



Be First Regeneration Ltd
9th Floor, Maritime House
1 Linton Road
Barking
IG11 8HG

Working in partnership with



Appendix 1

Performance Review Sub-Committee



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1

Application Reference:

17/00826/CDN

Application Description:

Application for approval of details reserved by conditions 11 (Schedule of Landscape Maintenance), 25 (Drainage Strategy) and 26 (Surface Water Drainage Scheme) in respect of planning permission 11/01015/FUL.

Decision:

Approved

| Rev | Date | Amendments |
|-----|----------|---------------------|
| A | 21.09.10 | Phase 2 added |
| B | 07.09.11 | General amendments |
| C | 11.10.11 | General amendments |
| D | 28.10.11 | General amendments |
| E | 31.10.11 | General amendments |
| F | 30.03.12 | General amendments |
| G | 05.04.12 | General amendments |
| H | 24.04.12 | General amendments |
| J | 08.05.12 | Issued for planning |
| K | 29.08.16 | Amended Siteplan |
| L | 07.09.16 | Amended Siteplan |

- Low hedge to new road
- Porous Tarmac carriageway
- New Dropped Curb
- 1.5 x 1.0 m Green Metal Electrical Kiosk
- Existing Fence Retained
- New Dropped Curb

HEDGES to be Low LEVEL

1.8m Close Boarded Timber Fencing BETWEEN GARDENS

Note:
126 Parking Spaces
89 Garages



Client:
Ecogrove Homes Ltd

Project:
EcoGrove
Collier Row Road

Drawing Title:
Site plan

| | | |
|-----------------|--------------------------|-------------|
| Issued for: | Drawn by: | Checked by: |
| PLANNING | | |
| Drawing Number: | Rev: | |
| 230_P_010 | L | |
| Created: | Scale: | |
| 30.07.09 | 1:500 @ A1 & 1:1000 @ A3 | |

ZEDfactory
ZEDfactory, 21 Sandmartin Way, London SM6 7DF
T 020 8404 1380 F 020 8404 2039
E mail@zedfactory.com
www.zedfactory.com

Do not scale, use figured dimensions only. Unless stated otherwise, these drawings represent design intent only and approved assembly drawings will be required from the Trade Contractor prior to any work and for procurement being undertaken

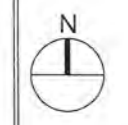




| Rev | Date | Amendment |
|-----|----------|---------------------|
| A | 21.09.10 | Phase 2 add-on |
| B | 07.09.11 | General amendments |
| C | 11.10.11 | General amendments |
| D | 28.10.11 | General amendments |
| E | 31.10.11 | General amendments |
| F | 30.05.12 | General amendments |
| G | 05.04.12 | General amendments |
| H | 24.04.12 | General amendments |
| J | 08.05.12 | Issued for planning |
| K | 25.06.16 | Amended Section |
| L | 07.09.16 | Amended Section |

*• Low Level Bollards
Street Lightings
Max 10m Spacing*

Note:
126 Parking Spaces
89 Garages



Client:
Ecogrove Homes Ltd

Project:
EcoGrove
Collier Row Road

Drawing Title:
Site plan

PLANNING

Drawing Number:
230_P_010

Rev:
L

Created:
30.07.09

Scale:
1:500 @ A1 & 1:1000 @ A3

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*ANNOTATED
STREET LIGHTINGS*

Delegated Report

Application for Approval of Details Reserved by Condition

| | | | |
|---------------------------------|--|--------------------------|------------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 05 July 2017 |
| Application Number: | 17/00826/CDN | Recommended Date: | 17 December 2020 |
| Deemed Discharge Notice: | NO | | |
| Address: | Wellgate Farm Housing Development Collier Row Road, Chadwell Heath, Barking And Dagenham, | | |
| Proposal: | Application for approval of details reserved by conditions 11 (Schedule of Landscape Maintenance), 25 (Drainage Strategy) and 26 (Surface Water Drainage Scheme) in respect of planning permission 11/01015/FUL. | | |

ASSESSMENT

Condition 11 - Landscape Maintenance

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and the development shall be carried out in accordance with the approved schedule.

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.

| | |
|--|--|
| Details Submitted and APPROVED: | <ul style="list-style-type: none"> Document - ECOGROVE HOMES LIMITED - 5 YEAR MAINTENANCE PLAN - Dated: 17/03/2020 |
| Details Submitted for information and NOT APPROVED: | <ul style="list-style-type: none"> N/A |
| Officer Assessment: | <p>The Applicant has submitted information detailing all the requirements set out within the Condition.</p> <p>The Planning Officer has reviewed the submission and is satisfied that the details of the landscape maintenance plan are acceptable for a minimum period of 5 years with details of implementation arrangements and schedules. As such, it is recommended that the details submitted pursuant to Condition 11 of 11/01015/FUL dated 3rd May 2013 can be approved.</p> |
| Officer Recommendation: | APPROVE |
| Conditions and Reasons: | <p>The development shall be implemented in accordance with the Details Submitted and APPROVED listed above only.</p> <p><i>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.</i></p> |

Condition 25 - Drainage Strategy

Prior to the commencement of the development a drainage strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall be in accordance with the submitted Flood Risk Assessment (FRA) dated November 2011, reference number 408.3149.00001, compiled by SLR Global Environmental Solutions and the following mitigation measures detailed within the FRA:

- Finished floor levels are set no lower than 150mm above finished ground level increasing to 300mm immediately adjacent to any designated overland flow route (Section 4.1, page 10).
- Provision of a 3.0 to 5.0m undeveloped buffer strip along the top of bank of any ordinary watercourses or land drainage ditch (Section 4.5, page 10).
- Surface water attenuation storage will be provided in open balancing ponds, porous paving on driveways, herringbone block paving for the main internal streets, rainwater harvesting on residential dwellings and underground storage tanks with any

additional storage provided in the form of shallow, informal bio retention basins (Section 5.2 page 12).

- Surface water discharge rates restricted to as small a rate as practicable and to no more than 85 litres per second for the 1:30 year event and 130 litres per second for the 1:100 year event, with an allowance for climate change (Section 5.3, Table 7, page 14).

The approved mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development, future occupants and to surrounding areas and in accordance with policy CR4 of the Core Strategy.

| | |
|--|--|
| Details Submitted and APPROVED: | <ul style="list-style-type: none"> • Document: Surface Water & Foul Water Drainage Strategy - SLR Ref: 408.06827.00001 - Version No: 3 - Dated: May 2017 |
| Details Submitted for information and NOT APPROVED: | <ul style="list-style-type: none"> • N/A |
| Officer Assessment: | <p>The Applicant has submitted information detailing all the requirements set out within the Condition.</p> <p>The LBBD Flood Risk Manager has reviewed the submission and is satisfied that the details of the drainage strategy are acceptable. As such, it is recommended that the details submitted pursuant to Condition 25 of 11/010115/FUL dated 3rd May 2013 can be approved.</p> |
| Officer Recommendation: | APPROVE |
| Conditions and Reasons: | <p>The development shall be implemented in accordance with the Details Submitted and APPROVED listed above only.</p> <p><i>Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development, future occupants and to surrounding areas and in accordance with policy CR4 of the Core Strategy.</i></p> |

Condition 26 - Surface Water Drainage Scheme

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year +20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include: Details of how the scheme, including any underground attenuation storage features shall be maintained and managed after completion. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To prevent the increased risk of flooding, both on and off site and in accordance with policy CR4 of the Core Strategy.

| | |
|--|---|
| Details Submitted and APPROVED: | <ul style="list-style-type: none"> • Document: Surface Water & Foul Water Drainage Strategy - SLR Ref: 408.06827.00001 - Version No: 3 - Dated: May 2017 |
| Details Submitted for information and NOT APPROVED: | <ul style="list-style-type: none"> • N/A |
| Officer Assessment: | <p>The Applicant has submitted information detailing all the requirements set out within the Condition.</p> <p>The LBBD Flood Risk Manager has reviewed the submission and is satisfied that the details of the surface water drainage scheme are acceptable. As such, it is recommended that the details submitted pursuant to Condition 26 of 11/010115/FUL dated 3rd May 2013 can be approved.</p> |
| Officer Recommendation: | APPROVE |
| Conditions and Reasons: | <p>The development shall be implemented in accordance with the Details Submitted and APPROVED listed above only.</p> <p><i>Reason: To prevent the increased risk of flooding, both on and off site and in accordance with policy CR4 of the Core Strategy.</i></p> |

APPENDIX 1

| Development Plan Context | |
|---|-------------|
| The Council's decision in this instance arose following careful consideration of the relevant provisions of the Council's adopted development plan and of all other relevant material considerations. Of particular relevance to this decision were the following Framework and Development Plan policies: | |
| National Planning Policy Framework (NPPF) (MHCLG, February 2019) | |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | N/A |
| <i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| Draft London Plan (Intend to Publish version December 2019) | N/A |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR4 |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP11 |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020) | N/A |

APPENDIX 2

| Consultations | | |
|-------------------------|------------------------|---|
| <i>Consultee:</i> | <i>Date Consulted:</i> | <i>Summary of response:</i> |
| LBBD Flood Risk Manager | 24/11/2020 | I've reviewed the documents and, from the information provided, all appears to be satisfactory. |

INFORMATIVE

In dealing with this application, the London Borough of Barking and Dagenham has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably.

LBBB Reference: 17/00826/CDN

Ecogrove Homes Ltd
The Garden Centre
Collier Row Road
Romford
Essex
RM5 2BH

fao: Mr C Grover

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 17/00826/CDN
Address: Wellgate Farm Housing Development Collier Row Road, Chadwell Heath, Barking
And Dagenham,
Development Description: Application for approval of details reserved by conditions 11 (Schedule of
Landscape Maintenance), 25 (Drainage Strategy) and 26 (Surface Water Drainage
Scheme) in respect of planning permission 11/01015/FUL.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent:
Applicant: Ecogrove Homes Ltd
The Garden Centre
Collier Row Road
Romford
Essex
RM5 2BH

fao: Mr C Grover

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 17/00826/CDN
Application Type: Application for Approval of Details Reserved by Condition
Development Description: Application for approval of details reserved by conditions 11 (Schedule of Landscape Maintenance), 25 (Drainage Strategy) and 26 (Surface Water Drainage Scheme) in respect of planning permission 11/01015/FUL.
Site Address: Wellgate Farm Housing Development Collier Row Road, Chadwell Heath, Barking And Dagenham,
Date Received: 19 May 2017
Date Validated: 05 July 2017

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice with respect to your submission of details pursuant to planning permission 11/01015/FUL issued on 03/05/2013.

The details submitted in respect of condition(s) 11, 25 and 26 and identified within the accompanying Officer Report are **APPROVED**, subject to the conditions and reasons stated within the said Officer Report.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 22/12/2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

5

Application Reference:

18/02051/FUL

Application Description:

Erection of single storey extension to provide cold rooms and a retail unit (Use Class A1) and the erection of a first floor extension to provide office accommodation.

Decision:

Refused

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

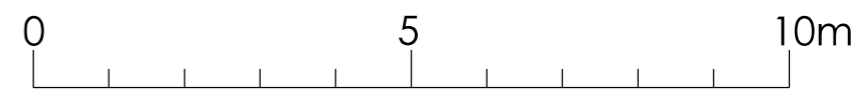
Note: All dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Architect of any discrepancies



Existing Front Elevation



Existing Side Elevation



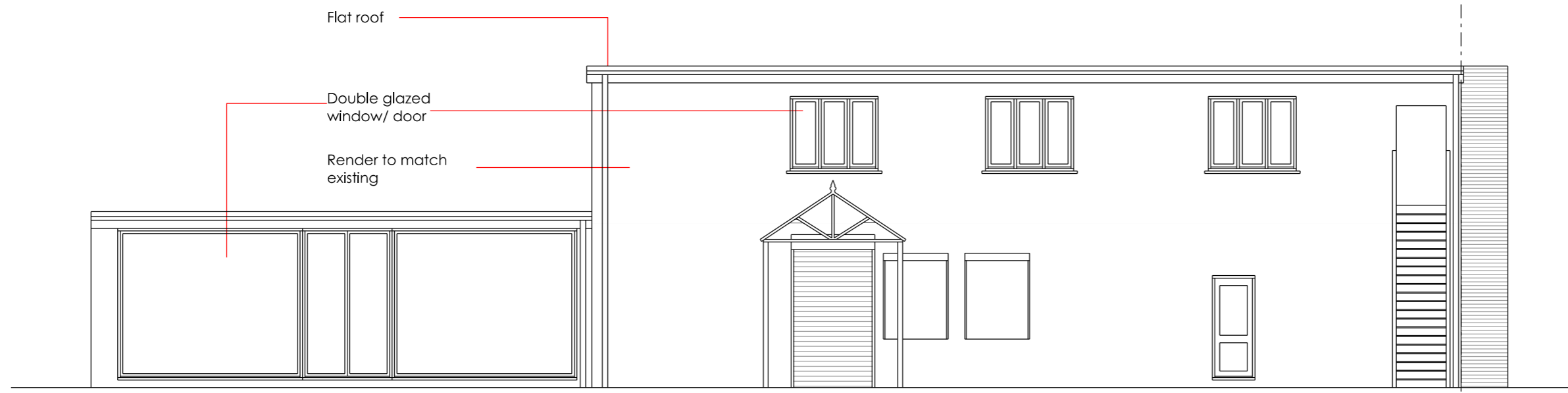
Scale Bar 1:100

| | | | |
|--|--------------|----------------|---------------|
| REV | DATE | NOTES | INIT. |
| CLIENT KASHMIR HALAL FOODS | | | |
| PROJECT PART FIRST FLOOR PART SINGLE STOREY EXTENSION AT 30 THAMES ROAD, BARKING IG11 0HZ | | | |
| DRAWING TITLE ELEVATIONS AS EXISTING | | | |
| STATUS PLANNING | | | |
| DATE | DRAWN | CHECK | SCALE @ A3 |
| 08.11.18 | NM | | 1:100 |
| PROJECT NUMBER | UNIT / BLOCK | CL / SPIL CODE | TYPE & NUMBER |
| 150803 | | | L 007 |
| Site Location Plans | L | GA Plans | P |
| Sections | S | Details | D |
| Elevations | E | Party/Curtain | C |
| Marood Architects | | | |
| 43 VINCENT ROAD, DAGENHAM, RM9 6AS | | | |
| T: 07737271335 | | | |
| Email: info@marood-architects.com | | | |
| Web: www.marood-architects.com | | | |

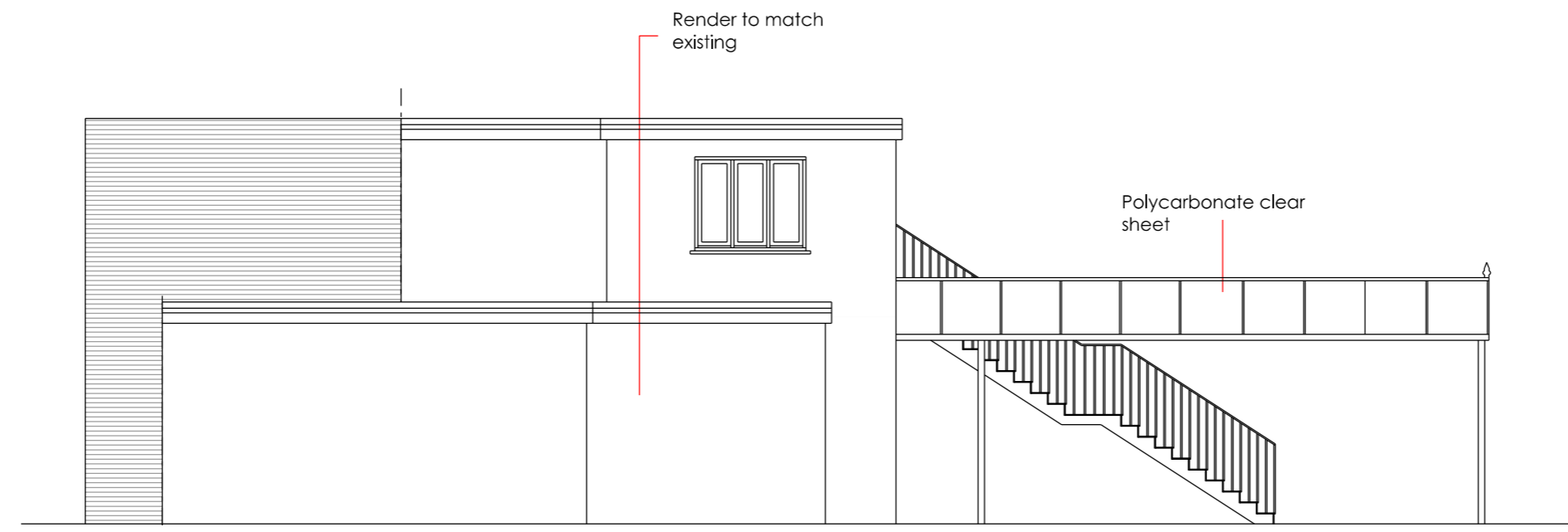
SITE SPECIFIC HAZARDS

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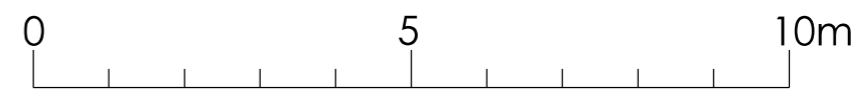
Note: All dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Architect of any discrepancies



Proposed Front Elevation



Proposed Side Elevation



Scale Bar 1:100

| | | | |
|--|------|-------|-------|
| REV | DATE | NOTES | INIT. |
| CLIENT KASHMIR HALAL FOODS | | | |
| PROJECT PART FIRST FLOOR PART SINGLE STOREY EXTENSION AT 30 THAMES ROAD, BARKING IG11 0HZ | | | |
| DRAWING TITLE ELEVATIONS AS PROPOSED | | | |

| | | | |
|--------------------------|-------------------|----------------------|----------------------------------|
| STATUS PLANNING | | | |
| DATE 08.11.18 | DRAWN NM | CHECK | SCALE @ A3 1:100 |
| PROJECT NUMBER 150803 | UNIT / BLOCK L | CU / SPH CODE 008 | TYPE & NUMBER REVISION LETTER |

Marood Architects
 43 VINCENT ROAD, DAGENHAM, RM9 6AS
 T: 07737271335
 Email: info@marood-architects.com
 Web: www.marood-architects.com

| Delegated Report | | | |
|--|---|--------------------------|------------------|
| Application for Planning Permission | | | |
| Case Officer: | Kathryn McAllister | Valid Date: | 19 November 2019 |
| Officer Recommendation: | Refuse | Expiry Date: | 14 January 2020 |
| Application Number: | 18/02051/FUL | Recommended Date: | 28 August 2020 |
| Address: | 30 Thames Road, Barking, Barking And Dagenham, IG11 0HZ | | |
| Proposal: | Erection of single storey extension to provide cold rooms and a retail unit (Use Class A1) and the erection of a first floor extension to provide office accommodation. | | |

Planning Constraints

Locally Significant Industrial Site

Site, Situation and Relevant Background Information

The application site is an existing industrial unit located on Thames Road. A previous application for the erection of single storey storage building, first floor extension to provide offices and accompanying external staircase (13/00804/FUL) was submitted and approved, however, it has now expired. This application seeks permission for the erection of a single storey rear extension to provide cold rooms and retail units and the erection of a first floor extension to provide office accommodation. It is different to 13/00804/FUL as in addition to the proposed extensions it seeks permission for a new retail unit.

Key Issues

- Principle of the Development
- Design and Quality of Materials
- Impacts to Neighbouring Amenity
- Sustainable Transport

ASSESSMENT

Principle of the Development

The NPPF, policy 2.17 of the London Plan and policies SD1, E5 and E6 of the Draft London Plan support decisions and policies which recognise and address specific location requirements of different sectors. Specifically, they seek to promote, manage and protect where appropriate strategic industrial locations (SILs) and locally significant industrial sites (LSIS). Enabling them to meet the needs of small and medium sized enterprises or new emerging industrial sectors by managing the types of uses and activities which occur in these locations. As such, development should not compromise the integrity or effectiveness of these locations in accommodating a hybrid of flexible combination of B1c, B2 and B8 uses. On a local level Policy CE3 of the Core Strategy DPD and policies SP3 and DM6 of the Draft Local Plan note developments which do not fall within these classes will only be supported if it can be proved that remaining part of the designated site will be intensely developed, as such the development will not result in the net loss of employment or industrial floorspace.

The Councils Proposal Map DPD (2012) shows the application site is within an locally significant industrial site, as such from the policies above it is evident that there is a clear motive to preserve industrial uses within this area. This application seeks permission for the construction of a first floor and ground floor extension to enlarge the available floor space. As shown on the proposed plans and stated on the application form the proposed extensions will replace existing container style structures to provide a more permanent building on site. At first floor level there are currently two containers which are used as office space, as this proposal seeks to remove these containers and re provide the office space within a more permanent building officers consider welcome the provision of B1 office space as it will not detract from the existing industrial use at this location but rather enhance the functionality of the space. As such officers consider the principle of development to be acceptable. Regarding the ground floor extension this will be used as an additional cold room/ storage and provide a new retail shop floor. Officers consider the proposed cold room/ store to be acceptable as it falls within B8 (storage and distribution) which is the type of use class policies seeks to encourage within this area. With regard to the A1 (retail) use this would introduce an alternative use at this location. The policies above state that alternative uses will only be supported where sufficient evidence can be demonstrated to prove that the remaining designated site will be intensely developed. Officers acknowledge that the proposed extension will not impact the industrial use of the area as the proposal does not result in the the net loss of industrial floorspace, nevertheless, the introduction of an alternative use at this location will set precedence in the local area for retail (A1 use) which would be contrary to the development policies. In addition, there are policies which seek to protect the vitality and viability of town centres by preventing the development of A1 (retail) use

outside these area. This is discussed below:

The National Planning Policy Framework (NPPF) identifies the importance of supporting the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation. As such, developments out of town are strongly discouraged so as to ensure designated town centres maintain vitality and viability and are suitable for economic growth and diverse town centre parades.

Policies 2.15 and 2.7 of the London Plan and policies SD6 and SD7 of the Draft London Plan seek to promote the importance of town centres whilst also protecting their long term vitality and advises that London's varied town centres and their vitality and viability should be promoted and enhanced as strong, resilient, accessible, inclusive and viable hubs for a diverse range of uses.

Policy CE1 The Core Strategy DPD states that development and services which enhance the vitality and viability of town centres should be supported to ensure they continue playing a vital role in providing day to day needs for the communities and particularly the elderly and less mobile. To consolidate and support the Borough's town centres a sequential approach to the location of new retail and other town centre uses will be followed. This means that town centre locational opportunities must be fully explored before edge of centre or out of centre developments will be considered. All retail developments in the Borough should maximise opportunities to meet the needs of existing communities and to provide them with social and economic benefits. Policies BE1 and BE3 of the Borough Wide DPD notes that developments in town centres should provide a function or service compatible with prime retail function of the area and achieve a high degree of street activity and pedestrian movement.

This application seeks permission for the development of A1 floor space to be used as a meat shop which is considered a town centre use. As noted in the policies above there is a clear motive to keep these within town centres to ensure designated town centres maintain vitality and viability and are suitable for economic growth and diverse town centre parades. Therefore, town centre locational opportunities must be fully explored before edge of town or out of town locational will be considered. As such it is the onus of the applicant to provide sufficient evidence to justify why a new retail unit is required at this location. The applicant notes on the design and access statement that "Alfreds Way which surrounds the site has recently been developed into a residential area. The site is surrounded with large housing stocks and in need of retail facilities. The retail unit will be used as a meat shop". Officers acknowledge the justification behind the introduction of a new meat shop at this location, however, as policies seek to ensure a sequential approach is carried out regarding the locality of this use it would be expected that satisfactory evidence is provided alongside this application to prove that this has been carried out. The applicant has provided details of the sequential approach carried out stating "[i]n terms of the sequential assessment, a potential site was identified to be required to be assessed. This follows an initial discount of a range site on the basis that they are in use and therefore not available. It has been investigated the suitability, viability and availability of any sequentially preferred sites within the area with the ability of the proposed site to demonstrate flexibility. No sites have been able to meet the test for sequential preference. It can therefore be concluded that the application site fulfils the sequential test". Officers are confident a sequential test has been carried out, however, there are concerns over the proposals impact on the vitality and viability of the existing town centre. The design and access statement notes "No unacceptable impacts would occur on the defined centre as a direct result of allowing the proposal outside the defined centre, where it will be able to serve business, industrial and commercial areas found in the immediately locality". Officers do not consider this satisfactory evidence to justify the impact as due to the nature of the shop being a meat shop it is unlikely to serve the day to day needs of nearby businesses and residents rather customers will travel specifically to the shop to buy the produce, hence by removing this use from the town centre it will remove town centre footfall detrimental to its vitality and viability. Likewise, insufficient evidence has been provided to prove that there is a need for a meat shop at this location, as such officers do not consider the proposed A1 (retail) use at this location to be supported.

Overall, officers consider the principle of development to be unacceptable as the introduction of an alternative use at this location will detract from the primary industrial use of the site whilst simultaneously negatively affecting the vitality and viability of nearby town centres. The proposal is therefore contrary to the development policies.

Design and Quality of Materials

Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping.

This is further supported by policy BP11 of the Borough Wide DPD, policy CP3 of the Core Strategy DPD and policies SP4 and

DM11 of the Draft Local Plan Regulation 18 which ensures that development is designed in a sensitive and appropriate manner which minimises impact on surrounding neighbours and respects the character of the area.

This application seeks permission for the construction of a first floor level and a ground floor side extension. These will be assessed individually as below:

Ground Floor Side

The proposal will be 10.25 metres deep, 10.96 metres wide at the rear elevation and 10.06 metres wide at the front elevation. The proposal will have a flat roof whereby the height of the eaves will be 3.20 metres and the maximum height 3.53 metres. As noted on the application form the materials used will include render to match that of the existing buildings. Nevertheless, from google maps it is evident that the existing building and surrounding buildings are finished in brick or brick and corrugated iron as such officers do not consider the use of render to be acceptable at this location as it would look out of place within its setting. Moreover, as shown on the proposed ground floor plans the rear of the extension will be used as 2 cold rooms and the part which forms the front elevation will be the retail unit. The application site is located within a strategic industrial location which consists primarily of industrial units as such the buildings are characterised by having small window. As the front of the side extension will be used as a retail unit the proposal will have two 3.0 metre full height windows located on either side of the entrance which introduces a new facade design at this location. It is clear from google maps there is not precedence in the immediate surrounding area for development of this sort, hence officers consider the proposal unacceptable as it will appear out of place at this location, therefore, the proposal will appear out of character with the host building, street scene and the wider local area.

First Floor

The proposal will be L shaped whereby the front elevation will be 17.47 metres wide, the rear elevation will be 13.89 metres wide and the depth will be 7.59 metres. The proposal will have a flat roof whereby the height of the eaves will be 6.0 metres and the maximum height will be 6.46 metres. The additional level will sit directly above the existing ground floor. The materials used for this level will include render and as shown on the proposed elevation the existing ground floor part of the building will be rendered as well to match the new enlargements. As noted previously as render is not found at this location or in the surrounding area the proposal is considered to appear out of place and out of character.

Officers acknowledge that a previous application was submitted in 2013 for the erection of single storey storage building, first floor extension to provide offices and accompanying external staircase (13/00804/FUL) which was approved. This application is not dissimilar to the one previously granted, whilst the proposed first floor and ground floor enlargements remain similar in nature the one difference between them is the use of materials. As such, whilst the officers consider the size and sitting of the proposal to be acceptable the design fails to respect and reflect the built form and character of the existing building. The location of the proposal being visible from the highway and public realm add greater weight to the harm caused by the proposal, thus the proposal would warrant a reason for refusal. Therefore, for reasons of design officers consider the proposal unacceptable and contrary to the development policies.

Impacts to Neighbouring Amenity

The NPPF, The London Plan Policies 7.1, 7.4 and 7.15, draft London Plan Policies GG1, GG3 and D14, all have relevance to the importance of quality development which addressing neighbouring amenity and avoiding unacceptable impacts.

Policy BP8 of the Borough Wide DPD seeks to protect residential amenity, by ensuring new developments including conversions, do not expose existing and proposed occupiers to unacceptable levels of pollution that may arise. This includes noise, smoke, fumes, refuse, comings and goings and/ or lighting during construction and occupation. This is supported by policies DM11, DM16 and DM25 of the Draft Local Plan.

The proposal is located a significant distance from the units within Bankside Park, 28 Thames Road and units 8, 7, 5, 1 and 6 28 Thames Road. With Regard to units 4, 1A, 1B, 2B and 3B 30 Thames Road the impact the proposed ground floor and first floor extensions will be assessed below:

Ground Floor extension

The proposed ground floor rear extension will abut the boundary line with the units located behind it. Nevertheless, as the height of the proposal the same height as the single storey parts of the neighbouring buildings officers do not consider it to result in the material loss of daylight or outlook as such the proposal is considered acceptable and in keeping with the development policies.

First Floor Extension

The proposed first floor extension will sit directly above the existing single storey building. The width of the proposal is greater than that of the units behind as such the front elevation of the proposal will surpass the front elevation of the adjoining unit. Nevertheless, the proposal has been design whereby the part which surpasses the front elevation is set back by 3.30 metres as a result no part of the proposal extends beyond a 45 degree angle as measured from the corner of the adjoining building.

Furthermore, the applicant has failed to provide details of opening hours. Nevertheless, as stated on the design and access statement "the retail unit will be used as a meat shop" due to the nature of this use it is unlikely the retail unit will operate outside of

working hours. Furthermore, the use of the extensions will be ancillary to the current use of the site, therefore, officers are satisfied that the proposal will not result in the creation of more noise, waste and general disturbances.

Overall, officers consider the proposal to have an acceptable impact on neighbouring amenity in keeping with the development policies.

Sustainable Transport

The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. It offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development does not give rise to the creation of conflicts between vehicular traffic and pedestrians. However, it also stated that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This is echoed by the London Plan through policies 6.3, 6.9 and 6.13, and the Draft London Plan Chapter 10 policies and further supported by policy BR9 of the Borough Wide DPD and draft DM policy 32 of the Draft Local Plan.

