Title: Town Planning Appeals

Report of Development Management Team, Be First

Open Report For Information

Wards Affected: Gascoigne, Heath, Longbridge, Mayesbrook, Valence, Village, Whalebone  
Key Decision: No

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Summary:
This report advises Members of recent appeals that have been lodged and the outcomes of decisions made.

Recommendation:
The Planning Committee is asked to note this report.

1. Appeals Lodged

The following appeals have been lodged:

a) Erection of single storey front porch extension in association with conversion of house into one 2 bedroom and one 1 bedroom flat – 61 Rugby Road, Dagenham (Ref: 18/00538/FUL – Mayesbrook Ward)

b) Installation of 6 storage containers to provide additional storage space - Unit 5 Dominion Works, Freshwater Road Dagenham (Ref: 18/01118/FUL – Whalebone Ward)

c) Erection of two storey 2 bedroom dwelling – 320 Valence Avenue, Dagenham (Ref: 17/02105/FUL – Valence Ward)

d) Amended application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.0 metres) – 683 Becontree Avenue, Dagenham (Ref: 18/02206/PRIOR6 – Valence Ward)

e) Erection of a two storey 1 bedroom house and first floor rear extension to existing dwelling – 33 Temple Avenue, Dagenham (Ref: 18/01315/FUL – Whalebone Ward)
2. Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Erection of first floor side and rear extension - 82 Frizlands Lane, Dagenham (Ref: 18/01185/FUL – Heath Ward)

Application refused under delegated powers 3 September 2018 for the following reasons:

1. The first floor side extension would be built up to the side boundary of the plot resulting in an uncharacteristically narrow gap along this stretch of the road where the gaps between buildings play an important role in providing visual breaks from the built form. The development would be detrimental to the spatial quality of the area and contrary to policy CP3 of the Core Strategy DPD and policies BP8 and BP11 of the Borough Wide Development Policies DPD and the guidance contained in the Supplementary Planning Document ‘Residential Extensions and Alterations’.

Planning Inspectorate’s Decision: Appeal dismissed 4 March 2019 (see attached)

b) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.84 metres and maximum height: 3.0 metres) – 21 Western Avenue, Dagenham (Ref: 18/01398/PRIOR6 – Village Ward)

Application refused under delegated powers 3 September 2018 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 21 March 2019 (see attached)

c) Demolition of existing garages to rear courtyard and erection of two 2 bedroom houses and installation of timber cladding affixed to the exterior of the existing walkway balustrades of the existing flat block - Edgefield Court, Edgefield Avenue, Barking (Ref: 18/00931/FUL – Longbridge Ward)
Appeal against non-determination within statutory period.
Planning Inspectorate's Decision: Appeal dismissed 26 March 2019 (see attached)

d) Application for outline planning permission: Demolition of existing house and redevelopment of site to provide 3 three bedroom houses together with associated car parking – 808 Rainham Road South, Dagenham (Ref: 18/00026/OUT – Village Ward)

Application refused under delegated powers 19 March 2018 for the following reasons:

1. The proposed development would appear cramped and the design would be out of character with neighbouring dwellings 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).

2. The proposed development does not comply with policy 3.5 of the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015), and as such the internal space provision would be detrimental to the living standards and amenities enjoyed by future occupiers.

Planning Inspectorate's Decision: Appeal dismissed 26 March 2019 (see attached)

e) Conversion of dwelling house to two 1 bedroom flats and one studio flat (retrospective) – 195 Morley Road, Barking (Ref: 18/00892/FUL – Gascoigne Ward)

Application refused under delegated powers 6 August 2018 for the following reasons:

1. The conversion of the dwelling into two 1 bedroom flats and one studio flat 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 development fails to provide sufficient internal floor area for all three proposed flats, the first floor bedroom is undersized and there is insufficient space for storage for the ground floor or first floor flats, which would result in substandard units of accommodation, detrimental to the living standards and amenities enjoyed by existing and future occupiers and contrary to Policy 3.5 of the London Plan (March 2016) and the Technical Housing Standards - Nationally Described Space Standards (March 2015).