooking of adjacent properties, it will be necessary to ensure that the balconies include 1.7 metre high side screens and this would be secured by condition.

6.4 Internal Design

6.4.1 In accordance with the Technical housing standards – nationally described space standard, 6 person 3 bedroom 1 storey dwellings require a minimum gross internal floor area of 95sqm with 2.5sqm of built-in storage provision, and 4 person 2 bedroom 1 storey dwellings require a gross internal floor area of 70sqm with 2sqm of built-in storage provision.

6.4.2 The proposed flats each have gross internal floor areas ranging from 76sqm to 102sqm with adequate built-in storage provision. It is therefore considered that the proposed new dwellings would provide sufficient space for daily living. All flats are dual or triple aspect and would be provided with adequate daylight/sunlight and outlook.

6.5 External Amenity Space

6.5.1 Policy BP5 of the Borough Wide Development Policies DPD seeks to ensure that appropriate external private and/or communal amenity space to meet the needs generated by this development is provided. In this regard it is normally expected that a minimum of 40sqm is provided for 2 bedroom or more flats. This equates to 160sqm of private amenity provision for this development.

6.5.2 The proposed ground floor flats would have a private outdoor terrace ranging in size from approximately 26.5sqm to 32.5sqm. Each of the proposed first floor flats has a private balcony providing 5sqm of private amenity space in accordance with the Mayor’s ‘Housing’ Supplementary Planning Guidance (SPG) in addition to a large communal garden which equates to a further 320sqm of amenity space. It is therefore considered that the amenity space provision is acceptable.

6.6 Parking and Transport

6.6.1 Policy BR9 of the Borough Wide Development Policies DPD states that the car parking standards set out in the London Plan will be used as maximum parking standards.

6.6.2 Policy 6.13 of the London Plan emphasises the need to achieve an appropriate balance between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Table 6.2 in the Parking Addendum of the London Plan sets the maximum standards for car parking. The London Plan advises that for units of 3 bedrooms, up to 1.5 car parking space per unit should be achieved with less than 1 car parking space required for 1 and 2 bedroom units. The footnote to table 6.2 advises that developments in areas of good public transport accessibility should aim for significantly less than 1 space per unit.

6.6.3 The application site has a Public Transport Accessibility Level (PTAL) rating of 1b which represents a very low level of access to public transport links. The plans submitted indicate that 4 off-street parking spaces will be provided fronting the site. Given the proposed off-street parking provision it is not considered that the
proposed development would result in any adverse highway implications. Access to the application site for refuse and emergency vehicles will remain unchanged.

7. Conclusion

7.1 The proposed development is considered appropriate for the application site in terms of scale and design and would provide a good quality environment for future residents in line with the relevant Local Plan and London Plan policies.

7.2 In taking all matters into account it is considered that the proposed development complies with the aims and objectives of the relevant national, regional and local planning policy requirements and is therefore recommended for approval subject to conditions.

Background Papers

- Planning Application File http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OXM9YVBLJ5A00

- Local Plan Policy

Core Strategy

Policy CM2 – Managing Housing Growth
Policy CM12 – General Principles for Development
Policy CR3 – Sustainable Waste Management
Policy CP3 – High Quality Built Environment

Borough Wide Development Policies Development Plan Document (March 2011)

Policy BC4 – Residential Conversions and Houses in Multiple Occupation
Policy BC7 – Crime Prevention
Policy BP8 – Protecting Residential Amenity
Policy BP11 – Urban Design
Policy BR9 – Parking
Policy BR10 – Sustainable Transport

The London Plan (March 2016)

Policy 3.3 – Increasing Housing Supply
Policy 3.5 – Quality and Design of Housing Developments
Policy 3.8 – Housing Choice
Policy 6.13 – Parking
Policy 5.51B – Water Use and Supply

National Planning Policy Guidance:

National Planning Policy Framework (March 2012)
Planning Practice Guidance

Technical Housing Standards – Nationally Described Space Standard (March 2015)