The application site has a PTAL of 1b which represents poor access to public transport. As stated on the application form the proposal will not result in any additional employment spaces as such officers do not consider the enlargement of this site as an employment space to increase congestion. Nevertheless, as this proposal seeks to introduce a new retail unit at this location it is likely to draw more visitors to the area. due to the sites location within a strategic industrial location and its poor access to public transport it is unlikely visitors to the retail until will be accessing the site on foot or by public transport links. Therefore, it is likely that customers will use a private car to access the site. As shown on google maps there is no off-street parking provision on site, likewise, the applicant has not provided details regarding this as such, officers consider the proposal to result in increased congestion in the local area as a result of an increased number of visitors detrimental to the character of the area. The proposal is therefore considered unacceptable and contrary to the development policies.

CONCLUSION

The introduction of a new A1 (retail) unit at this location will significantly harm the vitality and viability of the town centre whilst simultaneously detracting from the primary use of the site as an industrial area. The principle of development is therefore unacceptable and contrary to the development policies.

The proposed single storey and first floor extension for reasons of design fails to respect and reflect the built form of the existing building by introducing a new material at this location. The proposal will therefore constitute an uncharacteristic and unsympathetic addition as the it will appear out of place and out of character at this location. Hence, the proposed development is considered unacceptable and contrary to the development policies.

The proposed development fails to provide satisfactory off-street parking amenity to support the increased number of visitors as such the proposal is considered to increase congestion in the local area detrimental to the character and appearance of the local area. The proposal is therefore unacceptable and contrary to the development policies.

APPENDIX 1

| Development Plan Context | |
|--|--|
| The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance: | |
| National Planning Policy Framework (NPPF) (MHCLG, February 2019) | |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | <p>Policy 7.4 - Local Character</p> <p>Policy 7.6 – Architecture</p> <p><i>Policy 2.7- Outer London: Economy</i></p> <p><i>Policy 2.17- Strategic Industrial Locations</i></p> <p><i>Policy 2.15- Town Centres</i></p> |
| <i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| Draft London Plan (Intend to Publish version December 2019) | <p>Policy D1 - London's form, character, and capacity for growth</p> <p>Policy D4 - Delivering Good Design</p> <p>Policy SD1- Opportunity Areas</p> <p>Policy E5- Strategic Industrial Locations (SILs)</p> <p>Policy E6- Locally Significant Industrial Sites</p> <p>Policy SD6- Town Centres and High Streets</p> <p>Policy SD7- Town centres: development principles and Development Plan Documents</p> |
| Local Development Framework (LDF) Core Strategy (July 2010) | <p>Policy CP3: High Quality Built Environment</p> <p>Policy CE3: Safeguarding and release of employment land</p> <p>Policy CM5: Town Centre Hierarchy</p> |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | <p>Policy BP8: Protecting Residential Amenity</p> <p>Policy BP11: Urban Design</p> <p>Policy BE3: Retail Outside of Town Centres</p> <p>Policy BE1: Protection of Retail Uses</p> |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | <p>Policy SP1: Delivering Growth</p> <p>Policy SP3: Promoting inclusive economic growth</p> <p>Policy SP4: Delivering high quality design in the borough</p> <p>Policy DM6: Utilising the borough's employment land more efficiently</p> <p>Policy DM14: Conserving and enhancing heritage assets and archaeology.</p> <p>Policy DM8: Encouraging vibrant, resilient, and characterful town centres.</p> |

APPENDIX 2

| Relevant Planning History |
|----------------------------------|
|----------------------------------|

| | | | |
|---------------------|---|---------|----------------------|
| Application Number: | 13/00804/FUL | Status: | Application Approved |
| Description: | Erection of single storey storage building, first floor extension to provide offices and accompanying external staircase. | | |

APPENDIX 3

| Consultations | | |
|---------------|-----------------|----------------------|
| Consultee: | Date Consulted: | Summary of response: |
| N/A | N/A | N/A |

APPENDIX 4

| Neighbour Notification | |
|--------------------------------|-------------------------|
| Date Consultation Letter Sent: | 13/12/2019 |
| | 17 Neighbours Consulted |
| <i>No response received.</i> | |

LBBB Reference: 18/02051/FUL

Marood Architects
43 Vincent Road, Dagenham, Essex RM9 6AS

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 18/02051/FUL
Address: 30 Thames Road, Barking, Barking And Dagenham, IG11 0HZ
Development Description: Erection of single storey extension to provide cold rooms and a retail unit (Use Class A1) and the erection of a first floor extension to provide office accommodation.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Marood Architects
43 Vincent Road, Dagenham, Essex RM9
6AS

Applicant: Kashmir Halal Foods
C/o Agent

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 18/02051/FUL
Application Type: Full Planning Permission
Development Description: Erection of single storey extension to provide cold rooms and a retail unit (Use Class A1) and the erection of a first floor extension to provide office accommodation.
Site Address: 30 Thames Road, Barking, Barking And Dagenham, IG11 0HZ
Date Received: 28 November 2018
Date Validated: 19 November 2019

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **REFUSED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application for the reason(s) listed below.

Reason(s):

1. The proposed A1 retail unit would result in the loss of vitality and viability of the town centre whilst simultaneously detracting from the primary use of the site as an industrial area. The principle of development is therefore unacceptable and contrary to:-

- National Planning Policy Framework (MHCLG, February 2019)
- Policies 2.17, 2.17 and 2.7 of The London Plan (March 2016)
- Policies SD1, E5, E6, SD6 and SD7 of the Draft London Plan Intended to Publish (December 2019)
- Policies CE3 and CE1 of the Core Strategy DPD (July 2010)
- Policies SP3, BE1 and BE3 of the Borough Wide DPD (March 2011)
- Policy DM6 of the Draft Local Plan Regulation 18 consultation version (November 2019)

2. The proposed single storey and first floor extension for reasons of design fails to respect and reflect the built form of the existing building by introducing a new material at this location. The proposal will therefore constitute an uncharacteristic and unsympathetic addition as it will appear out of place and out of character at this location. As such the proposal is contrary to:-

- National Planning Policy Framework (MHCLG, February 2019)
- Policies 7.1, 7.4 and 7.6 of The London Plan (March 2016)
- Policy D4 of the Draft London Plan Intended to Publish (December 2019)
- Policy CP3 of the Core Strategy DPD (July 2010)
- Policy BP11 of the Borough Wide DPD (March 2011)
- Policies SP4 and DM11 of the Draft Local Plan Regulation 18 consultation version (November 2019)

3. The proposed development fails to provide satisfactory off-street parking amenity to support the increased number of visitors as such the proposal is considered to increase congestion in the local area detrimental to the character and appearance of the local area. As such the proposal is contrary to:-

- National Planning Policy Framework (MHCLG, February 2019)
- Policies 6.3, 6.9 and 6.13 of The London Plan (March 2016)

- Chapter 10 of the Draft London Plan Intended to Publish (December 2019)
- Policy BR9 of the Borough Wide DPD (March 2011)
- Policy DM32 of the Draft Local Plan Regulation 18 consultation version (November 2019)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Informative(s):

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application: -

- 150803 L 002 Site Plan as Proposed Dated 08.11.18
- 150803 L 005 Plans as Proposed Dated 08.11.18
- 150803 L 008 Elevations as Proposed Dated 08.11.18
- 150803 L 006 Plans as Proposed Dated 08.11.18
- Design and Access Statement
- Sequential Assessment

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The necessary amendments to make the application acceptable are substantial and would materially change the proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating material amendments such as to satisfactorily address the reasons for refusal attached.

DATE OF DECISION: 08.09.2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

26

Application Reference:

19/01105/FUL

Application Description:

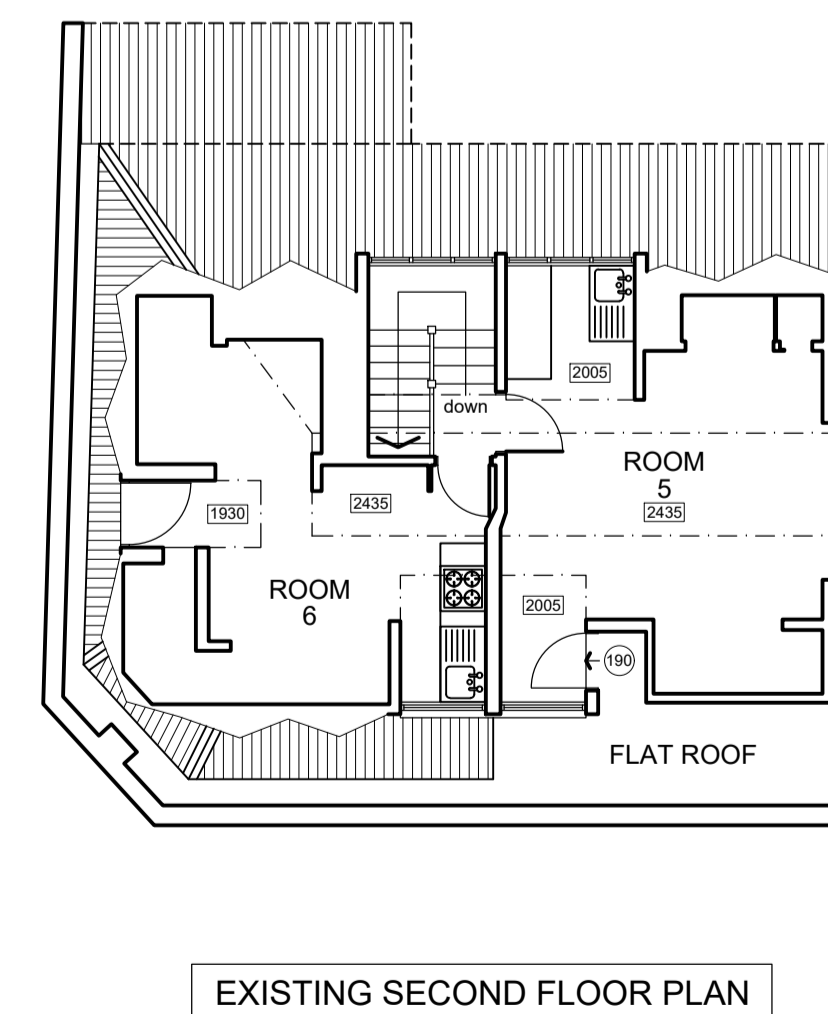
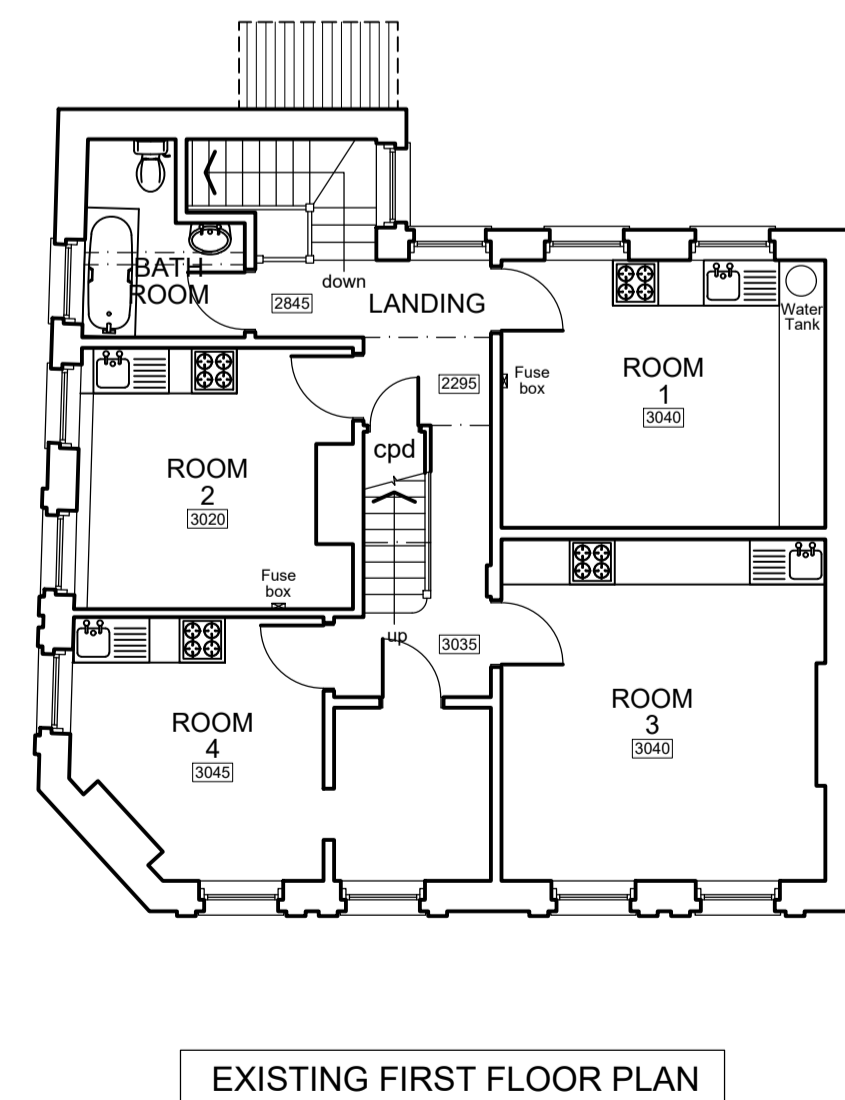
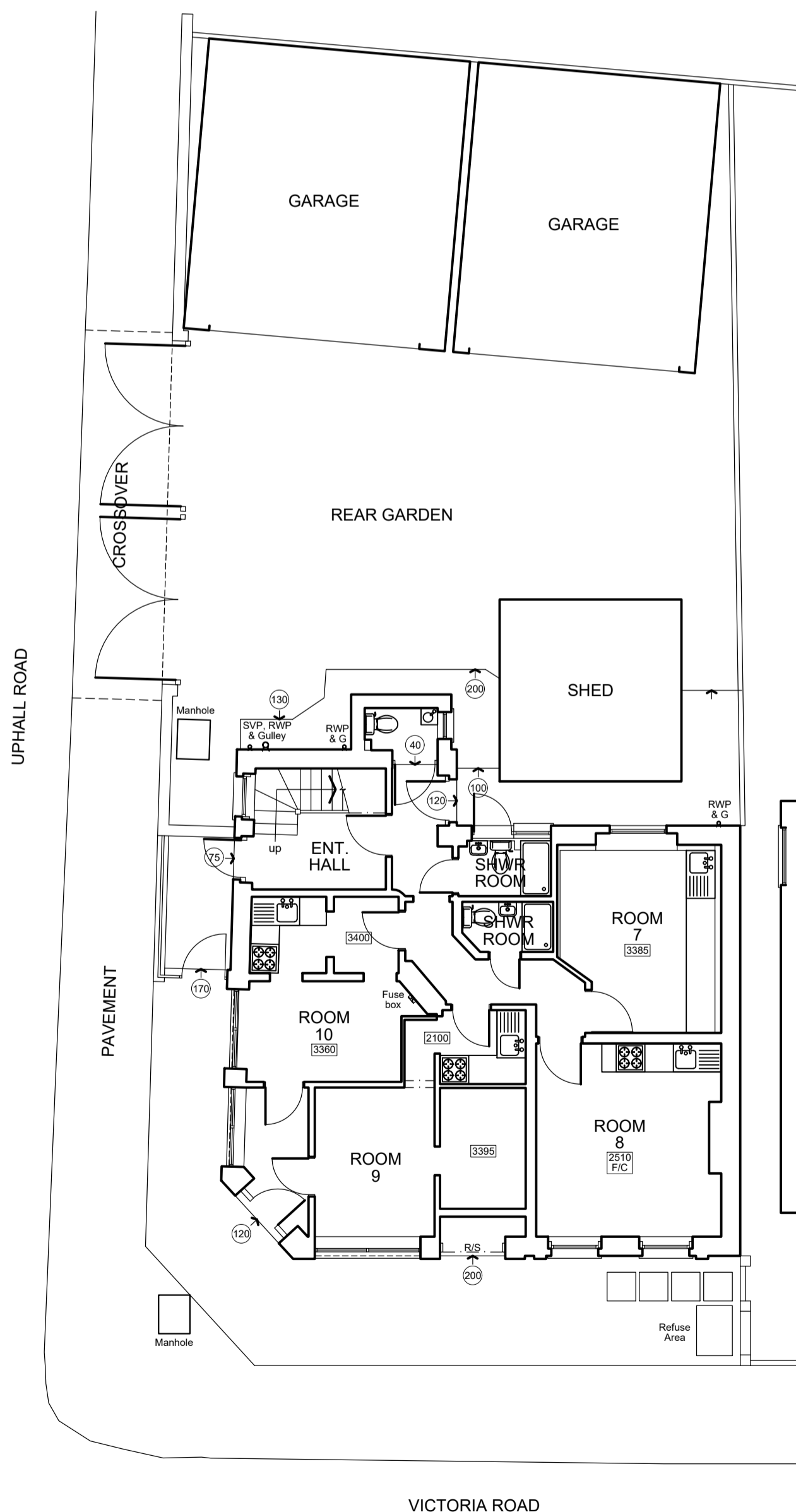
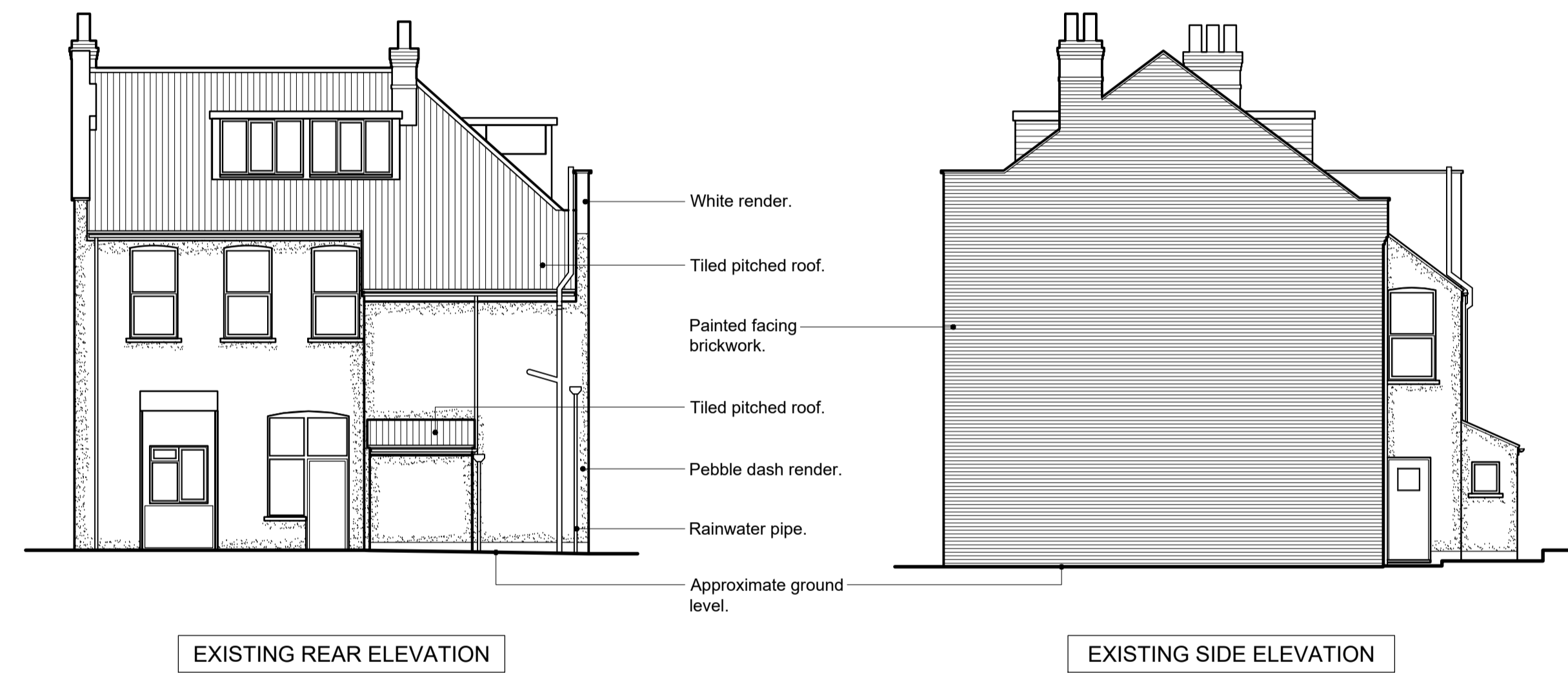
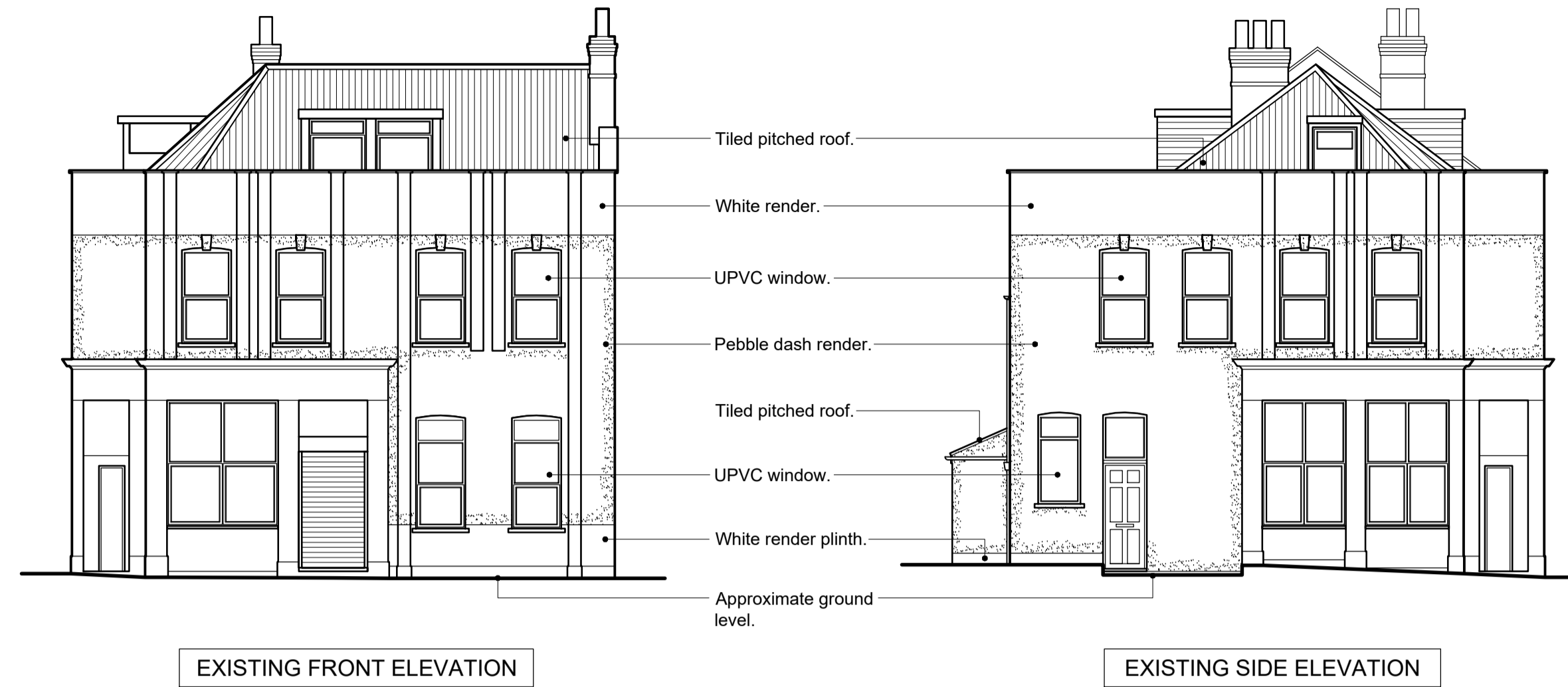
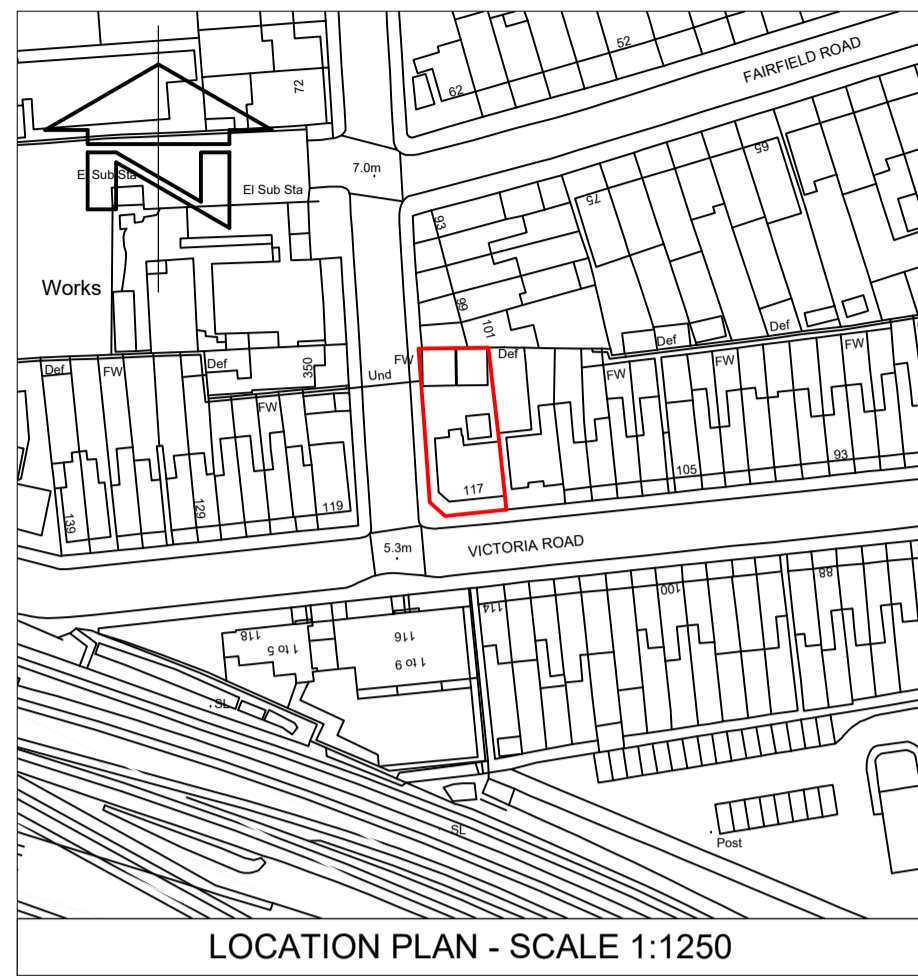
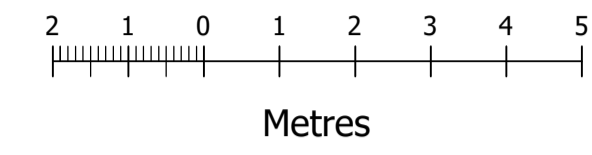
Removal of existing pitched roof, construction of new second floor mansard roof extension, and erection of single storey, first, and second floor rear extensions to create a 9 bedroom house in multiple occupation (HMO).

Decision:

Approved

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials. No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulation purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



| NO | REVISION | DATE |
|----|----------|------|
| | | |

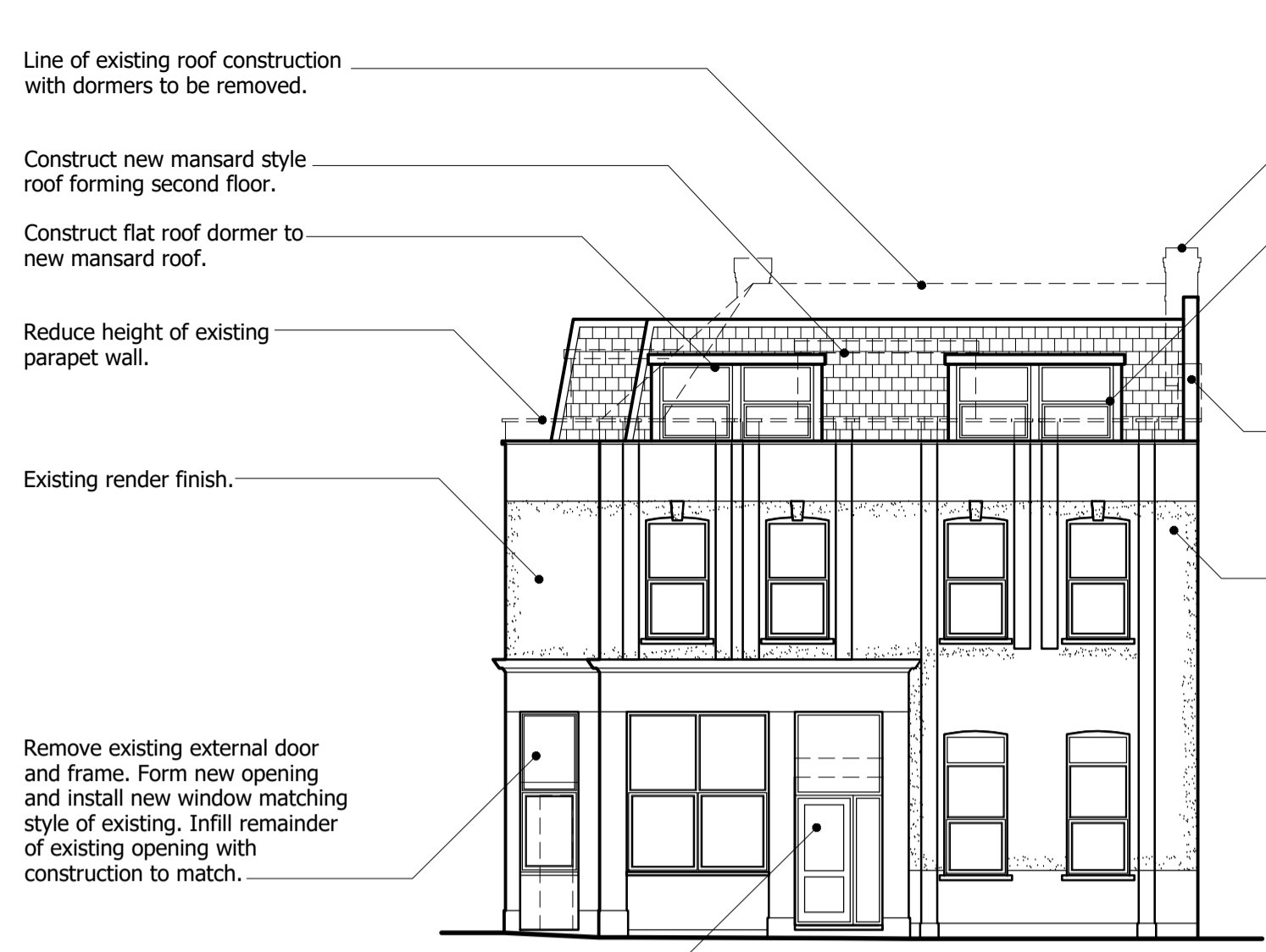
CONTRACT

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ESSEX, IG11 8PZ.**

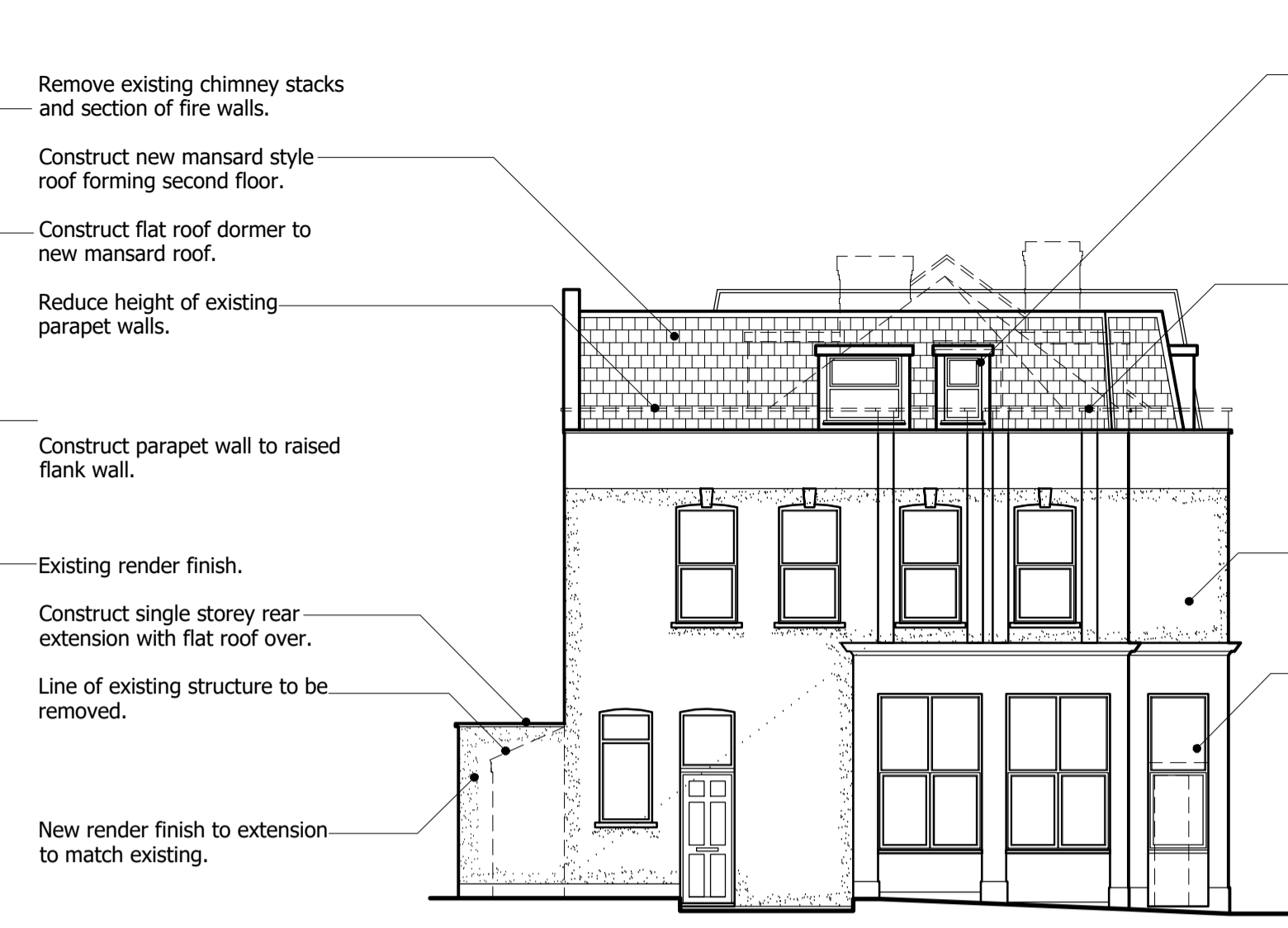
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AND LOCATION PLAN.**

SCALE: 1:100(A1) DATE: MAR 19 DRWN BY: CH DWG. NO: 2501/1 REV:

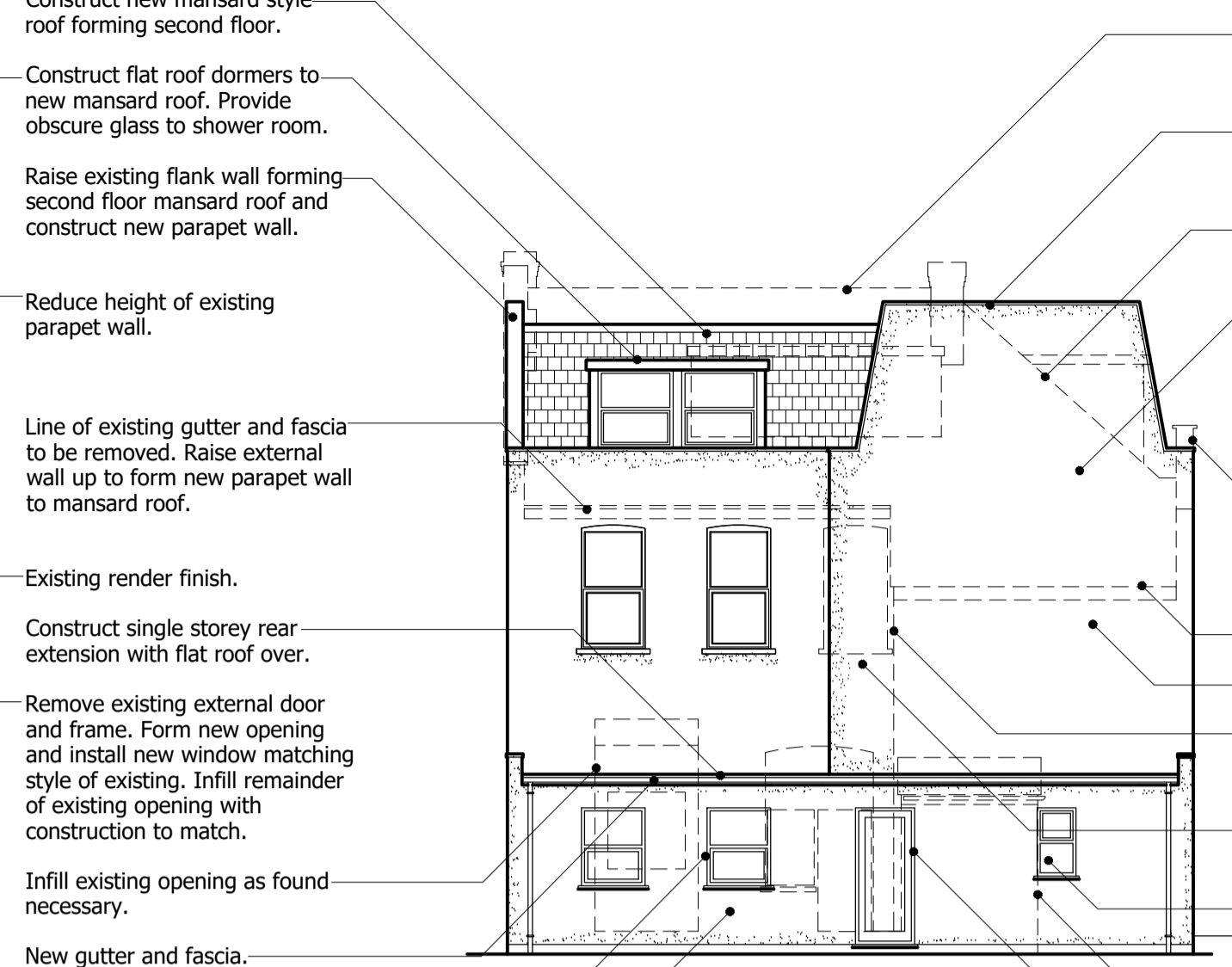
KJ KEN JUDGE & ASSOCIATES LTD.
THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN.
TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgetd.co.uk



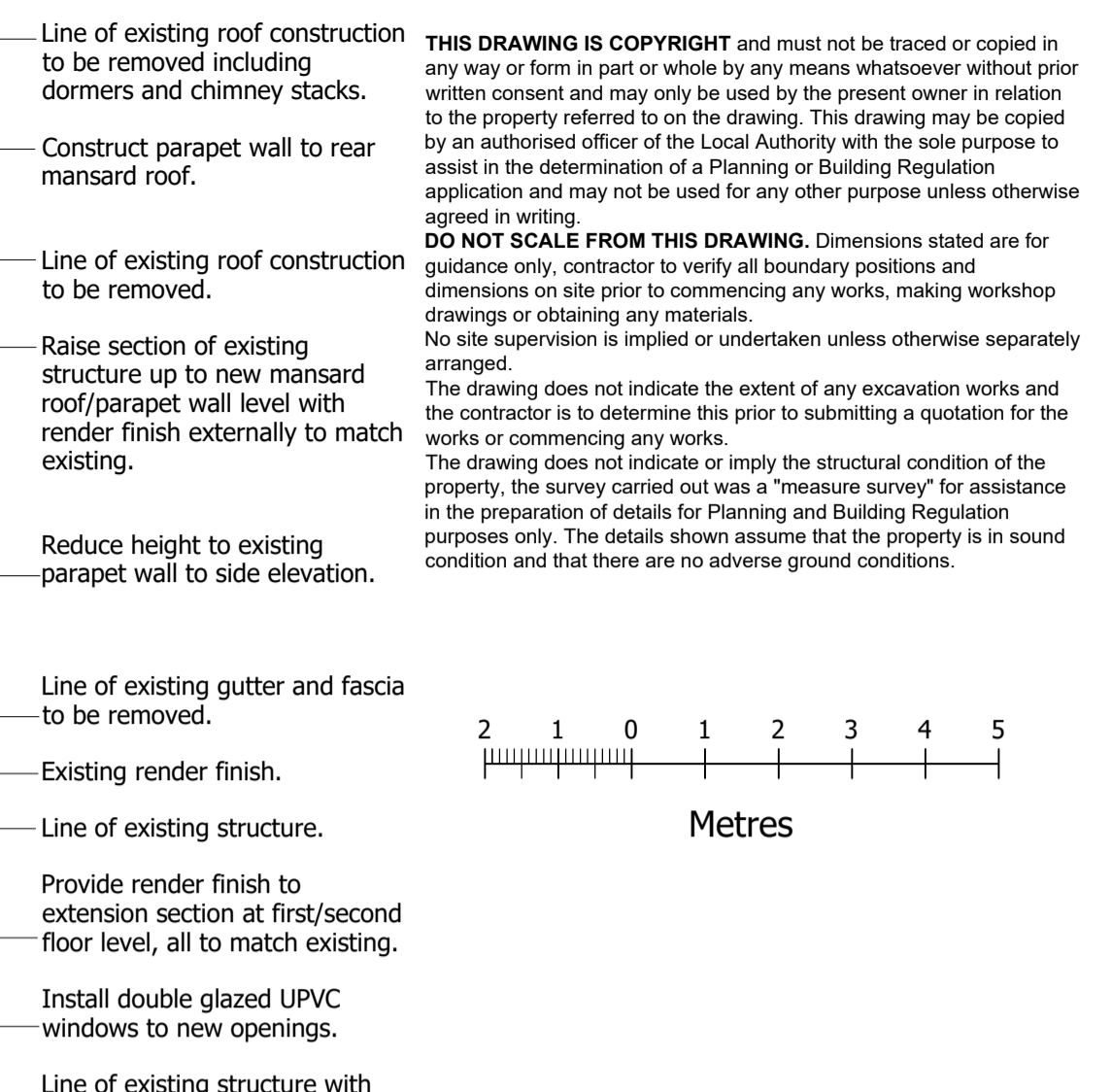
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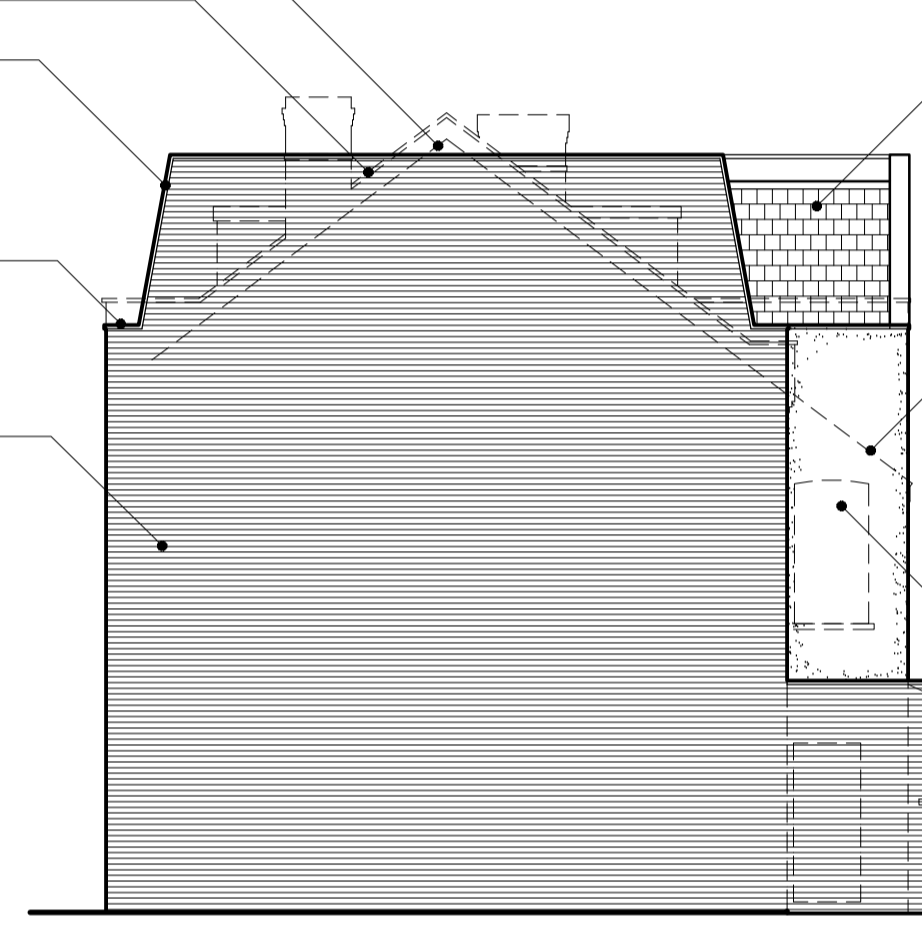
PROPOSED SIDE ELEVATION



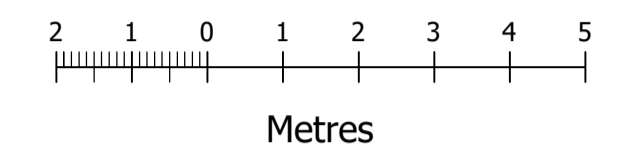
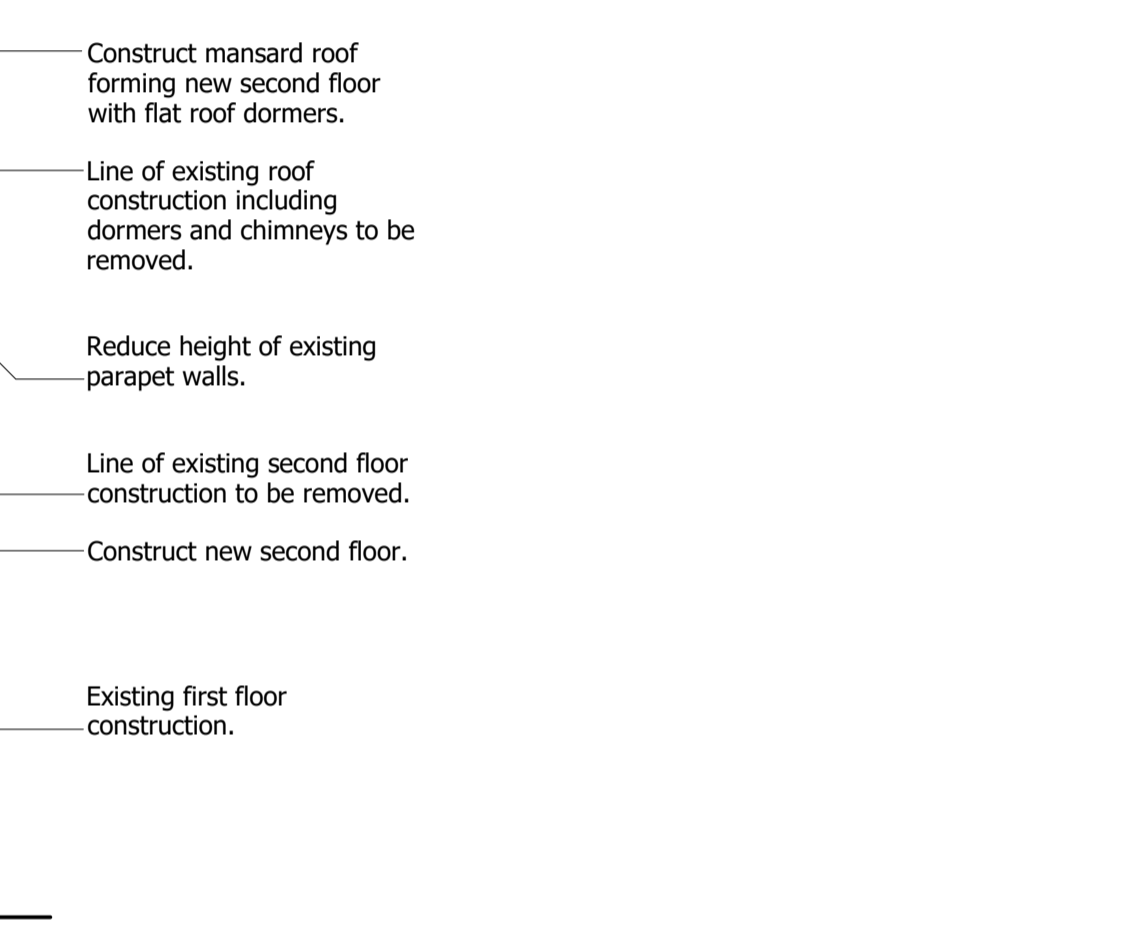
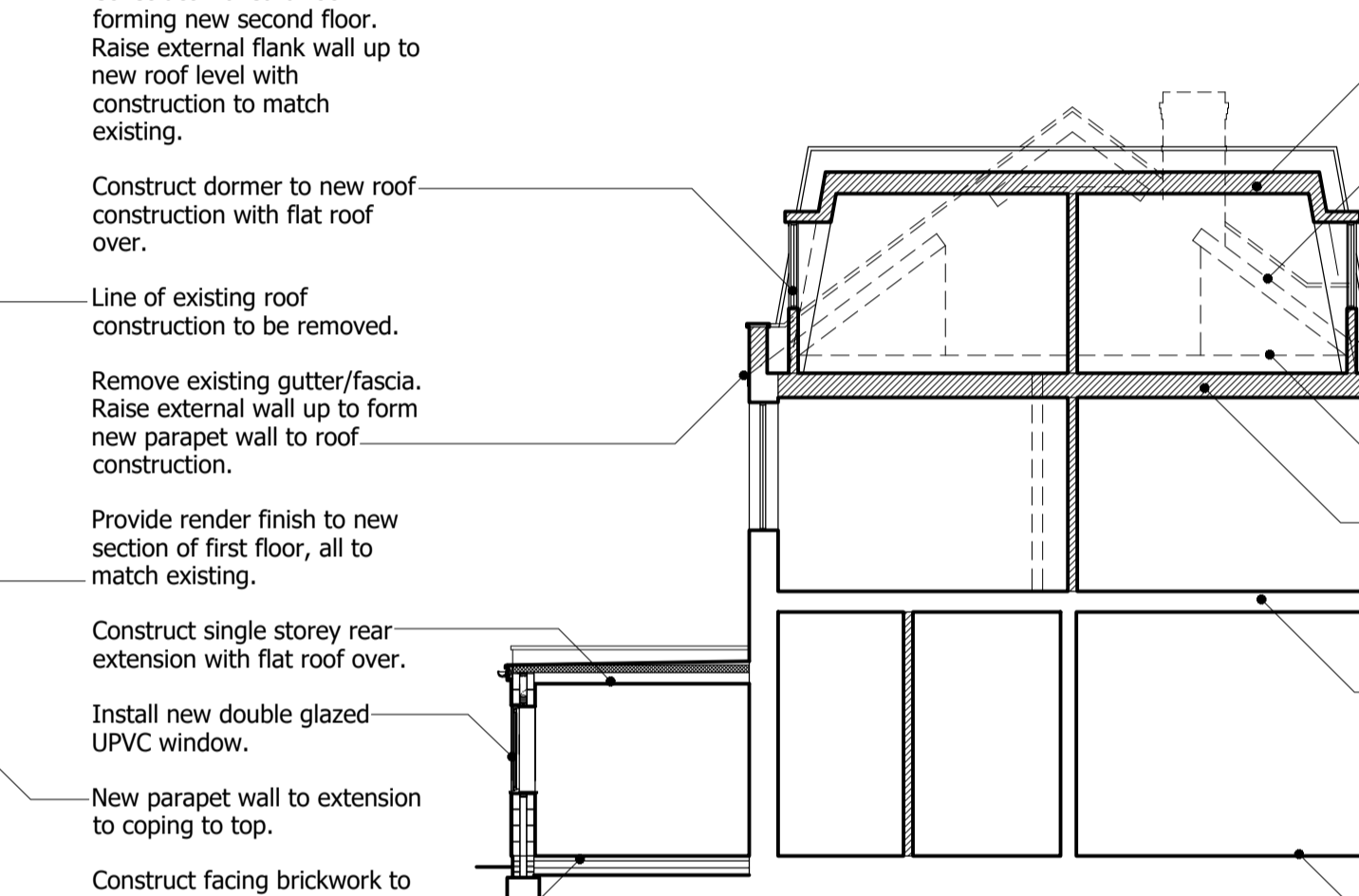
PROPOSED REAR ELEVATION



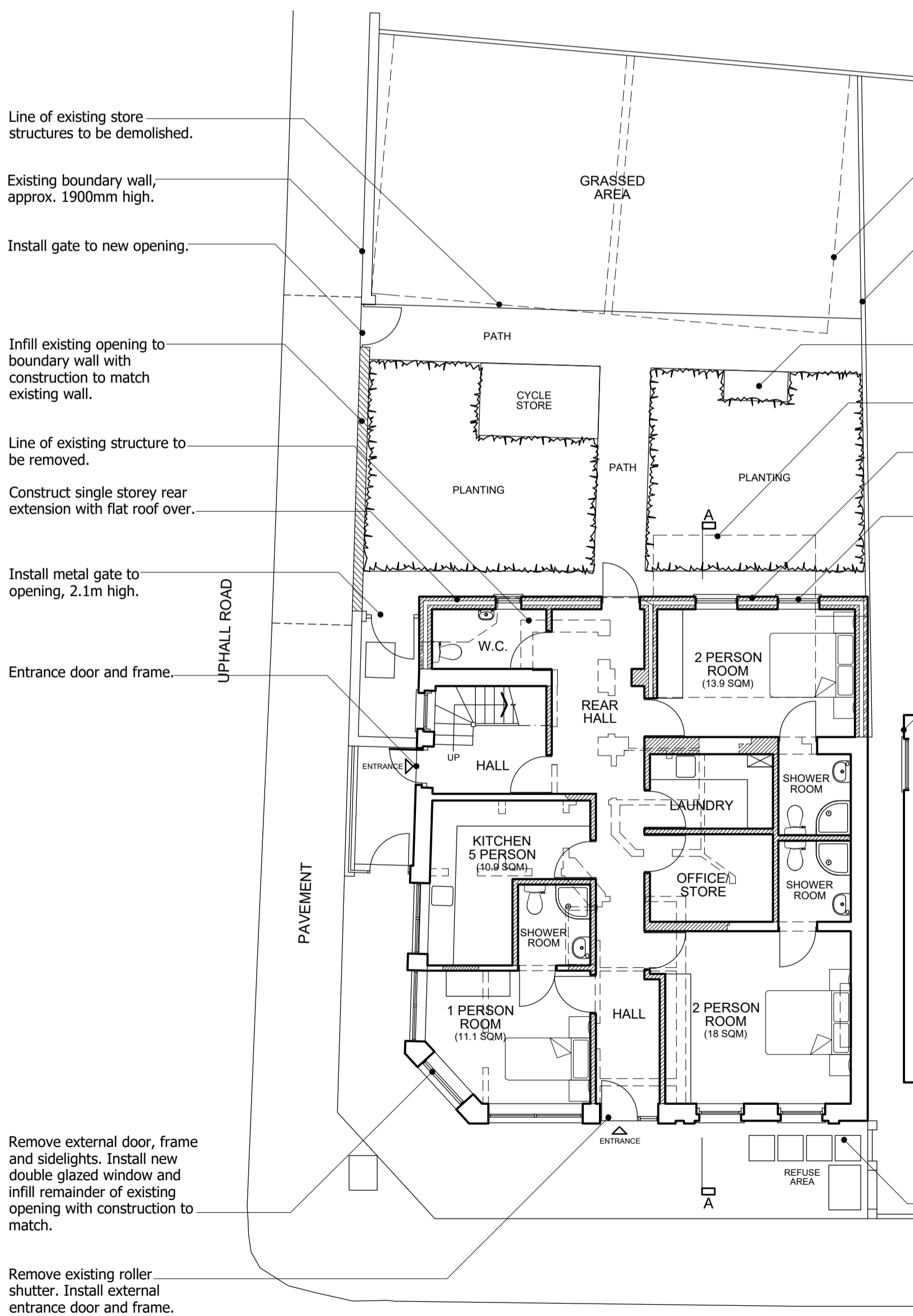
PROPOSED SECTION A-A



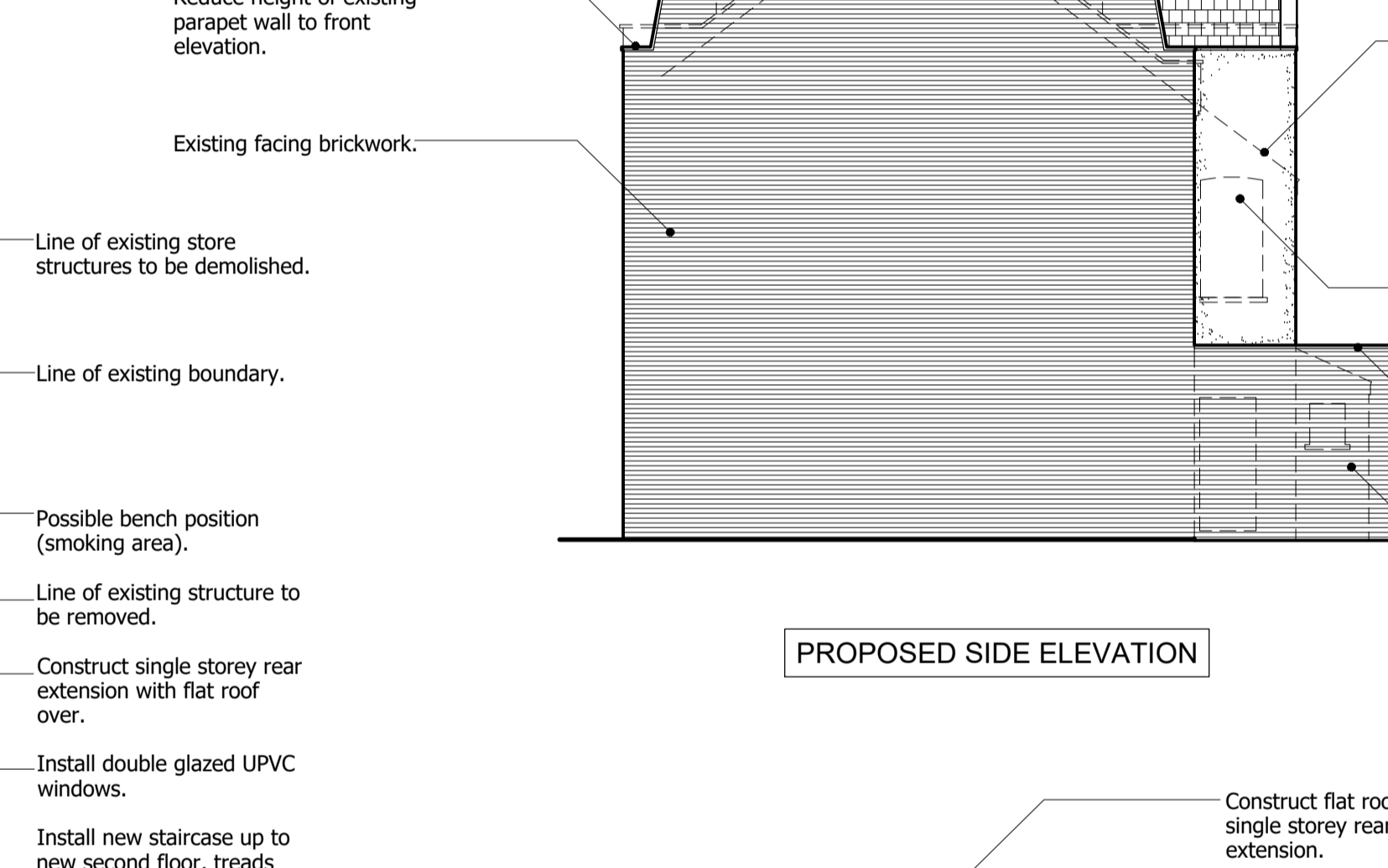
PROPOSED SIDE ELEVATION



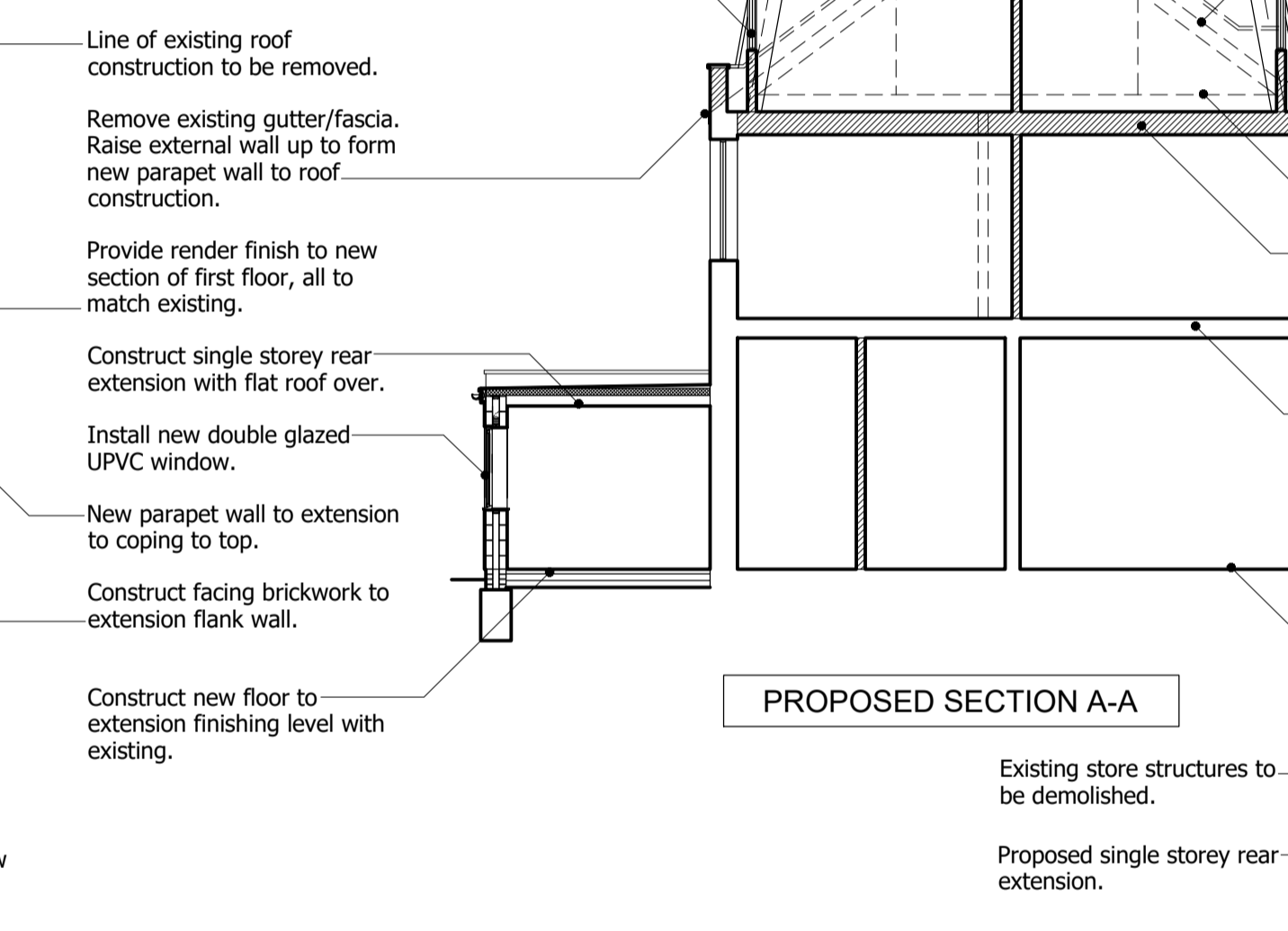
THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.
DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only; contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
 No site supervision is implied or undertaken unless otherwise separately arranged.
 The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
 The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulation purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



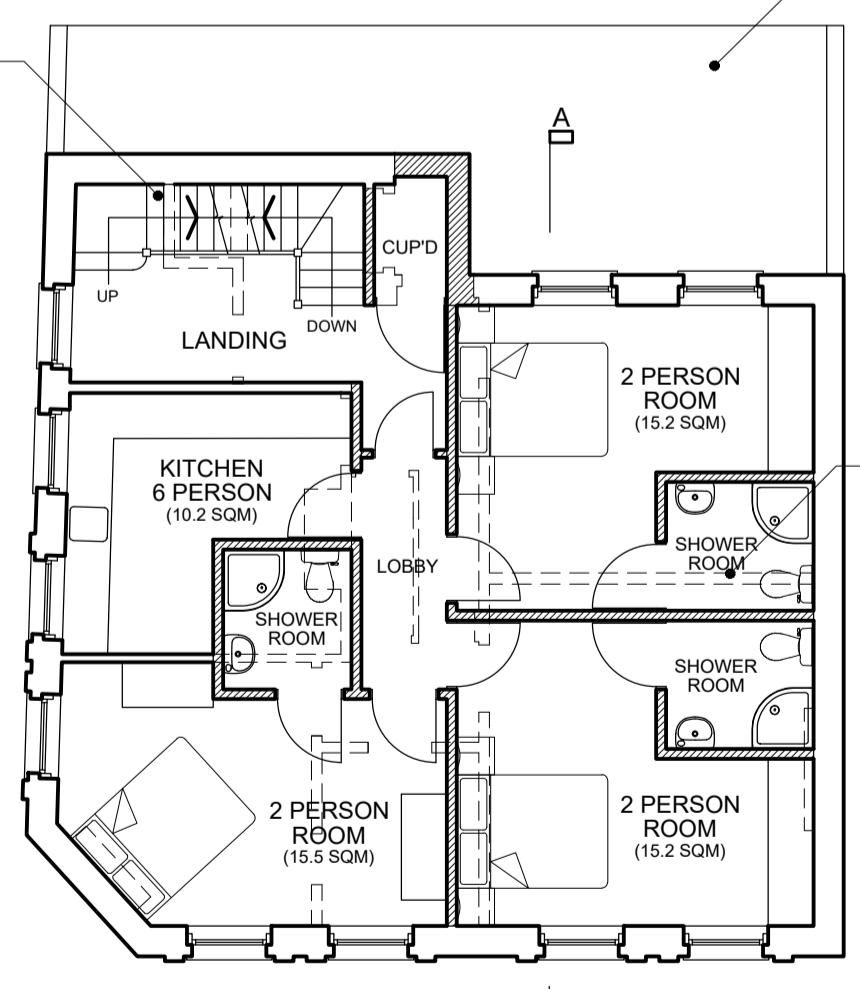
PROPOSED GROUND FLOOR & SITE PLAN



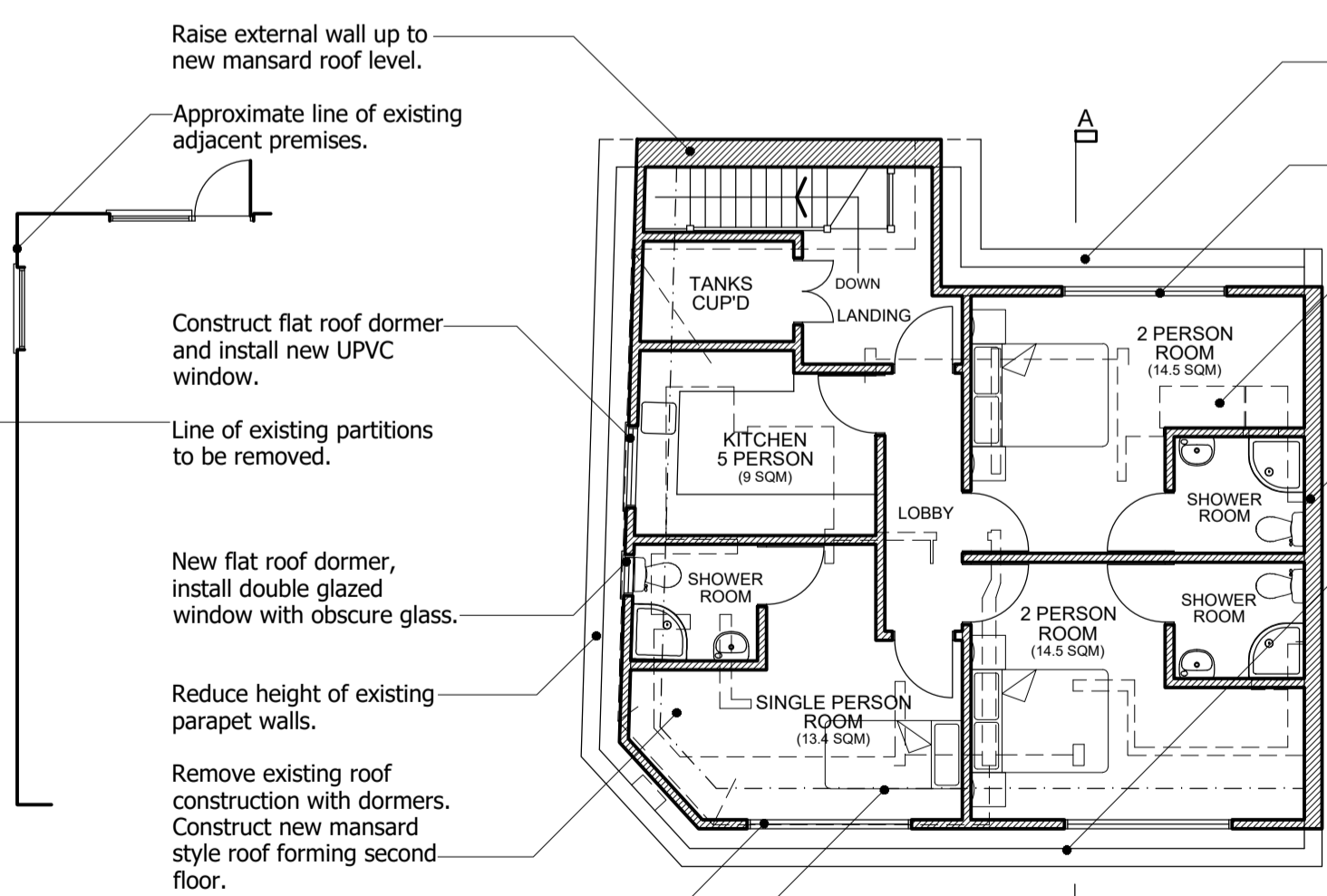
PROPOSED SIDE ELEVATION



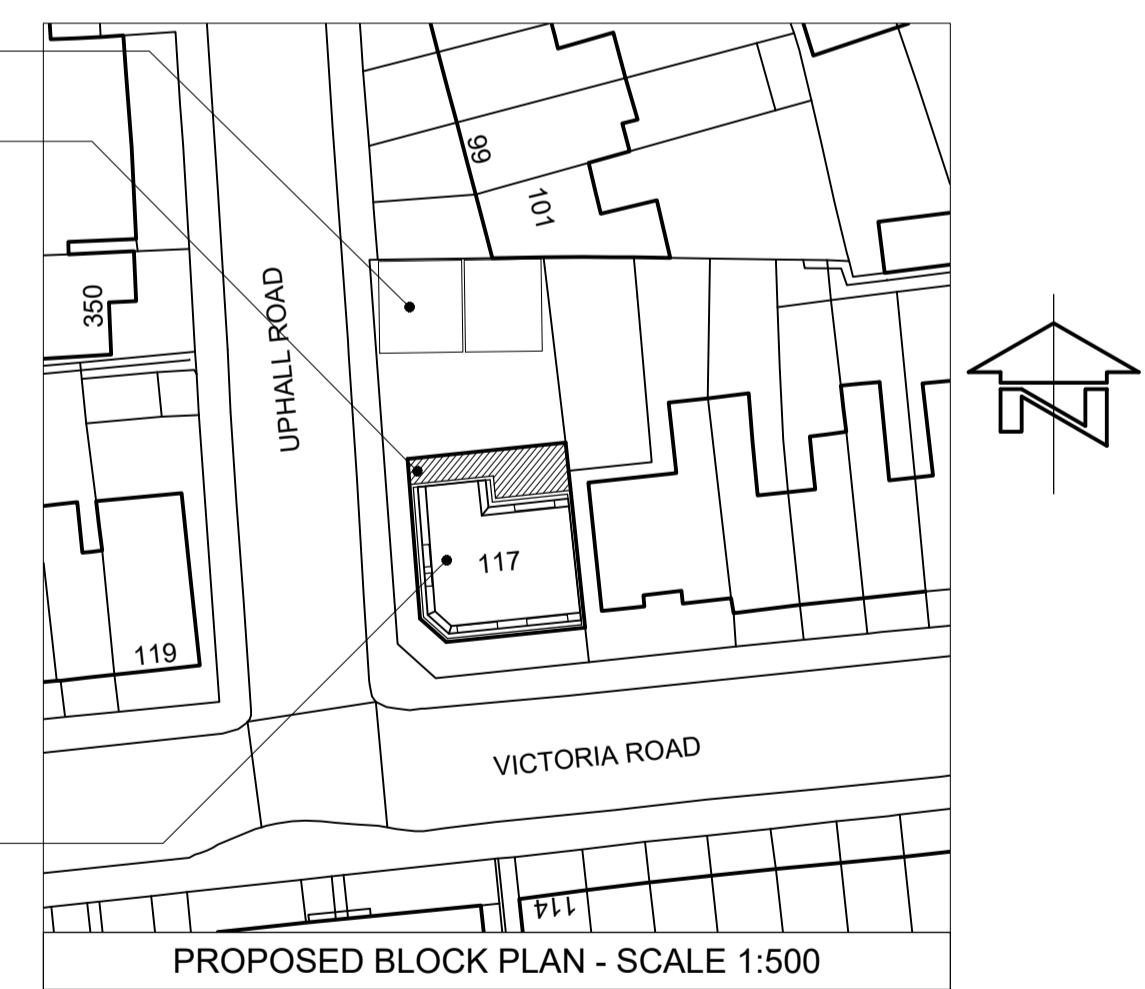
PROPOSED SECTION A-A



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED BLOCK PLAN - SCALE 1:500

| | |
|----------------------------------|----------|
| REVISIONS REQUESTED BY PLANNING. | 06.08.20 |
| NO. REVISION | DATE |

CONTRACT
117 VICTORIA ROAD, BARKING, ESSEX, IG11 8PZ.
 DRAWING TITLE
PROPOSED FLOOR PLANS, ELEVATIONS, SECTION & BLOCK PLAN.

SCALE: 1:100(A1) DATE: MAY 19 DRWN BY: DJR DWG. NO: 2501/2 REV: A

Delegated Report

Application for Planning Permission

| | | | |
|--------------------------------|---|--------------------------|----------------|
| Case Officer: | Kathryn McAllister | Valid Date: | 28 June 2019 |
| Officer Recommendation: | APPROVE | Expiry Date: | 23 August 2019 |
| Application Number: | 19/01105/FUL | Recommended Date: | 03 August 2020 |
| Address: | 117 Victoria Road, Barking, Barking And Dagenham, IG11 8PZ | | |
| Proposal: | Removal of existing pitched roof, construction of new second floor mansard roof extension, and erection of single storey, first, and second floor rear extensions to create a 9 bedroom house in multiple occupation (HMO). | | |

Planning Constraints

N/A

Site, Situation and Relevant Background Information

The application site is a 3 storey property on Victoria Road. The property originally consisted of offices on the ground floor and residential units on the first and second floor. In 2017 an enforcement case was opened regarding the use of the property as an HMO and the conversion of the ground floor offices into residential units (17/00322/NOPERM). This was closed as it was found the property had been used as an HMO for a period of 10 years prior to the case being opened, as such it is immune to enforcement action. This application seeks permission for the removal of the existing pitched roof, construction of a new second floor mansard roof extension, and erection of single storey, first and second floor rear extensions to create a 9 bedroom house in multiple occupation (HMO).

Key Issues

- Principle of the Development
- Dwelling Mix and Quality of Accommodation
- Design and Quality of Materials
- Impacts to Neighbouring Amenity
- Sustainable Transport

ASSESSMENT

Principle of the Development

This application seeks permission for the construction of a new second floor mansard roof and erection of single storey, first and second floor rear extension. The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. The construction of a new second floor mansard roof, single storey, first and second floor rear extensions are therefore considered acceptable in principle subject to ensuring a high-quality neighbourly design. With regard to the change of use of the single family dwellinghouse into a 9 bedroom HMO the principle of development will be discussed below:

At a national level the National Planning Policy Framework (NPPF) at Chapter 5 has specific regard to housing stating that 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment... [and] within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'.

The London Plan outlines through Policies 3.3, 3.5 and 3.8 that there is a pressing need for more homes in London and that a genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks. Policy 3.8 requires that Londoners have a genuine choice of homes that they can afford which meets their requirements for different types of high-quality accommodation. The London Strategic Housing Market Assessment (SHMA) which formed the evidence base for London Plan policy 3.8 denotes that new developments are failing to provide enough affordable and family sized homes for London's growing population. To this end, this policy requires LPA's to take account of their housing requirements to identify the range of needs likely to arise within their areas. Policy 3.14 of the London Plan states that the loss of housing should be resisted unless the housing is replaced at existing or higher densities with at least

equivalent floor space. The Housing SPG supports the London Plan on such matters.

The Draft London Plan Objective GG4 states that to create a housing market that works better for all Londoners, those involved in planning and development must create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing. The policies outlined in Chapter 4 (Housing) further acknowledges the stress on housing demand and provides increased targets for Local Authorities and revised policies in respect of ensuring additional housing contribution according to local needs. Policy H8 echoes existing Policy 3.14 in reinforcing that the loss of existing housing should be replaced at existing or higher densities with at least the equivalent level of floor space. Policy H10 has regard to housing mix outlining the various factors that should be given regard to in ensuring an appropriate mix and balance of units to deliver mixed and inclusive neighbourhoods, including the ability of new development to reduce pressure on conversion, subdivision and amalgamation of existing stock. Policy H9 of the Draft London Plan recognises the role that HMOs can play in meeting need and indicates where they are a reasonable standard they should generally be protected.

The Local Plan outlines through Policy CM1 of the Core Strategy DPD that development should meet the needs of new and existing communities and deliver a sustainable balance between housing, jobs and social infrastructure, with Policy CM2 further emphasising the specifying housing growth targets of the Borough. Regarding HMO's Policy BC4 of the Borough Wide DPD seeks to preserve and increase the stock of family housing in the Borough, as such, proposals which involved the loss of housing with 3 or more bedrooms will be resisted. In particular if the number of houses which have been converted exceeds 10% of the total number of houses on the road. This is further supported by draft policies DM2, DM3 and DM4 of the Draft Local Plan Regulation 18 which states HMO's will only be supported if it helps meet an identified need.

From google maps it is evident that the property used to consist of a ground floor offices and residential units on the first and second, however, the property has since been converted into a 10 bedroom HMO. This application seeks permission for the construction of additional extensions to provide a larger living space and to regularise the HMO use of the property. Policies H10 and H9 have regard to housing mix and recognise the role that HMO's play in meeting need. The Borough's Core Strategy vision which states "New communities will be integrated with existing communities so that Barking and Dagenham will be a sought after place to live, comprise of constellation of neighbourhoods each with their own distinct character and offer". From the sites planning history it is evident that an enforcement case was opened in 2017 regarding the unlawful use of the property as an HMO and the change of use of ground floor offices into ground floor homes (17/00322/NOPERM). The enforcement officer was contacted regarding this application as stated that the property has been in continuous use as an HMO for the last 10 years, as such, the site is immune to enforcement action. Therefore, notwithstanding the position of policy on the proposed use, officers apportion fully weight to the established use of the site and support this proposal which seeks to improve overall internal living spaces.

Dwelling Mix and Quality of Accommodation

At national level, the 'Technical housing standards – nationally described space standard' deals with internal space within new dwellings and dwelling conversions. It is suitable for application across all tenures. It sets out requirements for the gross internal area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. London Plan Policy 3.5 and Draft London Plan Policy D6 sets out the importance for homes across London to be designed to a high quality – 'New homes should have adequately-sized rooms and convenient and efficient room layouts which are functional, fit for purpose and meet the changing needs of Londoners over their lifetimes. Particular account should be taken of the needs of children, disabled and older people' in line with those set at national level. Regarding HMO's the same space standards are applied to ensure the proposal is of adequate design and size to meet the needs of future residents and provide them with high quality living standards.

The Draft Local Plan Regulation 18 reiterates this in draft policy DM3 which states development should provide high quality design that satisfies requirements of the group it is intended for in terms of facilities, design, parking, internal space and amenity space. This is further supported by policies BP5 of the Borough Wide DPD which seeks to ensure new and converted properties have adequate external amenity space.

This proposal seeks permission for a 9-bedroom, 16-person, 3 storey property. The maximum standards for properties as found on the technical housing standards- nationally described space standards is for a 6- bedroom, 8- person, 3 storey property which requires at least 138 sqm of gross internal area and 4.0 sqm of storage space, as such it would be expected that this property exceed these minimum space standards as it is a property of much greater size. In addition, double bedrooms should have a floor area of at least 11.5 sqm and 7.75 metres wide and single bedrooms should have a floor area of at least 7.5 sqm and 2.15 metres wide. The proposed HMO will have the following areas:

Gross Internal Area: 285.19 sqm **Complies**

Bedroom 1 (gf single): 11.1 sqm and 3.88 metres wide **Complies**

Bedroom 2 (gf double): 13.9 sqm and 3.0 metres wide **Complies**

Bedroom 3 (gf double): 18 sqm and 4.31 metres wide **Complies**

Bedroom 4 (1fl double): 15.2 sqm and 4.70 metres wide **Complies**

Bedroom 5 (1fl double): 15.2 sqm and 4.72 metres wide **Complies**

Bedroom 6 (1fl double): 15.5 sqm and 3.49 metres wide **Complies**

Bedroom 7 (2fl single): 13.4 sqm and 2.19 metres wide **Complies**

Bedroom 8 (2fl double): 14.5 sqm and 4.86 metres wide **Complies**

Bedroom 9 (2fl double): 14.5 sqm and 4.86 metres wide **Complies**

Storage: 7.53 sqm **Complies**

The proposed development exceeds the minimum internal space standards for a property of this size, as such officers consider the proposal acceptable as it would provide an adequate standard of accommodation in keeping with the development policies. In addition, the property will provide 3 communal kitchens one on each floor to serve the residents of each floor the internal area of each kitchen is as follows:

GF Kitchen: 10.9 sqm

1F Kitchen: 10.2 sqm

2F Kitchen: 9.0 sqm

Whilst the property does not provide a shared lounge or dining space officers consider the provision of communal amenity space in the form of a kitchen to be acceptable for a property of this size as such, the property is considered to provide satisfactory internal space standards to meet the needs of future residents and provide them with an adequate quality of life in keeping with the development policies.

In regard to outdoor amenity spaces Chapter 8 of the NPPF seeks to promote healthy and safe communities by ensuring planning decisions achieve healthy, inclusive and safe places which enable and support healthy lifestyles and wellbeing needs. Policy 3.5 of the London Plan and policy D6 of the Draft London Plan supports this by ensuring new housing provides adequate outside space Policy 3.5. Policy BP5 of the Borough Wide Development Plan Document and policies DM11 and DM3 of the Draft Local Plan states that new developments must provide adequate external private and/ or communal amenity space which is private, useable, functional and safe to meet the need generated by development. As noted in the policies there are no set standards for external amenity space for HMO's.

The sites rear garden currently has two large garages and a shed to the rear of the property. As shown in the amended proposed plans these will be removed to create a large rear garden and space for the new rear extension to be constructed. The proposal will have 139.54 sqm of rear garden space which will be private, usable, functional and safe. It will be split into 3 sections- a large 68.6 sqm of grassed area, 23.65 sqm planted area with a possible bench to be used by as a smoking area and 26.24 sqm planted area which will have a secure cycle storage within it. These sections are all separated by paths and can be accessed from the ground floor of the property or a side entrance from Uphall Road. The proposed rear garden space will be a communal garden to be shared by all residents of the property. As policies do not set standards for HMO's officers consider this acceptable. Furthermore, the property is located 7 minutes walk from Barking Park a large green open space which residents can use for recreation. Overall, the proposal has sufficient access to outdoor amenity space, hence, officers consider the proposed development acceptable and in keeping with the development policies.

Design and Quality of Materials

Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping.

This is further supported by policy BP11 of the Borough Wide DPD and policy DM16, SP4, DM14 and DM11 of the Draft Local Plan Regulation 18 which ensures that development is designed in a sensitive and appropriate manner which minimises impact on surrounding neighbours and respects the character of the area.

The application seeks permission for a new mansard roof and a ground floor, first floor and second floor rear extension. The design of each part of the proposal will be discussed below:

Ground Floor Rear Extension

The proposed development will be located to the rear of the property and seeks to extend the property so that there is a single rear elevation at ground floor level. The proposal will be 10.51 metres wide, 1.70 metres deep on the western side and 3.30 metres deep on the eastern side. The ground floor part will have a flat roof with parapet ends whereby the height of the eaves will be 2.76 metres and the maximum height 3.03 metres. The proposal will form the basis of the first and second storey rear extension. The materials used will include pebble dashed render, UPVC and tiles to match the existing property. Overall, officers consider the proposed single storey rear extension acceptable and in keeping with the development policies.

First Floor Rear Extension

The proposed development will be located to the rear of the property and seeks permission to enlarge the existing landing/ stairwell to create a new cupboard. The proposal will be 1.04 metres wide, 1.60 metres deep and 4.97 metres high. The proposal will integrate into the existing first floor structure and the materials used will include pebble dashed render, UPV and tiles to match the existing property. Therefore, officers consider the proposed development acceptable and in keeping with the development policies.

Mansard Roof

The existing property is located on a street which is characterised by having 2 storey terraced family dwellinghouses, as such, it would be expected that the mass, bulk and appearance of the proposed development respects and reflects the character and design of the street so as to ensure that the proposal does not appear overbearing or out of place at this location.

The application site has an existing pitched roof with a surrounding parapet, as such from street level the application appears to have a flat roof. The proposal seeks to removing the existing roof and construct a 2nd floor on this building. The proposal will be 10.16 metres wide, 7.91 metres deep on the eastern elevation, 8.80 metres deep on the western elevation and extend 1.96 metres above the ridge of the existing parapet which will be lowered in height by 0.35 metres. The front elevation of this floor will be angled and all the northern, southern and western elevation will be set back by 0.55 metres. As such officers do not consider the mass and bulk of the proposal to appear overbearing at this location. Moreover, as shown on google maps the application site is located across the road from a 3 storey block of flats at no. 116-118 Victoria Road, as such, officers do not consider the addition of an extra level to create a 2nd floor at this location to appear out of place as there is precedence in the area for a properties of this height. Furthermore, as stated on the application form the materials used will include tiles to match the existing roof design. Overall officers consider the proposed development to respect and reflect the built form and design of the host property and the character and appearance of the street scene, therefore, the proposal is considered to comply with the development policies.

Overall, officers consider the proposed ground floor, first floor and mansard roof extensions to be acceptable and in keeping with the built form and design of the host property, as such the proposal is considered to be in keeping with the development policies.

Impacts to Neighbouring Amenity

The NPPF, The London Plan Policies 7.1, 7.4 and 7.15, draft London Plan Policies GG1, GG3 and D14, all have relevance to the importance of quality development which addressing neighbouring amenity and avoiding unacceptable impacts.

Policy BP8 of the Borough Wide DPD seeks to protect residential amenity, by ensuring new developments including conversions, do not expose existing and proposed occupiers to unacceptable levels of pollution that may arise. This includes noise, smoke, fumes, refuse and/ or lighting during construction and occupation. This is supported by policies DM11, DM16 and DM25 of the Draft Local Plan which states that HMO's will only be supported if they do not give rise to any significant amenity impacts on the surrounding neighbourhood.

The existing plans show the property to be a 10 bedroom HMO, however, in the proposed plans the property will have 9 bedrooms which can accommodate up to 16 people. HMO's are characterised by being occupied by individual households who have different lifestyles, habits, family, and friends. The regularisation of the properties use as an HMO would result in the number of residents and households on site decreasing from 10 to 9. As such, officers do not consider the proposed development to generate more noise, waste, general disturbances and comings and goings than currently produced on site. Therefore, officers consider the proposed change of use to have an acceptable impact on neighbouring amenity in keeping with the development policies.

Regarding the proposed enlargements their impact on neighbouring amenity will be assessed below:

122, 114, 1116-9116 Victoria Road

The proposed ground floor and first floor rear extensions will be located at least 25.0 metres from these properties, as such officers do not consider them to result in the loss of neighbouring amenity. With regard to the mansard roof this will be located 17.0 metres north of these properties, as such, the proposal is not considered to result in overshadowing or the material loss of daylight or outlook. Furthermore, as the proposal is set back from the the front elevation of the property this will minimise overlooking, hence, officers do not consider the proposal to result in the loss of privacy, therefore, the proposal is in keeping with the development policies.

115A and 115B Victoria Road

The application site is located west of this property, however, as the proposed enlargements are relatively small in size officers do not consider them to result in overshadowing. The proposed ground floor rear extension will abut the boundary line and extend 2.77 metres beyond the rear elevation of these properties. As such officers do not consider the proposed development to result in the material loss of daylight or outlook. Regarding the first floor rear extension this will offset the boundary line by 4.95 metres as a result the proposal will not extend beyond a 45 degree angle as measured from the corner of the adjoining property, therefore, officers do not consider the proposal to result in the loss of neighbouring amenity. With regard to th mansard roof there will be one window on the rear elevation of this level. The existing rear wall will be raised to form a new parapet and the proposed widow will be set back from this by 0.5 metres, as such officer do not consider the proposal to result in overlooking or the loss of privacy. Hence, the proposal is considered to have an acceptable impact on the amenity of 115A and 115B Victoria Road in keeping with

the development policies.

101 Uphall Road

The proposed development will offset the boundary line by 12.82 metres and sit south of this property, nevertheless, officers do not consider the proposal to result in greater levels of overshadowing. As the proposal will be located a significant distance officers do not consider it to result in the material loss of daylight or outlook. With regard to the mansard roof as noted above the proposal will have 1 window to the rear, however, a new parapet roof will be constructed and this window will be set back from the edge, as such officer do not consider the proposed development to result in the loss of privacy. Therefore, officers consider the proposed development to have an acceptable impact on neighbouring amenity in keeping with the development policies.

Overall, officers consider the proposed development to have an acceptable impact on the amenity of neighbouring properties at 112, 114, 1116-9116, 115A and 115B Victoria Road and 101 Uphall Road in keeping with the development policies.

Sustainable Transport

The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. It offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development does not give rise to the creation of conflicts between vehicular traffic and pedestrians. However, it also stated that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This is echoed by the London Plan through Policies 6.3, 6.9 and 6.13, and the Draft London Plan Chapter 10 policies and further supported by policy BR9 of the Borough Wide DPD and draft DM policy 32 of the Draft Local Plan. Whilst policy does not dictate specific onsite parking requirements for an HMO use, it indicates that in areas with a high public transport accessibility rating level (PTAL), onsite parking may be reduced.

The application site has a PTAL rating of 2 which represents low/moderate access to public transport as such it would be expected that off-street parking is provided as it is likely that future residents will require the use of a private car to access the site. As shown in the amended drawings the proposal does not provide any off-street parking. Due to the nature of the property being an HMO for up to 9 households and 16 people officers consider this acceptable as the introduction of off-street parking on site may result in further congestion and loss of parking amenity as all residents may see it as an opportunity to have a private car which would result in an increase in on-road parking. Therefore, a car free development is supported at this location as it would be expected that visitors and residents to the site use nearby public transport routes rather than their own car. The application site is located a 11 minutes walk from Barking Station and moments from a number of bus services which run along Ilford Lane. Therefore, it is evident the property is conveniently located to be accessed by more sustainable modes of transport. In addition the proposal will have secure cycle storage to the rear of the property which residents can use, hence, encouraging residents to own and use a bicycle. Overall, officers consider the proposal to be acceptable and in keeping with the development policies.

CONCLUSION

The proposed construction of a part single/two storey rear extension, mansard roof and conversion of the property into an 9 bedroom HMO will have an acceptable impact on the character and identity of the local area without negatively impacting the amenity of neighbouring properties. The proposal is therefore considered acceptable and in keeping with the development policies.

APPENDIX 1

| Development Plan Context | |
|--|--|
| The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance: | |
| National Planning Policy Framework (NPPF) (MHCLG, February 2019) | |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | <ul style="list-style-type: none"> Policy 3.3 Increasing Housing Supply Policy 3.5 Quality and Design of Housing Developments Policy 3.8 Housing Choice Policy 3.14 Existing Housing Policy 7.1 Lifestyle Neighbourhoods Policy 7.4 Local Character Policy 7.2 An Inclusive Environment Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. Policy 6.3 Assessing effects of development on transport capacity Policy 6.9 Cycling Policy 6.13 Parking |
| <i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| Draft London Plan (Intend to Publish version December 2019) | <ul style="list-style-type: none"> Policy GG4 Delivering the homes Londoners need Policy H8 Loss of existing housing and estate redevelopment Policy H10 Housing size mix Policy H9 Ensuring the best use of stock Policy D6 Housing quality and standards Policy D4 Delivering good design Policy GG1 Building strong and inclusive communities Policy GG3 Creating a healthy city Policy D14 Noise |
| Local Development Framework (LDF) Core Strategy (July 2010) | <ul style="list-style-type: none"> Policy CM1 General Principles of Development Policy CM2 Managing Housing Growth |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | <ul style="list-style-type: none"> Policy BC4 Residential Conversions and Houses in Multiple Occupation Policy BP5 External Amenity Space Policy BP11 Urban Design Policy BP8 Protecting Residential Amenity Policy BR9 Riverside Development |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | <ul style="list-style-type: none"> Policy DM2 Housing size and mix Policy DM3 Specialist Housing Policy DM4 New Houses in multiple occupation (HMO) Policy DM16 Householder Extensions and Alterations Policy SP4 Delivering Quality Design in the Borough Policy DM14 Conserving and Enhancing Heritage Assets and Archaeology Policy DM11 Responding to Place Policy DM25 Managing Nuisance Policy DM32 Cycle and Car Parking |
| Supplementary Planning Documents | DCLG Technical Housing Standards (nationally described space standard) (DCLG, March 2015) (as amended) Housing Supplementary Planning Guidance (GLA, March 2016, Updated August 2017) |

APPENDIX 2

Relevant Planning History

| | | | |
|---------------------|---|---------|-----------------|
| Application Number: | 14/00143/PRE | Status: | Decision Issued |
| Description: | Pre-application meeting request: Erection of ground and first floor rear extension. | | |
| Enforcement Case: | 17/00322/NOPERM | Status: | Case Closed |
| Alleged breach: | HMO and change of use from office to ground floor homes | | |

APPENDIX 3

| Consultations | | |
|---------------|-----------------|----------------------|
| Consultee: | Date Consulted: | Summary of response: |
| N/A | | |

APPENDIX 4

| Neighbour Notification | |
|--------------------------------|------------|
| Date Consultation Letter Sent: | 17.07.2020 |
| <i>No response received.</i> | |

LBBB Reference: 19/01105/FUL

Ken Judge & Associates Ltd
The Barn, Monument Office, Maldon Road, Woodham Mortimer, CM9 6SN, United Kingdom

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)**

Dear Sir / Madam,

Application Number: 19/01105/FUL
Address: 117 Victoria Road, Barking, Barking And Dagenham, IG11 8PZ
Development Description: Removal of existing pitched roof, construction of new second floor mansard roof extension, and erection of single storey, first, and second floor rear extensions to create a 9 bedroom house in multiple occupation (HMO).

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Ken Judge & Associates Ltd
The Barn, Monument Office, Maldon Road,
Woodham Mortimer, CM9 6SN, United
Kingdom

Applicant: IMAKH LIMITED
C/o Agent

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 19/01105/FUL
Application Type: Full Planning Permission
Development Description: Removal of existing pitched roof, construction of new second floor mansard roof extension, and erection of single storey, first, and second floor rear extensions to create a 9 bedroom house in multiple occupation (HMO).
Site Address: 117 Victoria Road, Barking, Barking And Dagenham, IG11 8PZ
Date Received: 27 June 2019
Date Validated: 28 June 2019

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents: -

- 2501/2 Proposed Floor Plans, Elevations, Section & Block Plan [Revision A] Dated May 2019.

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

4. Prior to the first occupation of any new/reconfigured units hereby consented, the applicant shall undertake a scheme of improvement works to uplift the external facades of the building including but not limited to; repainting external elevations, restorative works to eaves and windows, removal of excess satellite dishes and supporting wiring, ensure a secure entrance intercom is installed and any exterior signage is removed.

Reason: To enhance the character and amenity of the area and to ensure an exemplar finish to the building.

5. No development above ground level shall take place until details of refuse enclosures showing the design; location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided before the commencement of the use and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

6. Prior to first occupation of the site the rear garden must be fully instated in accordance with the approved plans and existing sheds fully removed. This should be maintained as a garden area for the duration of the use of the site as a House in Multiple Occupation.

Reason: To protect and enhance the character and amenity of the area and to ensure the property provide sufficient external amenity space to support future residents.

7. Prior to first occupation the existing vehicle gates from the garden space to Uphall Road shall be removed and a garden wall instated to match the existing.

Reason: To protect or enhance the character and amenity of the area and to uplift the quality and appearance of the site in line with policy BP11 of the Borough Wide DPD.

8. Further to condition 7 and prior to first occupation, the applicant shall enter into a section 278 highways agreement to remove the existing dropped kerb and reinstate the pedestrian footway.

Reason: In the interest of public safety and to protect the character or amenity of the area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the above mentioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 3.3 Increasing Housing Supply

Policy 3.5 Quality and Design of Housing Developments

Policy 3.8 Housing Choice

Policy 3.14 Existing Housing

Policy 7.1 Lifestyle Neighbourhoods

Policy 7.4 Local Character

Policy 7.2 An Inclusive Environment

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.13 Parking

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy GG4 Delivering the homes Londoners need

Policy H8 Loss of existing housing and estate redevelopment

Policy H10 Housing size mix

Policy H9 Ensuring the best use of stock

Policy D6 Housing quality and standards

Policy D4 Delivering good design

Policy GG1 Building strong and inclusive communities

Policy GG3 Creating a healthy city

Policy D14 Noise

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CM1 General Principles of Development
Policy CM2 Managing Housing Growth

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BC4 Residential Conversions and Houses in Multiple Occupation
Policy BP5 External Amenity Space
Policy BP11 Urban Design
Policy BP8 Protecting Residential Amenity
Policy BR9 Riverside Development

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy DM2 Housing size and mix
Policy DM3 Specialist Housing
Policy DM4 New Houses in multiple occupation (HMO)
Policy DM16 Householder Extensions and Alterations
Policy SP4 Delivering Quality Design in the Borough
Policy DM14 Conserving and Enhancing Heritage Assets and Archaeology
Policy DM11 Responding to Place
Policy DM25 Managing Nuisance
Policy DM32 Cycle and Car Parking

Supplementary Planning Documents

DCLG Technical Housing Standards (nationally described space standard) (DCLG, March 2015) (as amended)

Housing Supplementary Planning Guidance (GLA, March 2016, Updated August 2017)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106> . CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 19/08/2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

77

Application Reference:

19/01910/FUL

Application Description:

Erection of a roof shade outside patio door in the garden for disabled person.

Decision:

Refused

Weight 520 cm
Length 360 cm
height 240 cm
From
Patio floor

left side

Garden

step into garden
40 cm

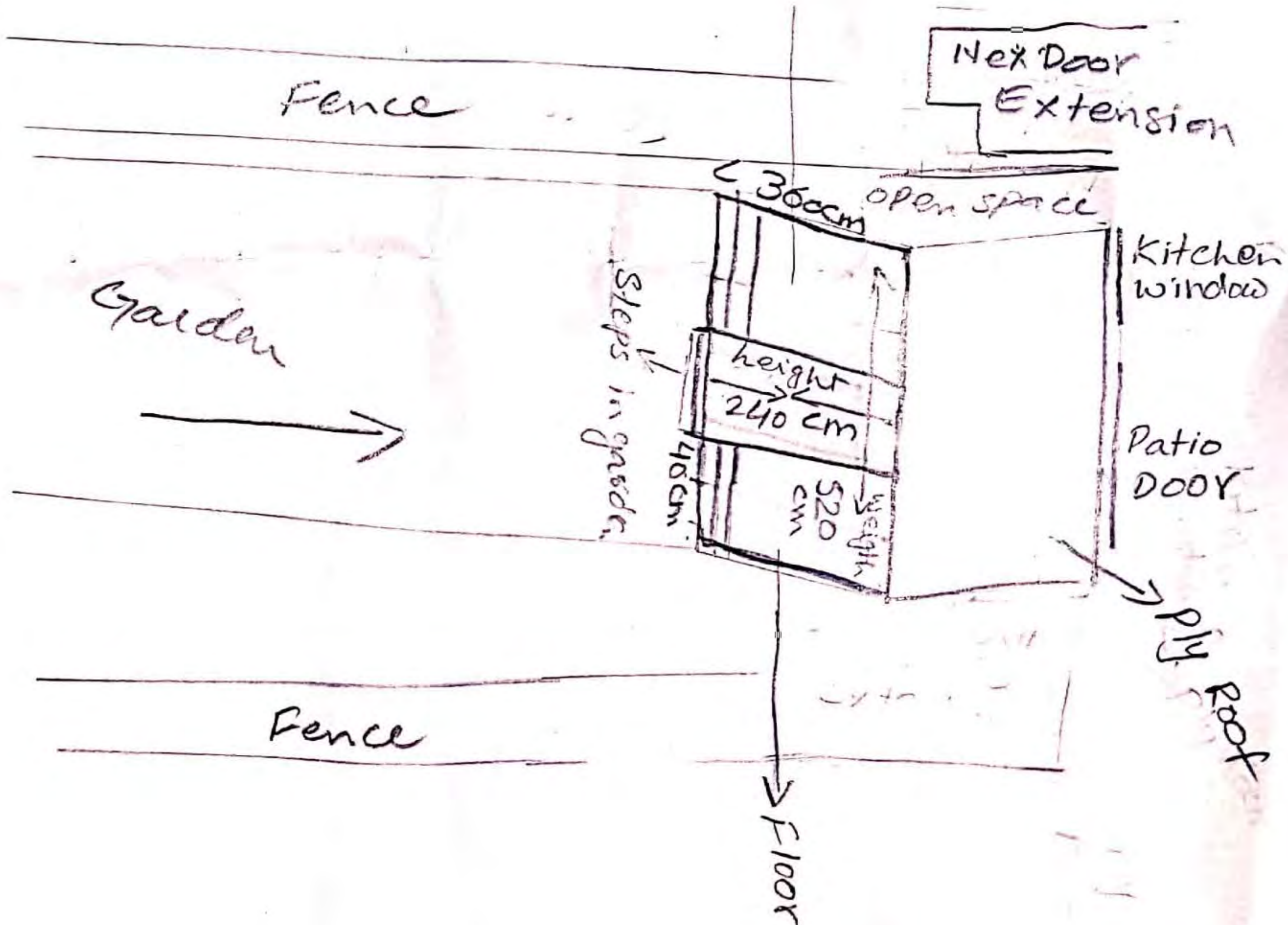
Patio PVC
Roof
H = 240 cm
L = 360 cm
W = 520 cm

Right side

↑
PATIO DOOR

House

Neighbour
Extension



Handwritten notes and dimensions on the right side of the page, including:
- 'Kitchen window' (written vertically)
- 'Patio DOOR' (written vertically)
- 'ply roof' (written vertically)
- '40cm' (written vertically)
- '520 cm' (written vertically)
- '240 cm' (written vertically)
- '360cm' (written vertically)
- 'open space' (written horizontally)

Foot

Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

| | | | |
|--------------------------------|--|--------------------------|------------------|
| Case Officer: | Kathryn McAllister | Valid Date: | 19 December 2019 |
| Officer Recommendation: | REFUSE | Expiry Date: | 13 February 2020 |
| Application Number: | 19/01910/FUL | Recommended Date: | 21 October 2020 |
| Address: | 171 Dagenham Road, Rush Green, Romford, Barking And Dagenham, RM7 0TL | | |
| Proposal: | Erection of a roof shade outside patio door in the garden for disabled person. | | |

Planning Constraints

N/A

Consultations

| Consultee: | Date Consulted: | Summary of response: |
|------------|-----------------|----------------------|
| N/A | N/A | N/A |

Neighbour Notification

| | |
|--|---|
| Date Consultation Letter Sent: | 20.01.2020 |
| Number of Neighbours Consulted: | 6 |
| Address: | Summary of response: |
| 169 Dagenham Road | The roof was erected before Christmas and it blocks the sun from my garden and privacy as they can see over my fence. |

Relevant Planning History

| | | | |
|--------------------------|-----------------|----------------|-----------------------|
| Enforcement Case: | 19/00326/NOPERM | Status: | Pending Consideration |
| Alleged breach: | Extension | | |

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

| | |
|--|--|
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.1 Lifetime Neighbourhoods Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture |
|--|--|

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|--|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP3 - High Quality Built Environment |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy SP2 - Delivering a well-designed, high quality and resilient

| | |
|--|--|
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020) | built environment Policy SP4 - Delivering quality design in the borough. Policy DMD1 - Securing high quality design Policy DMD6 - Householder extensions and alterations Policy DMNE3 - Nature conservation and biodiversity |
| Supplementary Planning Documents | Residential Extensions and Alterations (SPD) (February 2012) |

ASSESSMENT

| Principle of the Development | |
|---|--|
| <i>Is the proposed development acceptable 'in principle'?</i> | YES |
| <i>Officer Comment:</i> | The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below. |

| Achieving High Quality of Urban Design | |
|---|---|
| <i>Does the proposed development respect the character and appearance of the existing dwelling?</i> | NO |
| <i>Does the proposed development respect and accord to the established local character?</i> | NO |
| <i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i> | NO |
| <i>Is the proposed development acceptable and policy compliant?</i> | NO |
| <i>Officer Comment:</i> | <p>Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping.</p> <p>This is further supported by policy BP11 of the Borough Wide DPD and policy CP3 of the Core Strategy DPD which seek to ensure developments contribute to providing a high quality built environment which contributes positively to the character of the surrounding area. In particular household extensions and alterations need to be designed in a sensitive and appropriate manner and must not significantly impact on the quality of life of surrounding neighbours. This is further supported by policies SP2, SP4, DMD1 and DMD6 of the Draft Local Plan Reg 19.</p> <p>The SPD states that rear extensions have the potential to significantly impact upon neighbouring amenity, as such the depth of the proposal should not normally exceed 3.65 metres in depth. Likewise, the height of the eaves should not exceed 3.0 metres and where a flat roof is proposed the maximum height should not exceed 3.0 metres. Where a conservatory is proposed in addition to an extension, a maximum depth of 6 metres as measured from the original rear wall of the house will be allowed. Particular attention should be paid to the side elevations of the conservatory to ensure that it is not impacting the neighbours amenity. In circumstances where the conservatory flanks a neighbour's boundary, the side wall should be fitted with obscure glazing to protect the privacy of adjacent occupiers. Alternatively, the Council will allow walls that flank neighbouring boundaries to be constructed in solid materials to a maximum height of 2 metres in order to allow the passage of natural light. All remaining elevations and the roof of the conservatory should be glazed. Officers acknowledge that this application seeks permission for the erection of a roof shade outside the patio door in the garden, nonetheless, as the roof shade will have similar properties to that of a conservatory it would be expected that the</p> |

proposal complies with the guidance set out by the SPD which has been summarised above.

This application seeks permission for the retention of a roof shade outside the patio door. The applicant has submitted sketches of the proposal whilst not to scale they detail the dimensions of the proposal. The roof shade will be 5.20 metres wide, 3.60 metres deep and have a flat roof which measures 2.40 metres from the patio floor. The patio floor is raised 0.40 metres above the natural ground level as such the overall height of the proposal will be 2.80 metres as measured from the natural ground level. The roof shade will be constructed of ply wood, whereby it will have a felt roof under clad with UPVC. Likewise, the proposal will have a full guttering system. Therefore, officers consider the design and detailing of the proposal to exceed that usually found for roof canopies, however, it simultaneously falls short of design expectations for a rear extension. Consequently, officers consider the proposal to be of poor quality and design as it will appear out of place and out of character at this location.

Furthermore, as shown on google maps and the proposed location plan the application site has an existing 3.0 metre rear extension. This development does not form part of the original dwelling house, however, as this property does not have any planning history it is likely it was constructed under permitted development. Nonetheless, the roof shade will sit to the rear of this existing extension, as such, the combined depth of the existing extension and proposal will be 6.60 metres as measured from the main rear elevation of the property. Officers therefore consider the proposed roof shade to be an excessive depth as it will result in the total enlarged part of the application site appearing disproportionately large in comparison to the host property harmful to the character and appearance of the dwellinghouse, terrace row and the surrounding local area.

Overall, for reasons of size, scale and design the proposal fails to respect and reflect the built form of the host property as it will appear disproportionately large and out of place in relation to the host dwellinghouse. The proposal therefore constitutes uncharacteristic and unsympathetic development detrimental to the character and appearance of the host dwelling. Thus the proposal is considered unacceptable and contrary to the development policies.

| Delivering Neighbourly Development | | | | | | | | |
|------------------------------------|---|-------------------------|-----|----------------------------|-----|-------------------------|-------------------------|-----|
| | 169 Dagenham Road | 173 Dagenham Road | N/A | | | 169 Dagenham Road | 173 Dagenham Road | N/A |
| Outlook: | | | | Overshadowing: | | | | |
| Loss from habitable rooms? | YES | YES | | Shadow cast into rooms? | YES | NO | | |
| Is it unacceptable? | YES | YES | | Is it unacceptable? | YES | NO | | |
| | | | | Shadow into garden? | YES | NO | | |
| Loss of Privacy: | | | | Is it unacceptable? | YES | NO | | |
| Overlooking the garden? | YES | YES | | | | | | |
| Is it unacceptable? | YES | YES | | Overbearing: | | | | |
| Overlooking into rooms? | NO | NO | | Impact on habitable rooms? | YES | NO | | |
| Is it unacceptable? | NO | NO | | Is it unacceptable? | YES | NO | | |
| | | | | Impact on gardens? | YES | NO | | |
| Loss of Daylight: | | | | Is it unacceptable? | YES | NO | | |
| Loss into habitable rooms? | YES | NO | | | | | | |
| Is it unacceptable? | YES | NO | | | | | | |
| | The proposal will offset the boundary line with Rush Green Primary School by 20.0 metres; no.167 by 5.80 metres; no.175 by 10.0 metres and no.177 by 17.5 metres as such having taken into consideration the development policies which seek to protect neighbouring amenity officers consider the distance between the properties to mitigate any significant impact the proposal may have on neighbouring amenity, as such, | | | | | | | |

| | |
|-------------------------|---|
| <i>Officer Comment:</i> | <p>officers consider the impact of the proposal to be negligible. Regarding the properties directly adjacent the impact of the proposal will be assessed below.</p> <p>173 Dagenham Road</p> <p>The proposal will abut the boundary and sits to the north of no.73. As shown on google maps this property has an existing solid rear extension which appears to have the same depth as the existing extension on the application site. To the rear of this the property has roof shade, this is constructed out of glazed materials and open on three side as such it continue to allow the natural passage of light into the property. As the proposal will extend 3.60 metres beyond the rear solid elevation of this property officers do not consider the proposal to result in any significant loss of daylight or privacy.</p> |
| | <p>169 Dagenham Road</p> <p>The proposal will abut the boundary line with this property and sit to the south . As shown on google maps this property has a half width rear extension which offsets the shared boundary line with the application site by 2.21 metres. As a result the combined depth of the existing rear extension and proposed roof shade will extend 6.60 metres beyond the main rear elevation of no.169. Whilst officers acknowledge that the proposed roof shade will be open on three sides as the roof will be finished in solid material this will not allow the natural passage of light which will significantly impact upon the amount of daylight which is entering the habitable rooms to the rear of this property. The sitting of the proposal to the south of this property will also increase the amount of overshadowing, thus, the material impact the proposal will have on daylight is greater exacerbated. Consequently the proposal will represent overbearing and unneighbourly development.</p> |
| | <p>Furthermore, as noted above the proposal will be of excessive depth as a result it will have a particular prominent position within the rear garden of this property and therefore will impinge upon neighbouring outlook at it will have a protruding presence. Due to the proposal having a poor quality design officers consider this to exacerbate the impact on neighbouring outlook as the proposal will have a visually intrusive presence. Consequently, officers consider the roof shade to constitute unneighbourly development. Moreover, the floor level of the proposed canopy roof will sit 0.4 metres above ground level, as such whilst the overall height remains below that required by the SPD users of this space will sit above ground level thus resulting in the loss of privacy to both 173 and 169 as users will be able to look over the neighbours fence. The photograph submitted showing the roof shade from the solid rear elevation of the property greater highlights how the proposal will impinge upon the privacy of neighbouring properties harmful to their standard of living.</p> |
| | <p>Therefore, for reasons of design, size and sitting officers consider the proposal to have an unacceptable impact on neighbouring amenity as it will significantly reduce the amount of daylight entering the habitable rooms to the rear of no.169 whilst simultaneously impinging upon the privacy and outlook of both properties as it will be both visually intrusive and enable overlooking detrimental to the standard of living of both no.173 and no.169 Dagenham Road. The proposal is therefore considered to have an unacceptable impact upon neighbouring amenity contrary to the development policies.</p> |

| Delivering Sustainability | |
|--|---|
| <i>Does the proposed development promote or enhance biodiversity?</i> | NO |
| <i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i> | NO |
| <i>Officer Comment:</i> | The application has not incorporated any proposed biodiversity enhancement measures and the extension will result in the loss of a portion of grassed area. Whilst there is scope to compensate for such loss and to further improve the biodiversity value of the site, the lack of any compensatory or enhancement measures in this instance would not warrant reason for refusal noting there is still ample garden remaining. |

| Other Material Considerations |
|---|
| Officers note that the applicant has stated they are a disabled occupant, however, the documents provided to evidence this are addressed to another property which does not lie within the Borough. Likewise, the proposed roof shade is not step free as shown in the photos submitted with this application there are steps down to the garden and a step between the existing dwellinghouse and the new roof shade. Therefore, officer have apportioned no material weight to this matter as it is evident that the proposal brought forward has not been designed to be accessible. |

| CONCLUSION |
|--|
| The proposed roof shade for reasons of design, size and sitting would appear disproportionately large and out of place at this location as such the development fails to respect the character and appearance of the area. Likewise it will result in an unacceptable impact on the living conditions of 173 and 169 Dagenham Road as it will have a material impact on their amenity thus constituting overbearing and unneighbourly development. The proposal is therefore considered unacceptable and contrary to the |

Development Plan policies and guidance specified above, therefore, it is recommended that planning permission be refused.

LBBD Reference: 19/01910/FUL

Mr K Shaikh
171 Dagenham Road, Rush Green, Romford, Essex, RM7 0TL,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 19/01910/FUL
Address: 171 Dagenham Road, Rush Green, Romford, Barking And Dagenham, RM7 0TL
Development Description: Erection of a roof shade outside patio door in the garden for disabled person.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: **Applicant:** Mr K Shaikh
171 Dagenham Road, Rush Green,
Romford, Essex, RM7 0TL,

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 19/01910/FUL
Application Type: Full Planning Permission
Development Description: Erection of a roof shade outside patio door in the garden for disabled person.
Site Address: 171 Dagenham Road, Rush Green, Romford, Barking And Dagenham, RM7 0TL
Date Received: 18 December 2019
Date Validated: 19 December 2019

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **REFUSED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application for the reason(s) listed below.

Reason(s):

1. The proposed roof shade for reasons of design, size and scale will appear disproportionately large and out of place at this location. Likewise, it constitutes poor quality development as it exceeds the quality of a canopy, however, falls short of what would be expected of a rear extension. The proposal is therefore considered an uncharacteristic and unsympathetic addition to the dwellinghouse detrimental to the character and appearance of the house, built form of the terrace and character of the area. As such, the proposed development is contrary to: -

- National Planning Policy Framework (MHCLG, February 2019); -
- Policies 7.1, 7.4, 7.5 and 7.6 of The London Plan (March 2016); -
- Policy D4 of the Draft London Plan Intended to Publish (December 2019); -
- Policy CP3 of the LDF Core Strategy (July 2010); -
- Policy BP11 of the LDF Borough Wide Development Plan Policies DPD (March 2011); -
- The Residential Extensions and Alterations Supplementary Planning Document (February 2012); -
- Policies SP2, SP4, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, October 2020).

2. The proposed roof canopy for reasons of size, sitting and design would have a visually intrusive appearance, increase the sense of overbearingness and have a harmful loss of outlook, daylight and privacy to neighbouring occupiers at 169 and 173 Dagenham Road. The proposal therefore constitutes unneighbourly development contrary to: -

- National Planning Policy Framework (MHCLG, February 2019); -
- Policies 7.1, 7.4 and 7.6 of The London Plan (March 2016); -
- Policy D4 of the Draft London Plan Intended to Publish (December 2019); -
- Policy CP3 of the LDF Core Strategy (July 2010); -
- Policies BP8 of the LDF Borough Wide Development Plan Policies DPD (March 2011); -
- The Residential Extensions and Alterations Supplementary Planning Document (February 2012); -
- Policies DMD1, DMD6, SP2 and SP4 of the Draft Local Plan (Regulation 19 Consultation version, October 2020).

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Informative(s):

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application: -

- Location Plan
- Proposed Location Plan
- 3D sketch showing rear elevation
- Ground Floor Plan
- Site Plan
- Proposed Rear Elevation
- Proposed Right Side Elevation
- Left Side Elevation
- Sketch Showing Proposal
- Sketch of Proposed Floor Plan
- Photograph of Rear Elevation
- Photograph from the entrance from the main dwellinghouse
- Photograph from inside the dwellinghouse

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The necessary amendments to make the application acceptable are substantial and would materially change the proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating material amendments such as to satisfactorily address the reasons for refusal attached.

DATE OF DECISION: 27.10.2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

99

Application Reference:

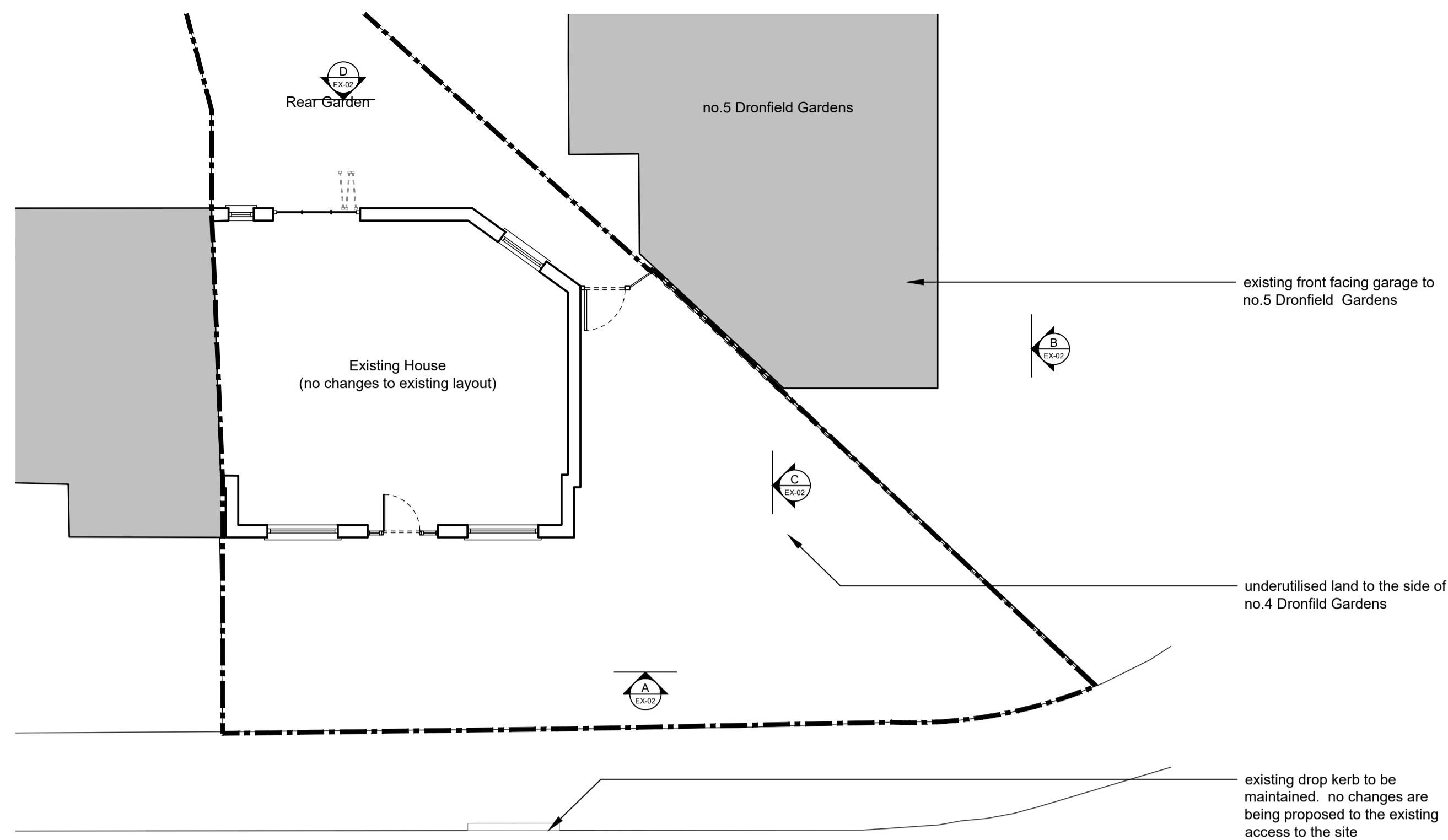
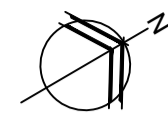
20/00272/FUL

Application Description:

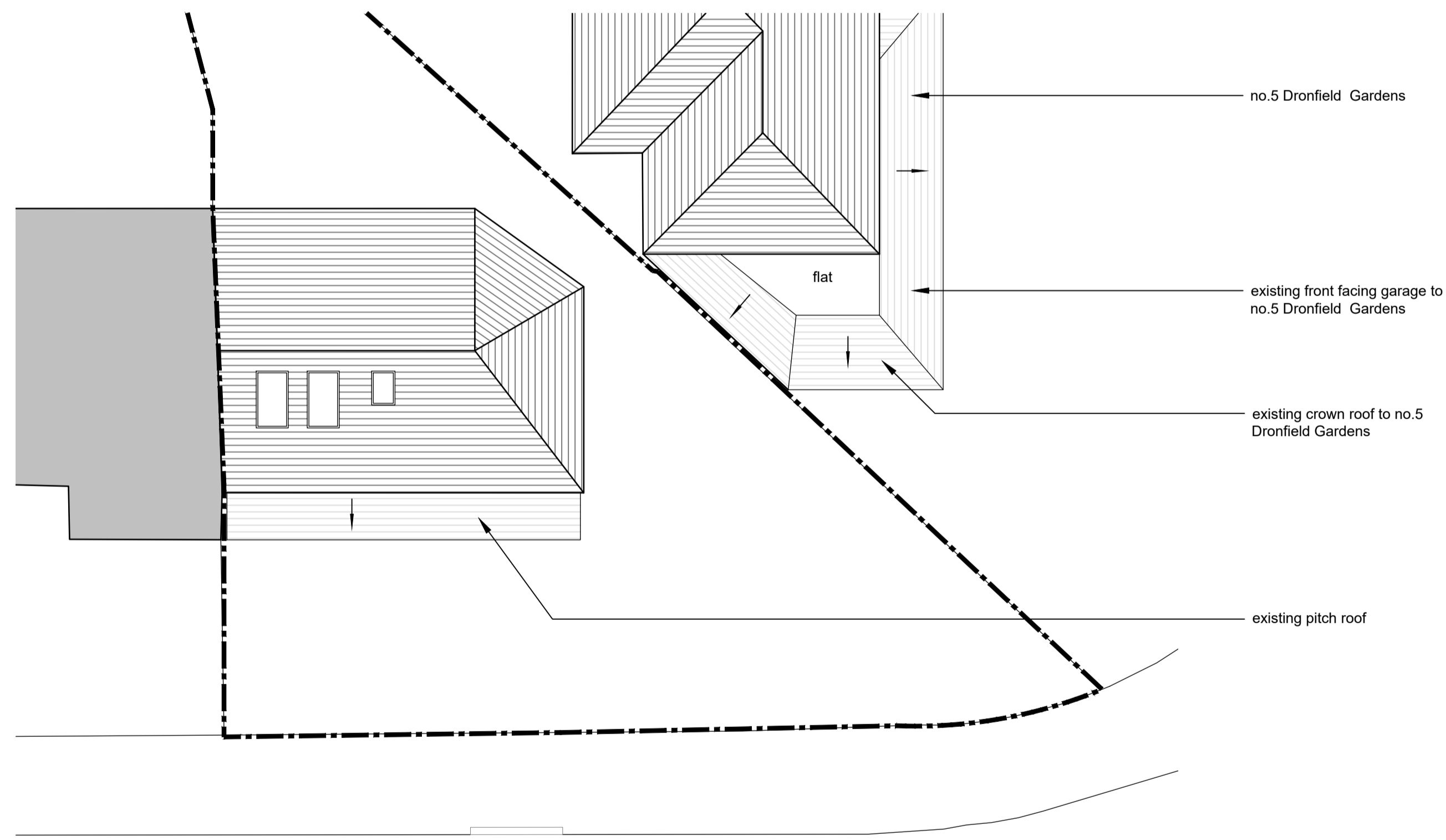
Erection of a side garage in-line with existing semi-detached property

Decision:

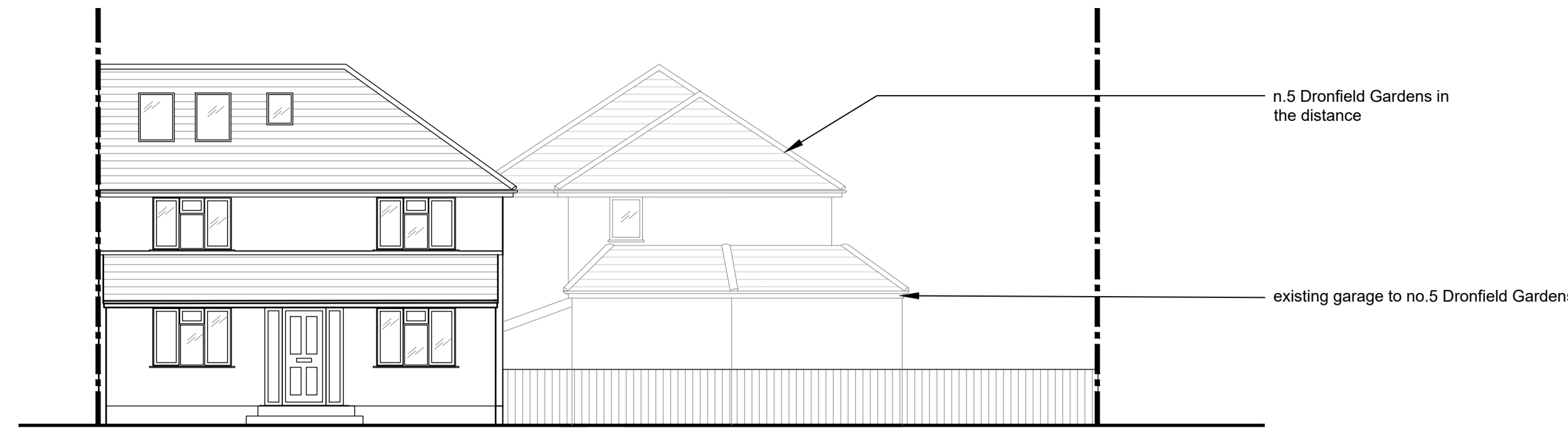
Approved



01 Existing Ground Floor Plan



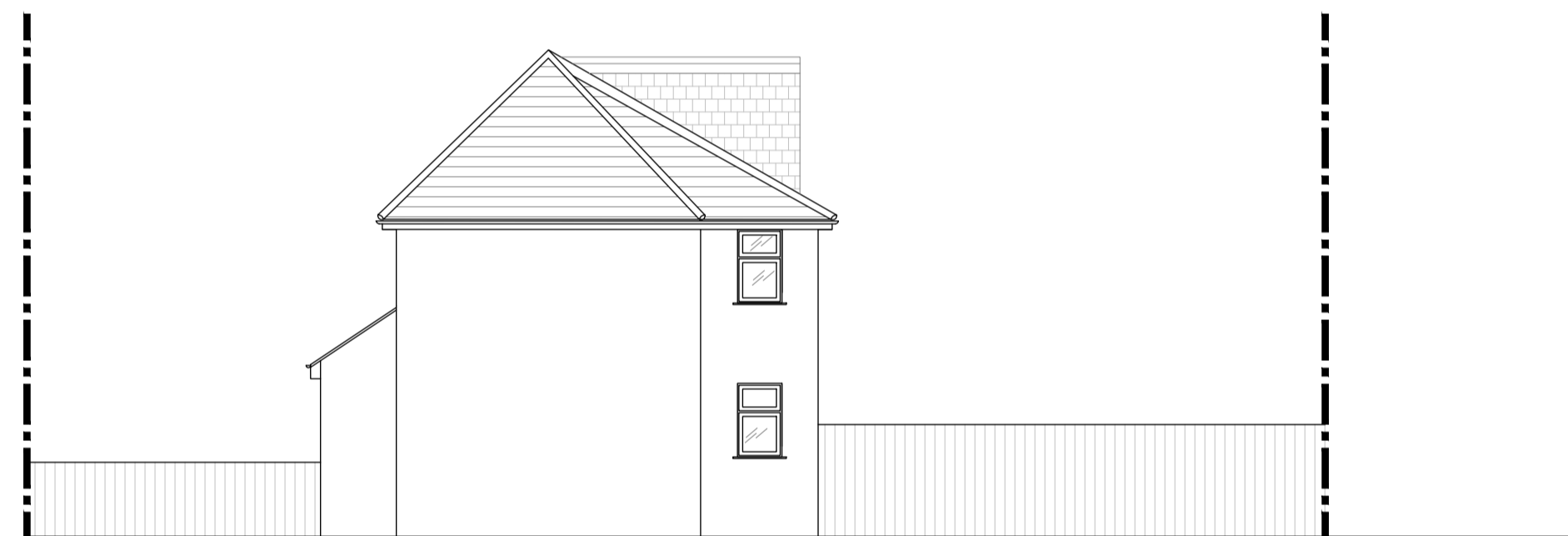
02 Existing Roof Plan



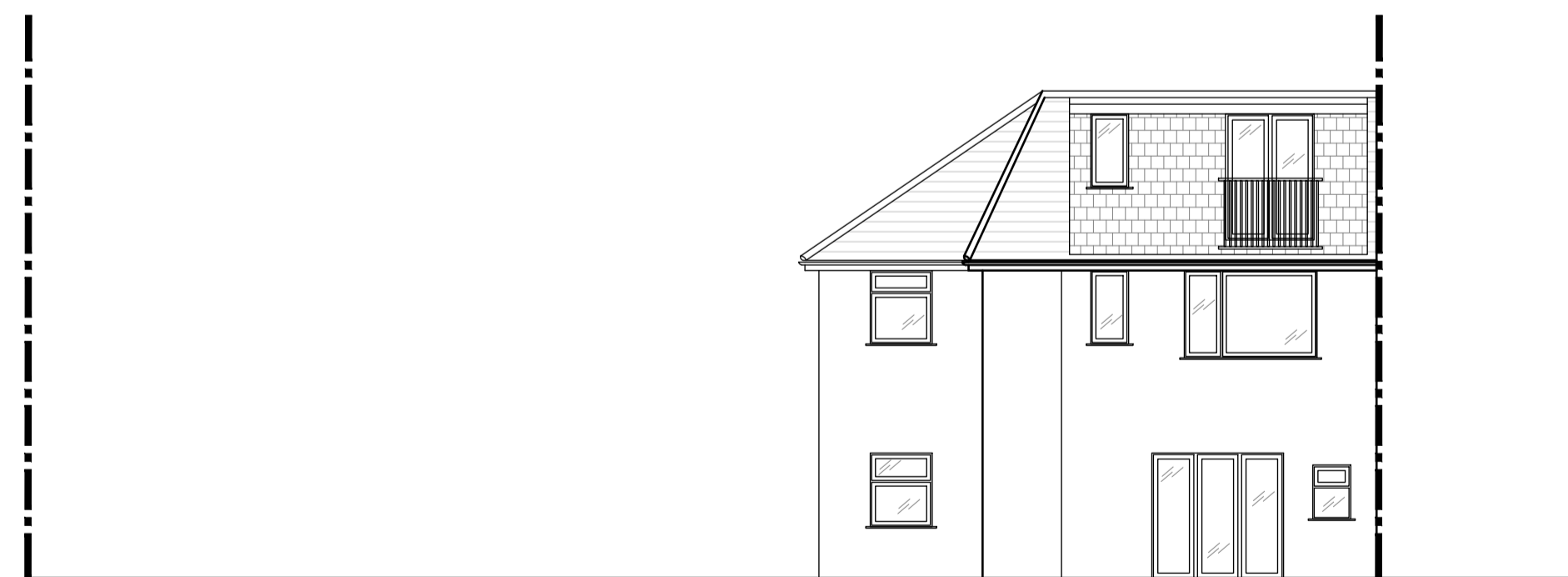
03 Existing Front Elevation
Elevation A



04 Existing Side Elevation (showing No. 5 Dronfield Gardens)
Elevation B



05 Existing Side Elevation
Elevation C



06 Existing Rear Elevation
Elevation D

- Notes
1. Drawing used for the status indicated only
 2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
 3. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 4. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications

0 .5 1M 2 3 4 5 10m
SCALE = 1:100

0 1M 2 4 6 8 10 20M
SCALE = 1:200

SITE BOUNDARY:

- Site boundary assumed and indicated as shown based OSMAP only
- Should exact clarification of boundary be required then a third party boundary professional must be appointed

No Revision Date
- Issued for Planning Approval 26/02/2020

Project
**4 Dronfield Gardens
Dagenham
RM8 2YD**

Client
Private Client

Scale Sheet Date
1:100 / 1:200 A1 / A3 Feb 20

Title
**Existing
Floorplans & Elevations**

Drawing Status

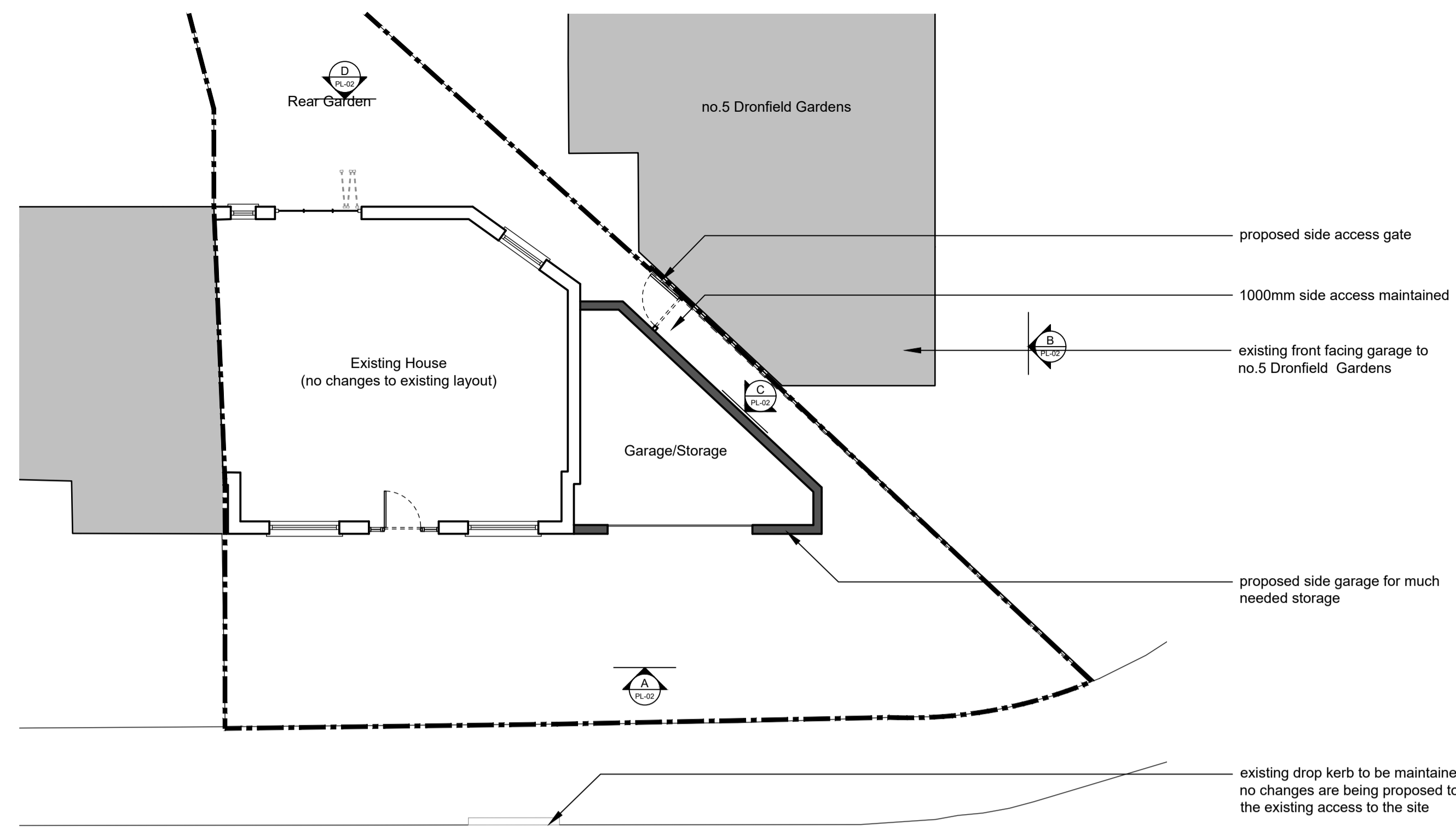
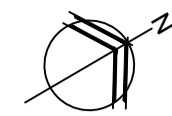
Planning

Drawing No.
DF-EX-01

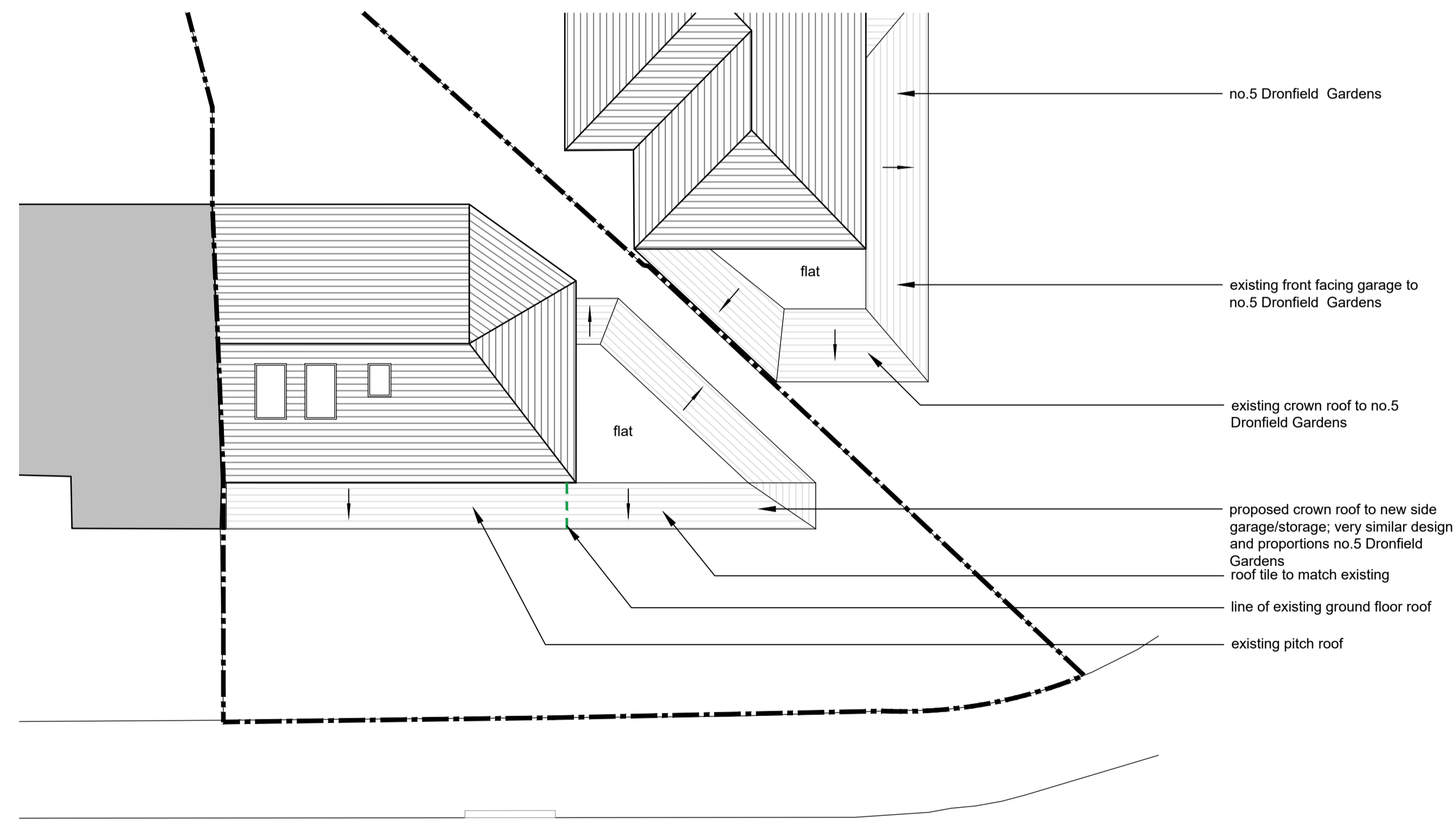
Rev

-

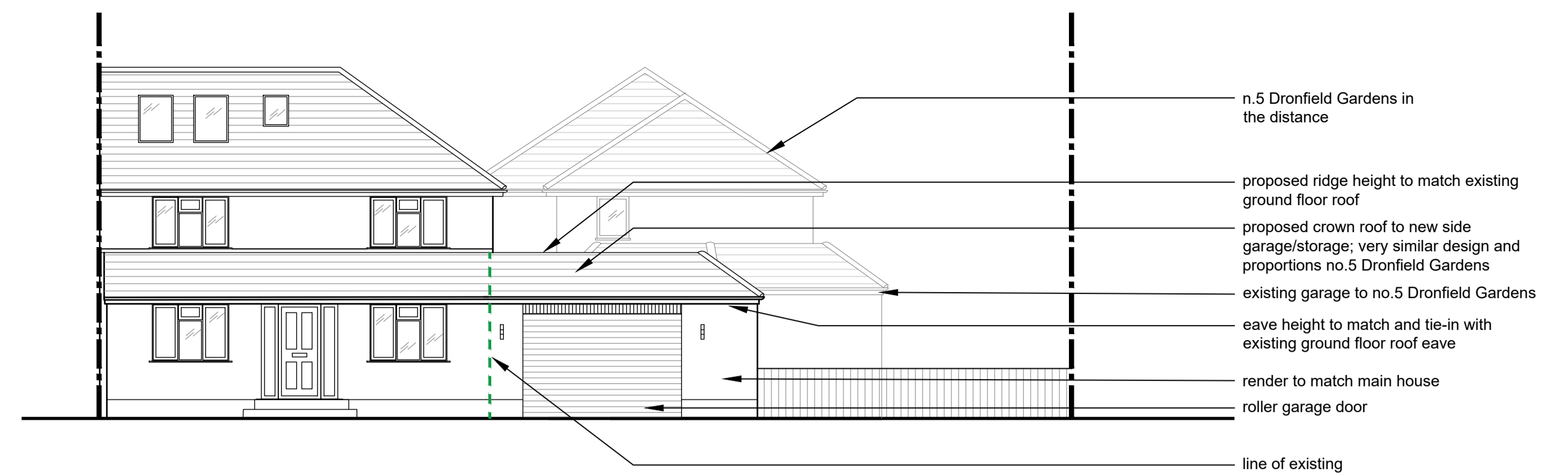
MORS + HARTE ARCHITECTS



01 Proposed Ground Floor Plan



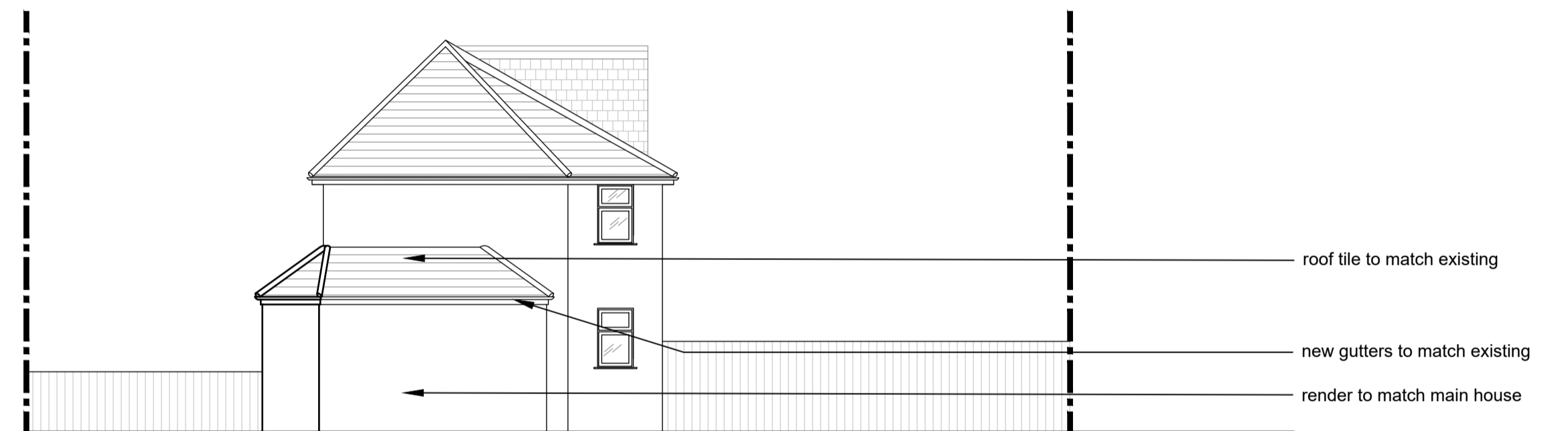
02 Proposed Roof Plan



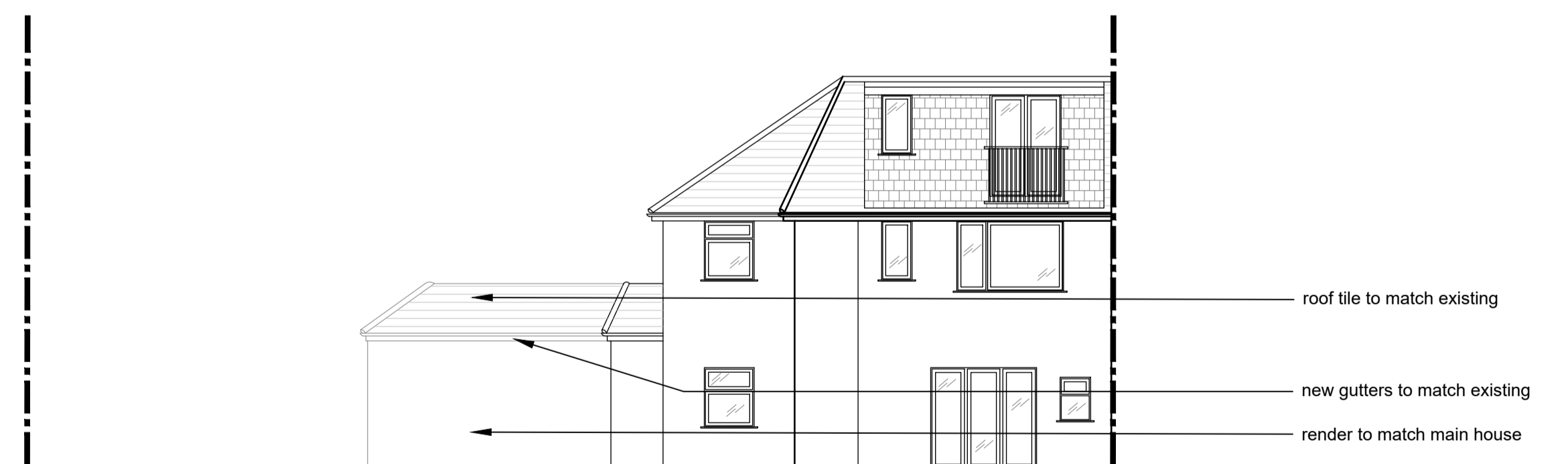
03 Proposed Front Elevation
Elevation A



04 Proposed Side Elevation (showing No. 5 Dronfield Gardens)
Elevation B



05 Proposed Side Elevation
Elevation C



06 Proposed Rear Elevation
Elevation D

- Notes
- Drawing used for the status indicated only
 - All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
 - All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
 - Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications

0 .5 1M 2 3 4 5 10m
SCALE = 1:100

0 1M 2 4 6 8 10 20M
SCALE = 1:200

SITE BOUNDARY:

- Site boundary assumed and indicated as shown based OSMAP only
- Should exact clarification of boundary be required then a third party boundary professional must be appointed

No Revision
- Issued for Planning Approval
Date 26/02/2020

Project
**4 Dronfield Gardens
Dagenham
RM8 2YD**

Client
Private Client

Scale 1:100 / 1:200
Sheet A1 / A3
Date Feb 20

Title
**Proposed
Floorplans & Elevations**

Drawing Status
Planning

Drawing No. DF-PL-02
Rev -

MORS + HARTE ARCHITECTS

Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

| | | | |
|--------------------------------|--|--------------------------|------------------|
| Case Officer: | Kathryn McAllister | Valid Date: | 28 February 2020 |
| Officer Recommendation: | APPROVE | Expiry Date: | 24 April 2020 |
| Application Number: | 20/00272/FUL | Recommended Date: | 30 July 2020 |
| Address: | 4 Dronfield Gardens, Dagenham, Barking And Dagenham, RM8 2YD | | |
| Proposal: | Erection of a side garage in-line with existing semi-detached property | | |

Planning Constraints

The application site is located within the Becontree Estate.

Consultations

| Consultee: | Date Consulted: | Summary of response: |
|------------|-----------------|----------------------|
| N/A | | |

Neighbour Notification

| | |
|--|------------|
| Date Consultation Letter Sent: | 29.05.2020 |
| Number of Neighbours Consulted: | 3 |
| <i>No response received.</i> | |

Relevant Planning History - Remove rows as required

| | | | |
|---------------------|--|---------|----------------------|
| Application Number: | 18/00125/FUL | Status: | Application Approved |
| Description: | Erection of two storey side extension. | | |
| Application Number: | 17/01696/PRE | Status: | No Decision Taken |
| Description: | Pre-application meeting request: Demolition of existing conservatory and erection of a part single/part two storey side extension. | | |
| Application Number: | 17/00122/FUL | Status: | Application Refused |
| Description: | Demolition of existing conservatory and erection of a part single/part two storey side extension. | | |

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

| | |
|--|--|
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture Policy 7.8 - Heritage Assets and Archaeology |
|--|--|

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|---|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm Policy HC1 - Heritage Conservation and Growth |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment |
| | Policy BP2 - Conservation Areas and Listed Buildings |

| | |
|--|---|
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM14 - Conserving and Enhancing Heritage Assets and Archaeology Policy DM16 - Householder Extensions and Alterations Policy DM20 - Nature Conservation and Biodiversity |
| Supplementary Planning Documents | Residential Extensions and Alterations (SPD) (February 2012) |

ASSESSMENT

| Principle of the Development | |
|---|--|
| <i>Is the proposed development acceptable 'in principle'?</i> | YES |
| <i>Officer Comment:</i> | The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below. |

| Achieving High Quality of Urban Design | |
|---|--|
| <i>Does the proposed development respect the character and appearance of the existing dwelling?</i> | YES |
| <i>Does the proposed development respect and accord to the established local character?</i> | YES |
| <i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i> | YES |
| <i>Is the proposed development acceptable and policy compliant?</i> | YES |
| | <p>Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>London Plan (2016) Policy 7.1 stated that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. Policy 7.8 seeks to ensure London's heritage assets are identified so that their significance can be enhanced and used positively for place shaping. This is further supported by policy HC1 of the Draft London Plan. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D1 and D4 discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping.</p> <p>The Becontree Estate, of which this property forms part, was built as Homes for Heroes in the period 1921 to 1934 and at the time was the largest municipal estate in the world. As such, it forms part of the rich local history of the area and is referenced in policy CP2 of the Core Strategy as forming an important symbol of the past. Policy CP2 seeks to respect the local context and reinforce local distinctiveness. It is considered that the proposal would fail to respect the character of the Becontree Estate.</p> <p>Policy BP2 of the Borough Wide Development Policies DPD also references the heritage value of the Estate and although this dwellinghouse is not situated in a conservation area, this policy recognises the distinctive local character and historical importance of the Becontree Estate. The policy is concerned with preserving heritage areas of their instinctive and historically important features and ensuring developments do not detract from the heritage area's significance. This is further supported by</p> |

Officer Comment:

policy BP11 of the Borough Wide DPD and policy DM16, SP4 and DM11 of the Draft Local Plan Regulation 18 which ensures that development is designed in a sensitive and appropriate manner which minimises impact on surrounding neighbours and respects the character of the area.

The SPD states that garages have the potential to significantly impact upon the street scene as such they should not sit closer to the highway than the front elevation of the house. In addition if the proposed garage is to the side of the house careful attention should be paid to the design to so that it reflect the built form of the existing property. All garages visible from the public realm should be finished with a pitched roof.

The application site is an end of terrace property whereby each property is uniform in size and design, whereby each property has a dingle building frontage and a single roof scape. As such, the street scene has a very balanced and pleasing symmetry. As a result it would be expected that proposed developments respect and reflect the built form of the existing property so as to ensure it remains in keeping with the character of the dwelling, wider terrace and the surrounding area.

The proposal seeks permission for a side garage located adjacent to the application site. The proposed development will be 5.62 metres deep, 6.0 metres wide at the front elevation and 1.03 metres wide at the rear elevation. The front elevation of the garage will be parallel to the front elevation of the existing front extension and the proposal will be angled so that it runs parallel to the boundary line with no.5. It will offset the boundary line with no.5 by 1.0 metres. The proposal is visible from the public realm, however, as the front elevation of the proposed development will remain flush with the front elevation of the existing front extension on the property it is not considered to result in greater harm to the appearance of the street scene than that which currently existing. Likewise, the garage will merge into the front extension of the existing property, as such, officers consider the proposal to integrate seamlessly with the rest of the unit. Moreover, the proposal will have a semi-pitched roof with a concealed roof whereby the height of the eaves will be 2.55 metres and the maximum height will be 3.68 metres. The existing property is characterised by having a hipped roof which plateaus as it extends across the terrace, therefore, officers consider the roof design of the proposed garage to be acceptable as it mimics the design and appearance of the host dwelling.

Furthermore, the application site is located with a T-shaped banjo cul-de-sac. The property is located within the banjo but on a corner plot. The property across the road no.35 which is situated in the same corner plot as the application site has an existing two storey side extension and single storey side extension which extends up to the boundary line. The first floor part and side garage were approved under application 04/00488/FUL. This enlargement is parallel to the front elevation of the host dwellinghouse and has a flat roof . Likewise, the property directly adjacent to the application site no. 5 has a side garage approved under application 07/00696/FUL. This garage is designed so that the front elevation is parallel to the front elevation of the property front extension, likewise, it has a semi-pitched roof with a concealed flat roof. Having, taken a view of the street scene it is evident that there is precedence within the banjo for a development of this size and design to take place.

Therefore, officers consider the proposed development to respect and reflect the built form and character of the host dwelling without adversely impacting the character and appearance of the street scene, dwelling, wider terrace and the surrounding local area. The proposal is therefore acceptable and in keeping with the development policies.

| Delivering Neighbourly Development | | | | | | | | |
|------------------------------------|---------------------|---------------------|-----|-------------------------|----|---------------------|---------------------|-----|
| | 3 Dronfield Gardens | 5 Dronfield Gardens | N/A | | | 3 Dronfield Gardens | 5 Dronfield Gardens | N/A |
| Outlook: | | | | Overshadowing: | | | | |
| Loss from habitable rooms? | NO | NO | | Shadow cast into rooms? | NO | NO | | |
| Is it unacceptable? | NO | NO | | Is it unacceptable? | NO | NO | | |
| | | | | Shadow into garden? | NO | NO | | |
| Loss of Privacy: | | | | Is it unacceptable? | NO | NO | | |
| Overlooking the garden? | NO | NO | | | | | | |
| Is it unacceptable? | NO | NO | | Overbearing: | | | | |
| Overlooking into | | | | Impact on | | | | |

| | | | | | | | |
|----------------------------|----|----|--|---------------------|----|----|--|
| rooms? | NO | NO | | habitable rooms? | NO | NO | |
| Is it unacceptable? | NO | NO | | Is it unacceptable? | NO | NO | |
| | | | | Impact on gardens? | NO | NO | |
| Loss of Daylight: | | | | Is it unacceptable? | NO | NO | |
| Loss into habitable rooms? | NO | NO | | | | | |
| Is it unacceptable? | NO | NO | | | | | |

| | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Officer Comment: | <p>The proposed development will be located 5.71 metres from the boundary line with no. 6 as such officers do not consider the proposal to result in the material loss of daylight or outlook, therefore the proposed development is considered to have an acceptable impact on the amenity of this property. Regarding the properties immediately adjacent the impact will be assessed below:</p> <p><u>3 Dronfiled Gardens</u></p> <p>The proposal will sit 9.0 metres from the boundary line with no. 3 which sits south of the application site. As such the proposal is not considered to result in the material loss of outlook or daylight, hence, officers are confident the proposal will have an acceptable impact on neighbouring amenity.</p> <p><u>5 Dronefield Gardens</u></p> <p>The proposal will sit perpendicular to no. 5 which sits west of the application site. The proposed development will sit adjacent to the garage at no.5, however, the main dwellinghouse on this site will extend beyond the rear elevation of the proposal. As such officers do not consider the proposed development to result in the greater loss of light or outlook then currently caused by the application site. Therefore, officers consider the proposed development to have an acceptable impact on neighbouring amenity.</p> <p>Overall, the proposed development is considered to have an acceptable impact on neighbouring amenity, therefore, the proposal will be in keeping with the development policies</p> | | | | | | |
|-------------------------|--|--|--|--|--|--|--|

| Delivering Sustainability | |
|---|---|
| Does the proposed development promote or enhance biodiversity? | NO |
| Has established vegetation been preserved or appropriately relocated/mitigated against? | NO |
| Officer Comment: | The application has not incorporated any proposed biodiversity enhancement measures and the extension will result in the loss of a portion of grassed area. Whilst there is scope to compensate for such loss and to further improve the biodiversity value of the site, the lack of any compensatory or enhancement measures in this instance would not warrant reason for refusal noting there is still ample garden remaining. |

| Meeting the Needs of Homeowners | |
|--|--|
| Are all proposed rooms well-lit by daylight and naturally vented through opening windows? | YES |
| Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for? | YES |
| Officer Comment: | Due to the nature of the proposal being a side garage it does not require the construction of a room which is well-lit by daylight and naturally ventilated . As such the proposed development is considered to meet the needs of the homeowner and is therefore acceptable. |

| Other Material Considerations |
|--------------------------------------|
| N/A |

| CONCLUSION |
|--|
| The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted. |

LBBD Reference: 20/00272/FUL

Mr James Mors
149 Dersingham Avenue, Manor Park, E12 5QQ,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)**

Dear Sir / Madam,

Application Number: 20/00272/FUL
Address: 4 Dronfield Gardens, Dagenham, Barking And Dagenham, RM8 2YD
Development Description: Erection of a side garage in-line with existing semi-detached property

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Mr James Mors
149 Dersingham Avenue, Manor Park ,
E12 5QQ,

Applicant: Mr Russel Lamerton
4, Dronfield Gardens, Dagenham, RM8
2YD,

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/00272/FUL
Application Type: Full Planning Permission
Development Description: Erection of a side garage in-line with existing semi-detached property
Site Address: 4 Dronfield Gardens, Dagenham, Barking And Dagenham, RM8 2YD
Date Received: 28 February 2020
Date Validated: 28 February 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents: -

- DF-PL-02 Proposed Floorplans and Elevations Dated Feb 20
- DF-EX-01 Existing Floorland and Elevations Dated Feb 20
- 037-PL-01 Existing and Proposed Site and Location Plans Dated Feb 20

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 7.4 - Local Character
Policy 7.5 - Public Realm
Policy 7.6 - Architecture
Policy 7.8 - Heritage Assets and Archaeology

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy D1 - London's Form, Character and Capacity for Growth
Policy D4 - Delivering Good Design
Policy D8 - Public Realm
Policy HC1 - Heritage Conservation and Growth

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CR2 - Preserving and Enhancing the Natural Environment
Policy CP2 - Protecting and Promoting our Historic Environment
Policy CP3 - High Quality Built Environment

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BP2 - Conservation Areas and Listed Buildings
Policy BP8 - Protecting Residential Amenity
Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy SP4 - Delivering High Quality Design in the Borough
Policy DM11 - Responding to Place
Policy DM14 - Conserving and Enhancing Heritage Assets and Archaeology
Policy DM16 - Householder Extensions and Alterations
Policy DM20 - Nature Conservation and Biodiversity

Supplementary Planning Documents

Residential Extensions and Alterations (SPD) (February 2012)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>. CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 31.07.2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

133

Application Reference:

20/01063/CLUP

Application Description:

Certificate of Lawfulness for a Proposed Development -
Erection of a single storey rear extension (depth: 6.0
metres; height to eaves: 3.0 metres and maximum
height: 3.12 metres)

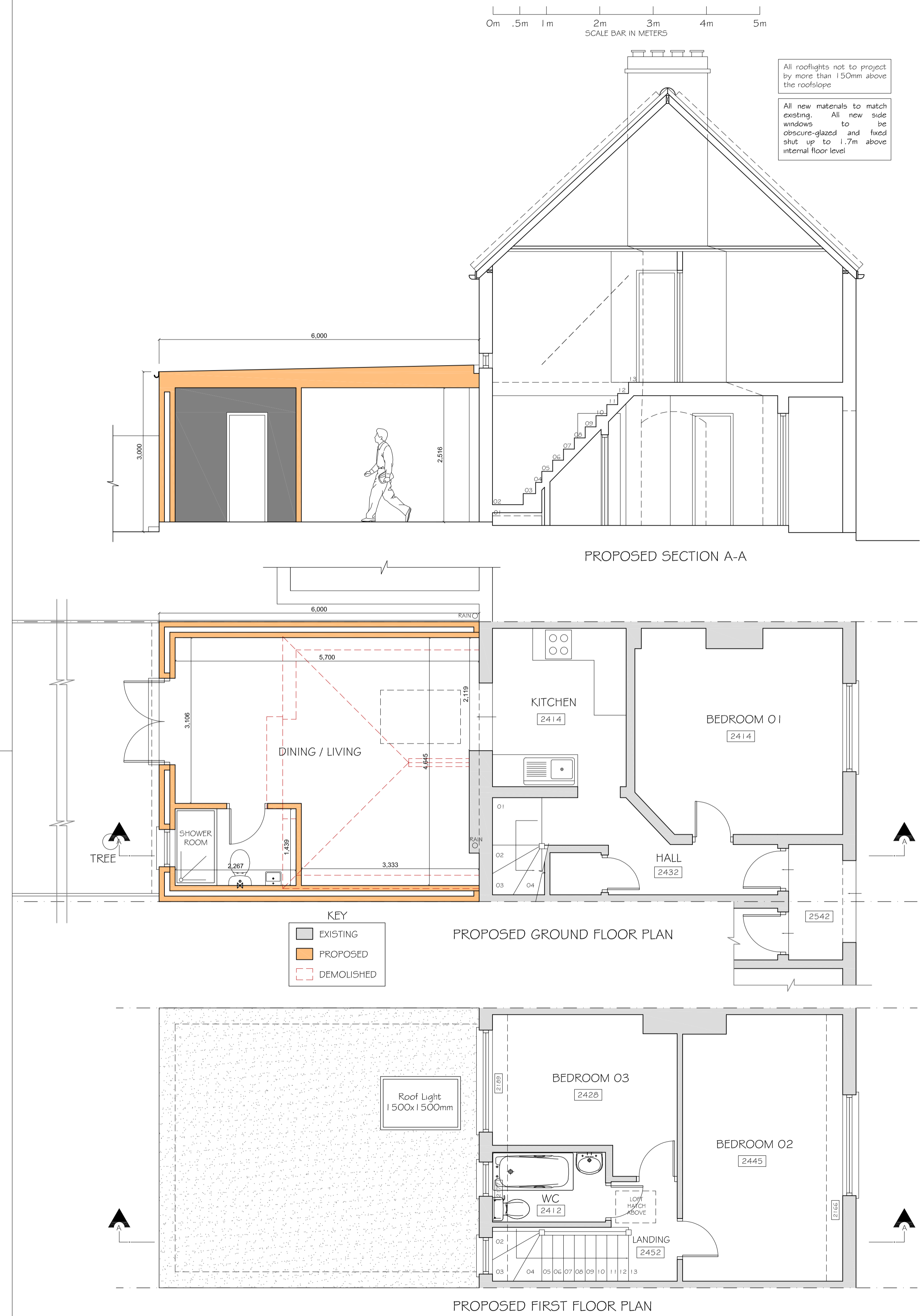
Decision:

Approved

EXISTING 1:100



PROPOSED 1:50



PROPOSED 1:100



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This drawing is not to be scaled. Only figured dimensions to be taken. Any discrepancies to be reported to the Studio 136 Architects prior to setting out or ordering of any materials



Project
 GROUND FLOOR REAR EXTENSION AT
 482 LODGE AVENUE
 LONDON
 RM9 4QR

Client
 MR FLORESCU
 482 LODGE AVENUE
 RM9 4QR

Drawing Title
 EXISTING & PROPOSED PLANS
 SECTION & ELEVATIONS

| Scale | Drawn | Checked | Authorised |
|------------|----------------|---------|------------|
| 1:100 @ A1 | - | - | - |
| | SEPTEMBER 2018 | - | - |

| Drawing Number | Rev |
|--------------------|-----|
| ST_S18_482 LOD_001 | A |

Delegated Report

Application for a Lawful Development Certificate for a Proposed Use or Development

| | | | |
|--------------------------------|---|--------------------------|--------------|
| Case Officer: | Kathryn McAllister | Valid Date: | 13 May 2020 |
| Officer Recommendation: | Approve | Expiry Date: | 08 July 2020 |
| Application Number: | 20/01063/CLUP | Recommended Date: | 01 July 2020 |
| Address: | 482 Lodge Avenue, Dagenham, Barking And Dagenham, RM9 4QR | | |
| Proposal: | Certificate of Lawfulness for a Proposed Development - Erection of a single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.12 metres) | | |

Relevant Planning History

| | | | |
|----------------------------|---|----------------|-----------------------------|
| Application Number: | 18/01548/PRIOR6 | Status: | Prior approval not required |
| Description: | Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 3.68 metres existing and 2.32 metre proposed; height to eaves: 3.0 metres and maximum height: 3.0 metres). | | |
| Application Number: | 19/00785/PRIOR6 | Status: | Prior approval not required |
| Description: | Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.12 metres). | | |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class(es) A Criteria

ASSESSMENT

A. Dwellinghouse

| | |
|---|------------|
| <i>Is the application site a Dwellinghouse?</i> | YES |
|---|------------|

B. Pre-Commencement Planning Enforcement

| | |
|---|-----------|
| <i>Had works commenced on the proposed development on the date the application was submitted?</i> | NO |
| <i>Is the development proposed the subject of a related enforcement case?</i> | NO |

C. Permitted Development Rights

| | |
|--|-----------|
| <i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i> | NO |
|--|-----------|

D. Application Clarity

| | |
|---|------------|
| <i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |
|---|------------|

E. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class(es) A Criteria

| | |
|---|------------|
| <i>Does the proposed development comply with the relevant conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |
|---|------------|

CONCLUSION

Grant a Certificate of Lawful Development

It has been demonstrated to the satisfaction of the Local Planning Authority that the use or operations described in the application would be lawful within the meaning of S192 of the Town and Country Planning Act 1990 (as amended) if instituted or begun at the time of the application.

LBBB Reference: 20/01063/CLUP

Mrs K Cowan
6 The Broadway, Wembley, Middlesex, HA9 8JT, United Kingdom

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01063/CLUP
Address: 482 Lodge Avenue, Dagenham, Barking And Dagenham, RM9 4QR
Development Description: Certificate of Lawfulness for a Proposed Development - Erection of a single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.12 metres)

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Mrs K Cowan
6 The Broadway, Wembley, Middlesex,
HA9 8JT, United Kingdom

Applicant: Florescu
482 LODGE AVENUE
DAGENHAM

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01063/CLUP
Application Type: Lawful Development Certificate (Proposed Use)
FIRST SCHEDULE (Use / Development / Matter): Certificate of Lawfulness for a Proposed Development - Erection of a single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.12 metres)
SECOND SCHEDULE (Site Address): 482 Lodge Avenue, Dagenham, Barking And Dagenham, RM9 4QR
Date Received: 13 May 2020
Date Validated: 13 May 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby certifies that the use / development / matter described in the FIRST SCHEDULE to this certificate in respect of the land specified in the SECOND SCHEDULE and as identified on the plans specified below **WAS LAWFUL ON 13 May 2020** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reason(s):

Reason(s):

1. The proposal complies with the requirements of Class A of Part 1, Schedule 2 of the Town and Country (General Permitted Development) Order 2015.

Plan(s) and Informative(s):

1. This certificate is granted in respect of development to be carried out in accordance with the following plan(s) and/or document(s) submitted with the application ONLY: -

- ST_S18_48LOD_001 Existing and Proposed Plans Section and Elevations [Revision A] Dated September 2018
- ST_S18_482LOD_000 Site and Location Plan Dated September 2018

2. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. This is in order to comply with the conditions imposed by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

NOTES

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
2. It certifies that the use / operations / matter specified in the FIRST SCHEDULE taking place on the land described in the SECOND SCHEDULE was / were / would have been lawful on the specified date, and therefore was not / were not / would not have been liable to enforcement action under section 172 of the Town and Country Planning Act 1990 on that date.
3. This certificate only applies to the extent of the use / operations / matter described in the FIRST SCHEDULE and to the land specified in the SECOND SCHEDULE as identified on the plans specified above. Any use / operations / matter which is / are materially different from that described in the FIRST SCHEDULE, or relating to land other than that specified in the SECOND SCHEDULE, may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provision in section 192(4) of the Town and Country Planning Act 1990 which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change before the use is instituted or the operations are begun in any of the matters relevant to determining such lawfulness.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 03.07.2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
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- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

186

Application Reference:

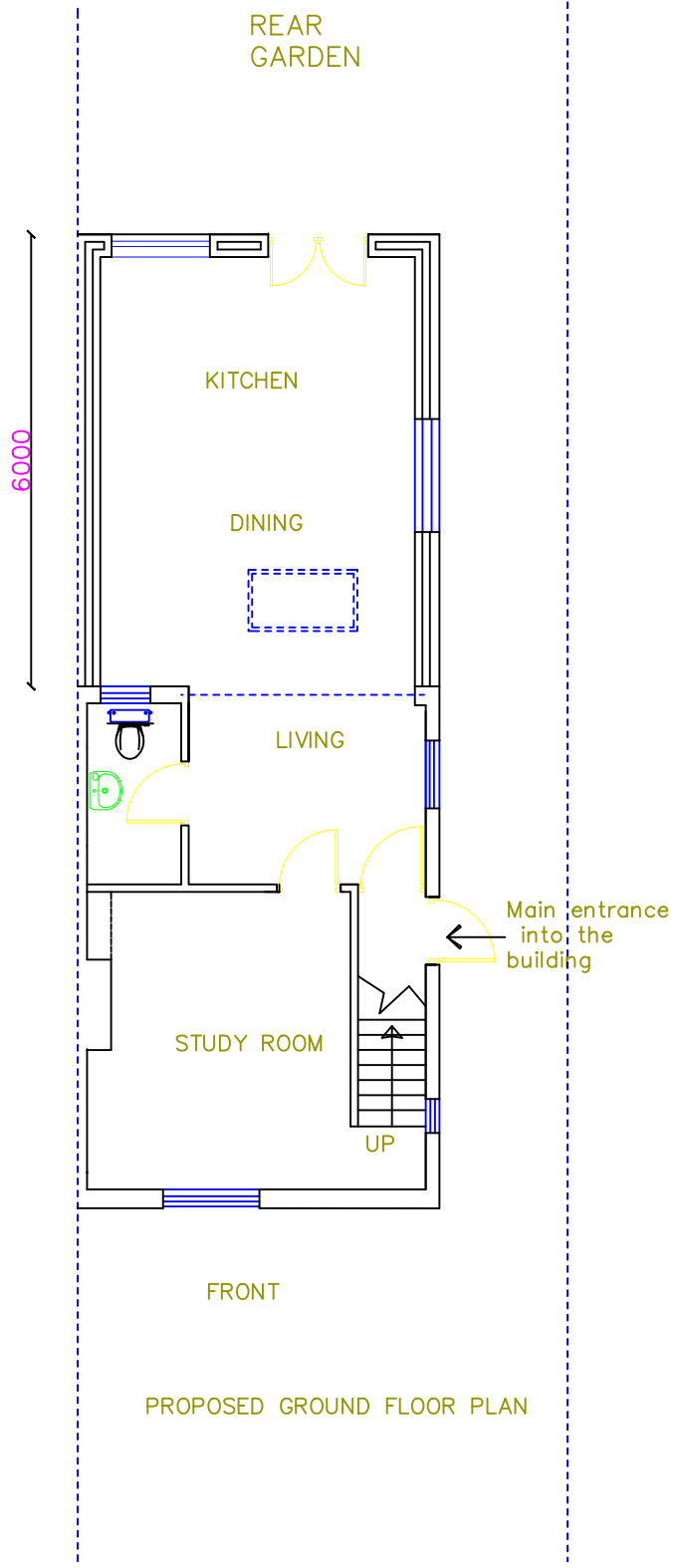
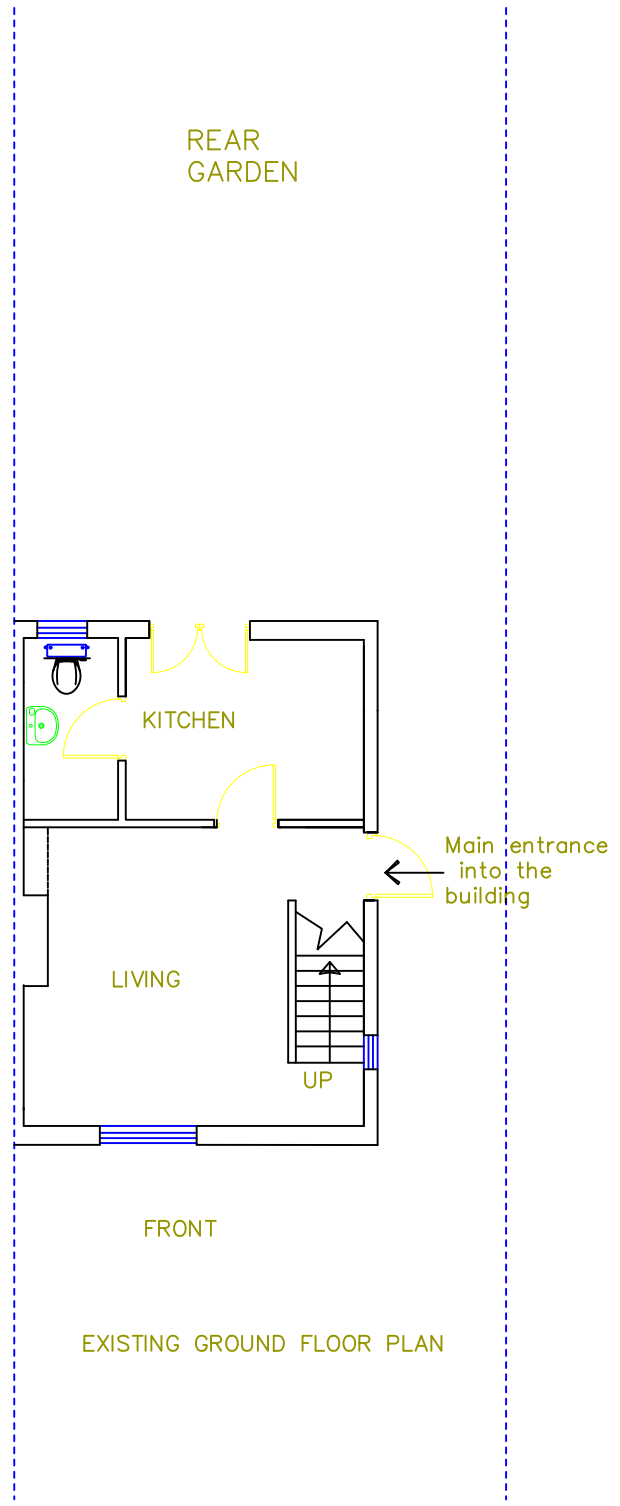
20/01149/PRIEXT

Application Description:

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.


Decision:

Refused

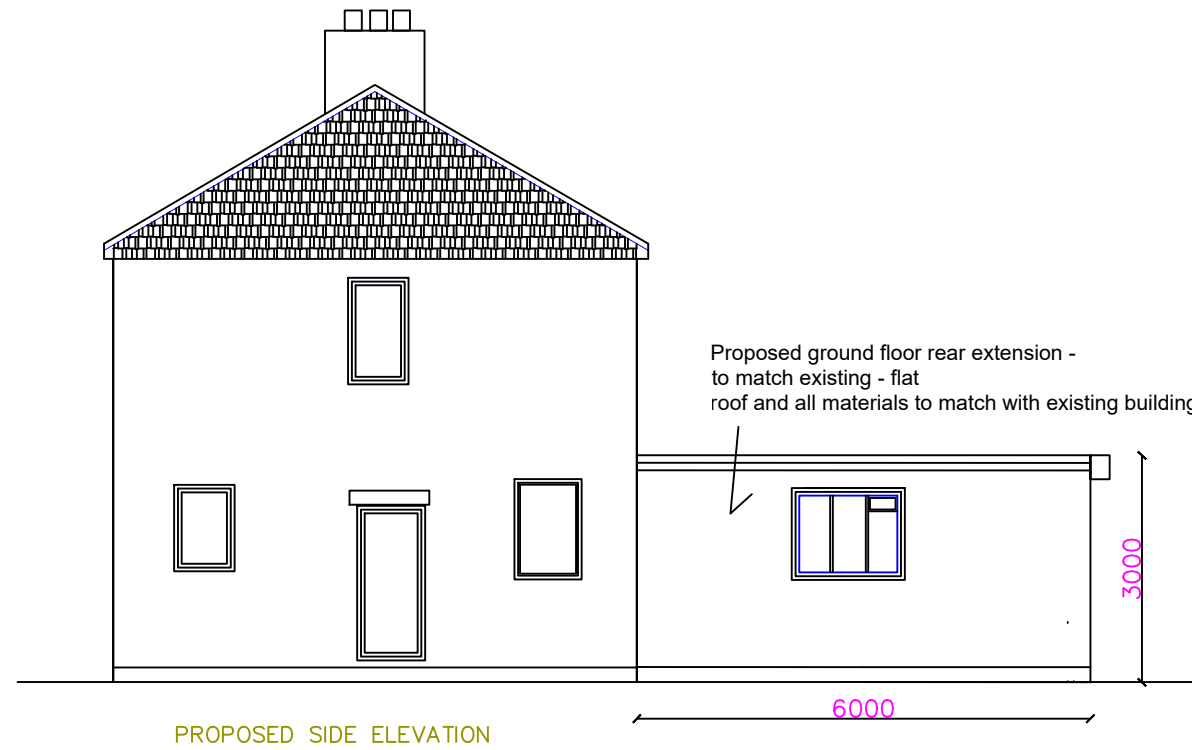


NOTE:
 PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS
 DIMENSIONS:
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

- LEGEND**
- SD = SMOKE DETECTOR WITH SOUNDER
 - ED = EMERGENCY LIGHTING TO BS5266: Part 1 1988
 - HD = HEAT DETECTOR
 - FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME
 - FD20 = 20 MINUTE FIRE RESISTING DOOR AND FRAME
 - SS = SMOKE SEALS FITTED TO PERIMETER OF DOOR
 - SC = SELF CLOSING DEVICE

| ISSUE | DATE | INITIALS | GRID REF | DESCRIPTION |
|--|------|----------|----------|-------------|
| CHECKED | | | | CHECKED |
| DATE | | | | DATE |
|  [153 GREEN LANE, 101 1XW] | | | | |
| PROJECT: 253 GLAFTON RD RM8 1QP | | | | |
| DWG TITLE | | | | SCALE |
| PLANNING | | | | 1:100 @A3 |
| CLIENT | | | DATE | |
| | | | MAY 2020 | |
| DWG NO: SYL/20/253/2 | | | | ISSUE A |

PH:0770100230




NOTE:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

LEGEND

- SD = SMOKE DETECTOR WITH SOUNDER
- EL = EMERGENCY LIGHTING TO BS5266: Part 1 1988
- HD = HEAT DETECTOR
- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME
- FD20 = 20 MINUTE FIRE RESISTING DOOR AND FRAME
- SS = SMOKE SEALS FITTED TO PERIMETER OF DOOR
- SC = SELF CLOSING DEVICE

| ISSUE | DATE | INITIALS | GRID REF | DESCRIPTION |
|--|------|----------|----------|-------------|
| CHECKED | | | | CHECKED |
| DATE | | | | DATE |
|  [153 GREEN LANE, 101 1XW] | | | | |
| PROJECT: 253 GLAFTON RD RM8 1QP | | | | |
| DWG TITLE | | | | SCALE |
| PLANNING | | | | 1:100 @A3 |
| CLIENT | | | DATE | |
| | | | MAY 2020 | |
| DWG NO: SYL/20/253/3 | | | | ISSUE A |

PH:0770100230

Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

| | | | |
|--------------------------------|--|--------------------------|--------------|
| Case Officer: | Kathryn McAllister | Valid Date: | 07 June 2020 |
| Officer Recommendation: | Prior Approval Required and Refused | Expiry Date: | 19 July 2020 |
| Application Number: | 20/01149/PRIEXT | Recommended Date: | 09 July 2020 |
| Address: | 253 Grafton Road, Dagenham, Barking And Dagenham, RM8 1QP | | |
| Proposal: | Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres. | | |

Neighbour Notification

| Address: | Summary of response: |
|------------------|------------------------------|
| 255 Grafton Road | No response received |
| 251 Grafton Road | No response received |
| 86 Turnage Road | Loss of light Overbearing |
| 84 Turnage Road | No response received |
| 82 Turnage Road | No response received |
| 84a Turnage Road | No response received |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A

ASSESSMENT

A. Dwellinghouse

| | |
|--|------------|
| Is the application site a Dwellinghouse? | YES |
| Officer comment: (if NO) | |

B. Pre-Commencement and Planning Enforcement

| | |
|--|-----------|
| Had works commenced on the proposed development on the date the application was submitted? | NO |
| Is the development proposed the subject of a related enforcement case? | NO |
| Officer comment: (if YES) | |

C. Conservation Area (Article 2(3) land)

| | |
|---|-----------|
| Is the application site located within a Conservation Area (Article 2(3) land)? | NO |
| Officer comment: (if YES) | |

D. Permitted Development Rights

| | |
|---|-----------|
| Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site? | NO |
| Officer comment: (if YES) | |

E. Application Clarity

| | |
|--|--|
| Has the developer provided sufficient information to enable the authority to establish whether the | |
|--|--|

| | |
|---|------------|
| proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)? | YES |
|---|------------|

| | |
|--------------------------|--|
| Officer comment: (if NO) | |
|--------------------------|--|

F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria

| | |
|---|------------|
| Does the proposed development comply with the relevant conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)? | YES |
|---|------------|

G. Neighbouring Amenity

| | 255 Grafton Road | 251 Grafton Road | N/A | | | 255 Grafton Road | 251 Grafton Road | N/A |
|----------------------------|------------------|------------------|-----|----------------------------|------------|------------------|------------------|-----|
| Outlook: | | | | Overshadowing: | | | | |
| Loss from habitable rooms? | YES | YES | | Shadow cast into rooms? | YES | YES | | |
| Is it unacceptable? | YES | YES | | Is it unacceptable? | YES | YES | | |
| | | | | Shadow into garden? | YES | YES | | |
| Loss of Privacy: | | | | Is it unacceptable? | YES | YES | | |
| Overlooking the garden? | YES | YES | | | | | | |
| Is it unacceptable? | YES | YES | | Overbearing: | | | | |
| Overlooking into rooms? | YES | YES | | Impact on habitable rooms? | YES | YES | | |
| Is it unacceptable? | YES | YES | | Is it unacceptable? | YES | YES | | |
| | | | | Impact on gardens? | YES | YES | | |
| Loss of Daylight: | | | | Is it unacceptable? | YES | YES | | |
| Loss into habitable rooms? | YES | YES | | | | | | |
| Is it unacceptable? | YES | YES | | | | | | |

| | |
|------------------|--|
| Officer comment: | The application site is an end of terrace property. The property is adjoined to 251 Grafton Road and adjacent to 255 Grafton Road. As shown on google maps no. 251 Grafton Road does not have a rear extension, as such the proposal will extend 6.0 metres beyond the rear elevation of this property, henceforth Officers consider the proposal unacceptable as it will result in the material loss of daylight and outlook to the habitable rooms of this property. Regarding No.255 this property is located on a corner plot at the junction of Grafton Road and Turnage Road, as such the property is L-shaped and angled at a 45 degree away from the application site. As shown on google maps no. 255 does not have a rear extension, however, despite this property being angled away from the application site the proposal will extend along the length of the rear garden. As this property is located to the north of the application site, the proposal is likely to result in overshadowing, henceforth officers consider the proposal unacceptable as it will result in the material loss of daylight and outlook, detrimental to the standard of living of current and future occupiers of 251 and 255 Grafton Road, henceforth the proposal would constitute unneighbourly development. |
|------------------|--|

CONCLUSION

Prior Approval Required and Refused

G. Neighbouring Amenity

Having regard to the proposed development and further to the assessment above, it is considered that the proposed development

is un-neighbourly and would have a detrimental impact upon the amenity of the adjoining properties. As such, Prior Approval for a 'Proposed Larger Home Extension' is required and refused.

LBBB Reference: 20/01149/PRIEXT

Jawad Ahmed

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01149/PRIEXT
Address: 253 Grafton Road, Dagenham, Barking And Dagenham, RM8 1QP
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: **Applicant:** Jawad Ahmed

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01149/PRIEXT
Application Type: Prior Approval: Larger Home Extension
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.
Site Address: 253 Grafton Road, Dagenham, Barking And Dagenham, RM8 1QP
Date Received: 07 June 2020
Date Validated: 07 June 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PRIOR APPROVAL is **REQUIRED AND REFUSED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, for the reason(s) listed below.

Reason(s):

1. The proposed extension, by virtue of its excessive depth and proximity to the boundary, would result in a loss of light ,outlook, sense of enclosure and be detrimental to the amenities of and living standards enjoyed by the adjoining residents at 255 Grafton Road and 251 Grafton Road contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Residential Extensions and Alterations SPD.

Informative(s):

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application: -

- SYL/20/253/2 Existing and Proposed Ground Floor Plan [Issue A] Dated May 2020
- SYL/20/253/3 Existing and Proposed Side Elevation [Issue A] Dated May 2020
- SYL/20/253/a Site Location Plan [Issue A] Dated May 2020

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The necessary amendments to make the application acceptable are substantial and would materially change the proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating material amendments such as to satisfactorily address the reasons for refusal attached.

DATE OF DECISION: 16.07.2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

268

Application Reference:

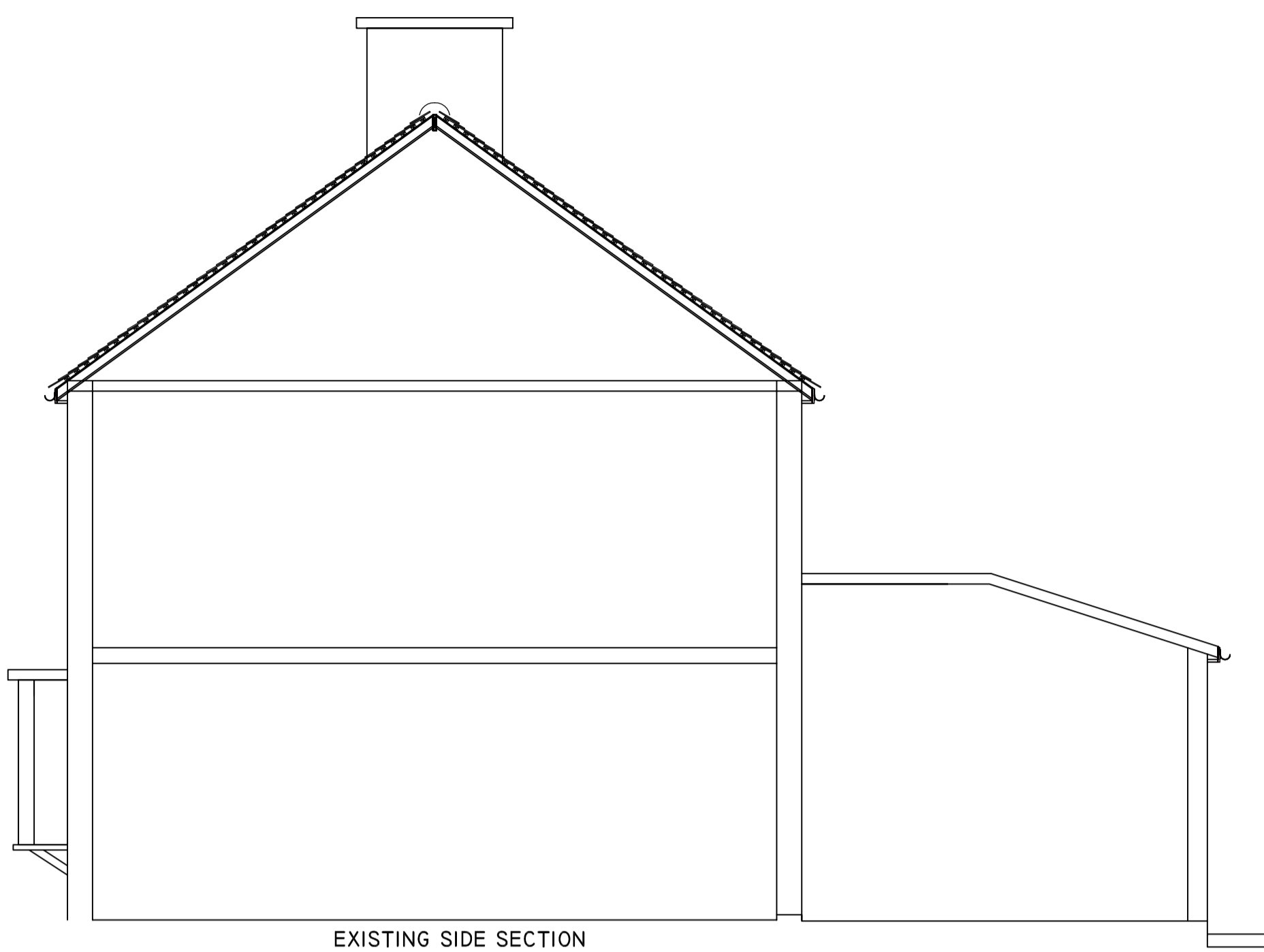
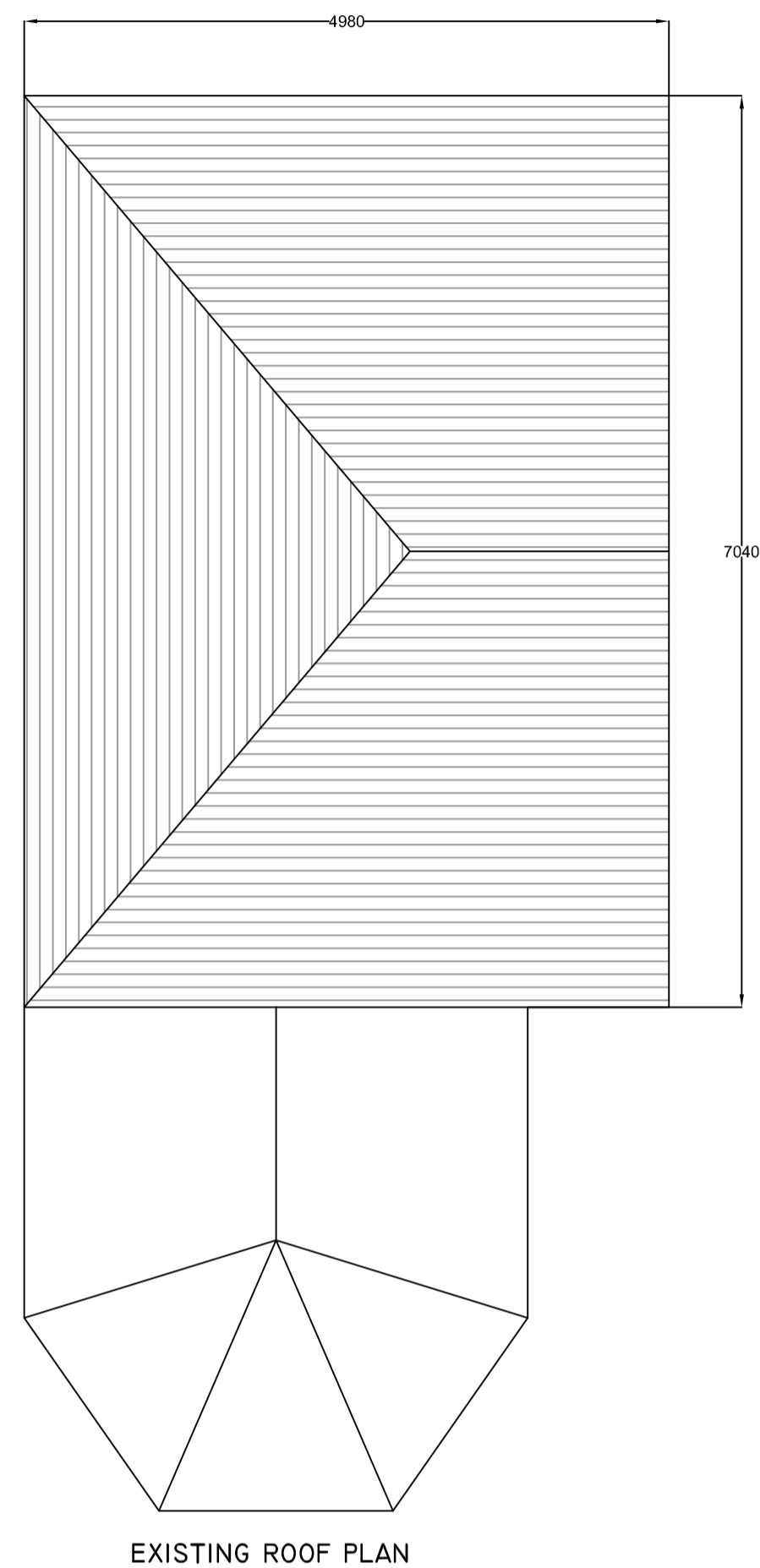
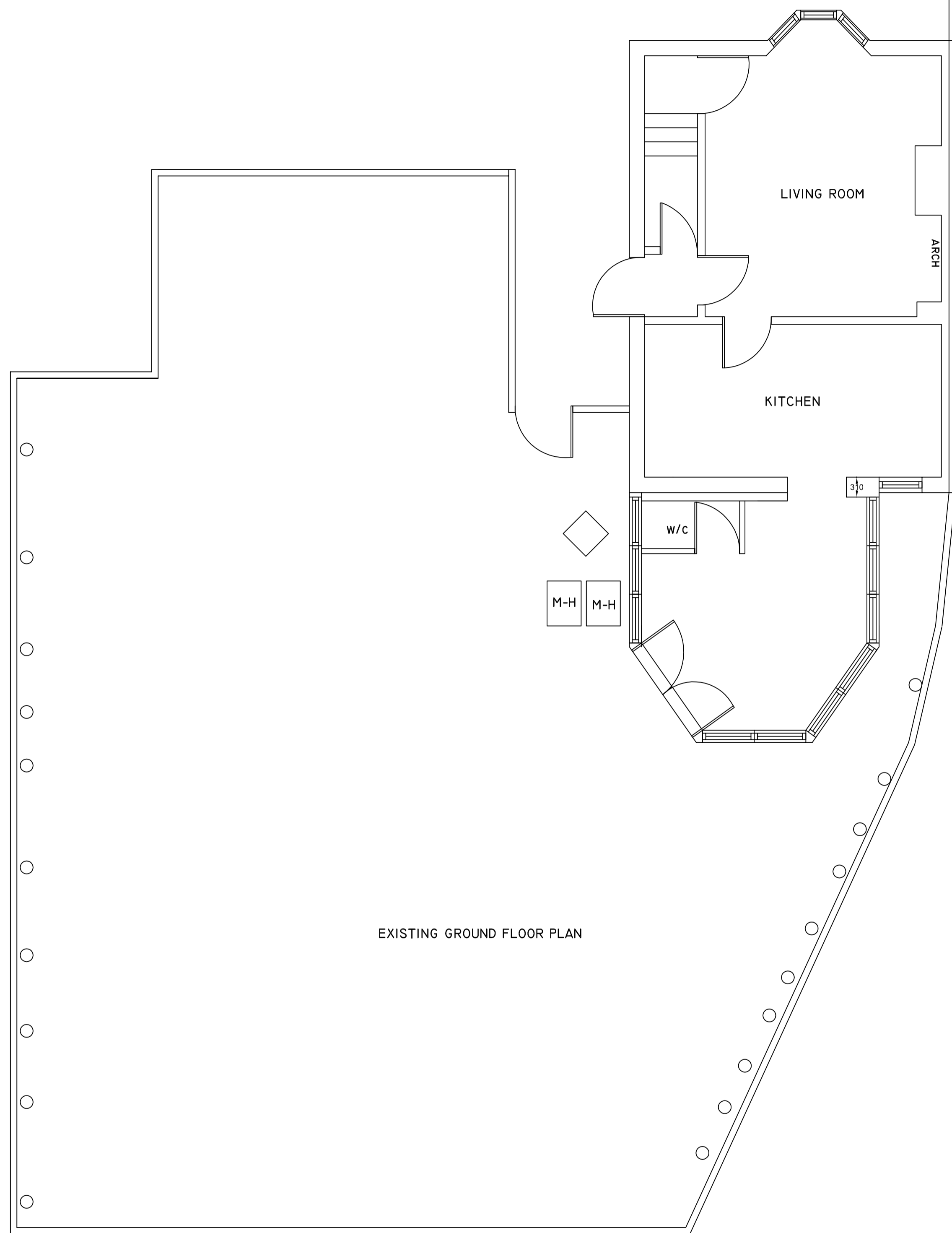
20/01241/PRIEXT

Application Description:

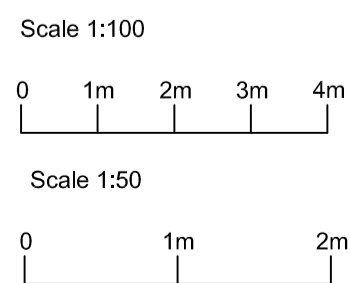
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Decision:

Approved



MATERIALS TO MATCH EXISTING



AI PAPERSIZE

All the structural support needs to be covered with 2 layers of Gyproc fireboard 12.5mm thick with 60mins fire retardant. All steel needs to be measured on site and allow for bearings. Steel length should not be measured from the drawings always allow for bearings. Steel needs to rest on either high density blockwork of at least 7N or engineering brick pier under an adequate footing which needs to be agreed on site with the building inspector. Needs to check on site if any beam is cranked.

All steel needs to be either painted with intumescent paint or boxed in 2 layers Gyproc fire board to achieve 1 hr fire retardant.

Heating via double convactor radiator to proposed system combi boiler 92% efficiency. Thermostatic valve to each radiator and automatic cut out to the boiler when no heat needed. There will be at least one energy efficient light bulb to every 4 light fittings.

Any new or relocated boiler is to be installed and tested and on completion, a copy of the installation and test certificate is to be submitted to the building control, signed by a gas safe registered installer (flue discharge in accordance to part j)

Electric cables should be fixed to the structure above the insulation. Where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure between joists to dissipate heat.

All multiple timbers to be bolted using flat plate washers and timber connectors

The proposed installation work is to be undertaken by a person/firm who is a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. In these cases the person is responsible for ensuring compliance with BS 7671:2001 and all relevant building regulations. On completion of the work, the person ordering the work should receive a signed building regulations self-certification certificate, and the other relevant building control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed electrical installation certificate as or similar to the model in BS 7671.

All construction should be well fitted without gaps. Foam and silicon around window and door frame. Cavity closers around openings. All joints should be sealed and tightly constructed

The heating and hot water system should be inspected on completion of installation to establish that the approved provision for efficient operation have been put in place. These systems should be commissioned to make reasonably certain they can operate efficiently for the purposes of the conservation of fuel and power. A certificate that commissioning has been successfully carried out from the responsible person for achieving compliance and a copy should be forwarded to the building control offices

Smoke detectors should be installed in corridors, on landings. A fixed temperature heat alarm is used in the kitchen, it activates when the temperature reaches 58°C (136°F) in accordance with the recommendations of BS 5839-6

Double glazed 4-22-4 and low-e coated units in windows. Head vents to provide 8000mm². Toughened glass to doors. The glazing panel below 1500mm height should be toughened glass and should satisfy the bs6206 and bs8180 to provide containment. 12mm annealed glass or similar should be used. Any replacement windows and doors will need to achieve a min 'U' value of 2.0 W/m²K and 2.2 W/m²K for doors with more than 50% glazing. All new windows will need to achieve a min 'U' value of 1.6W/m²K and 2.2 W/m²K for all new doors with more than 50% glazing. The installation should be carried out by a FENSA registered person or according to the building control satisfaction

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- GENERAL NOTES:**
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 2. To builders only: Obtain all dimensions from site. Do not scale from drawing
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MS J MAMMAN
202 HEDGEMAN ROAD
DAGENHAM
RM9 6DJ

SINGLE STOREY REAR EXTENSION
EXISTING

DATE: 05/06/2020

SCALE: 1:50&1:100

DRAWN BY: LF

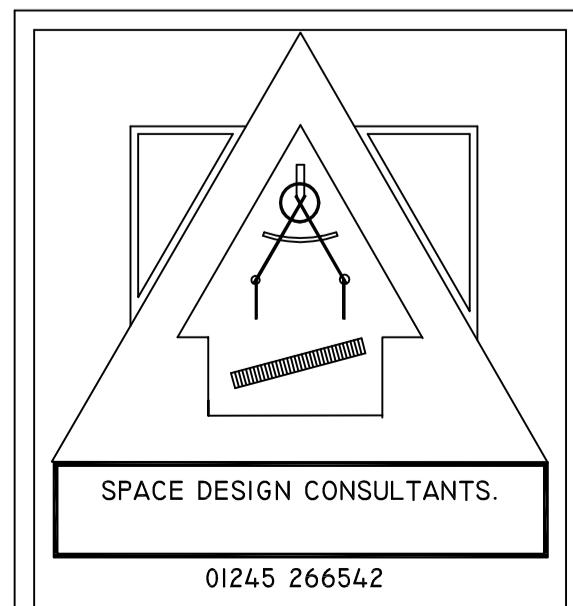
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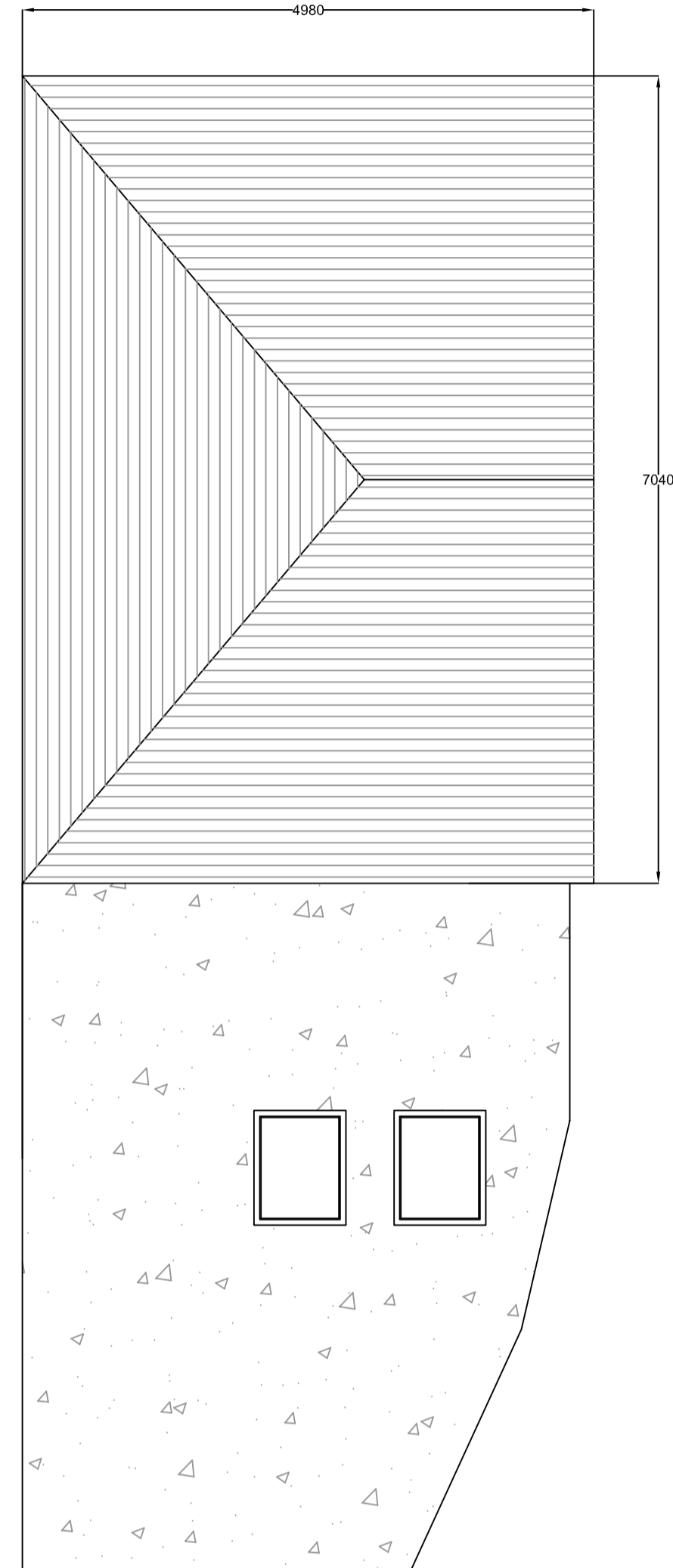
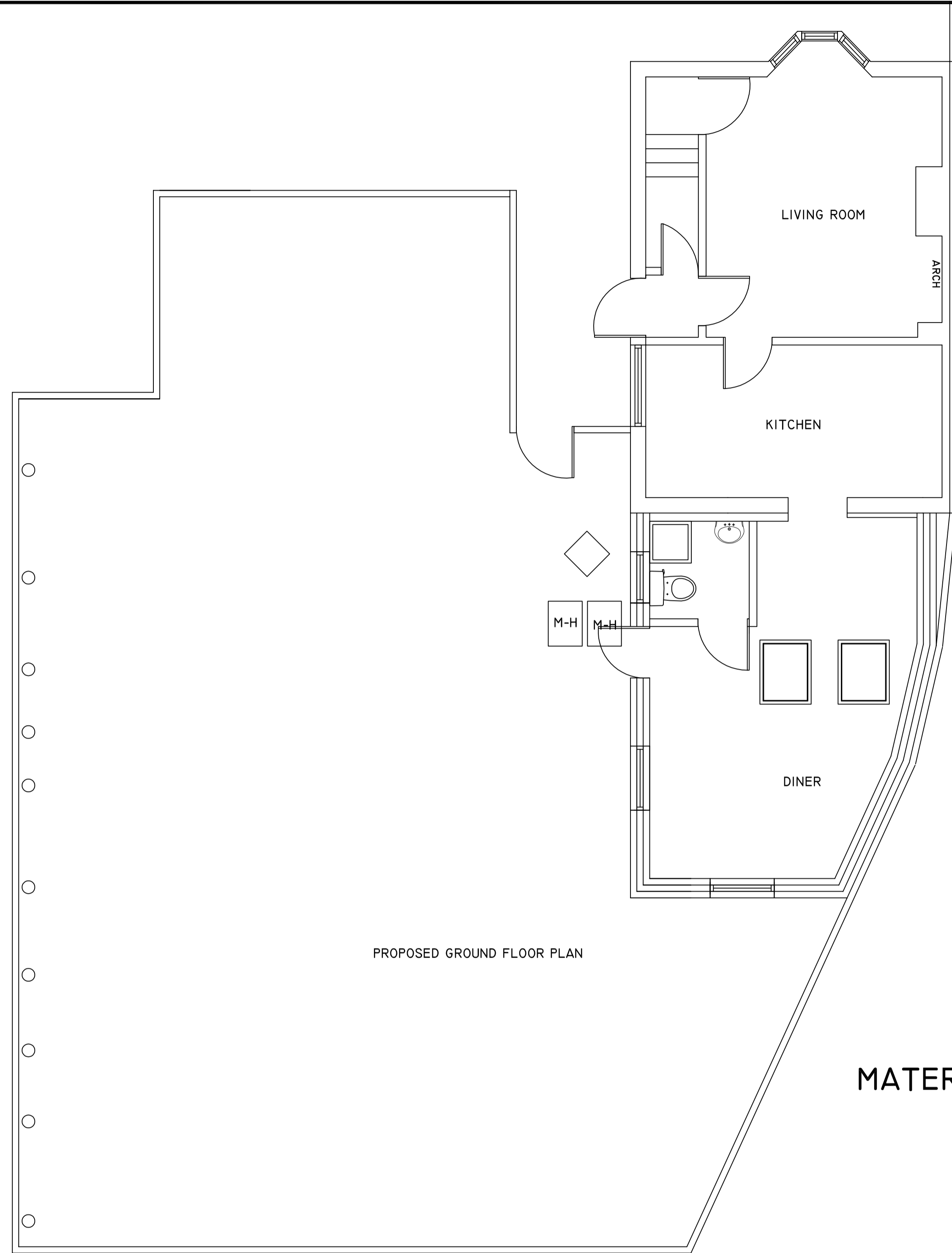
REV:

REVISIONS

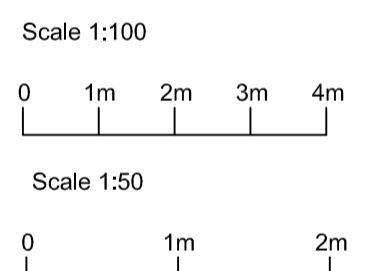
ISSUED

| Rev | Description | Date |
|-----|-------------|------|
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| A | | A |
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| 2 | | |
| 3 | | |
| 4 | | |
| B | | B |
| 1 | | |
| 2 | | |
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| 2 | | |
| 3 | | |
| 4 | | |
| D | | D |

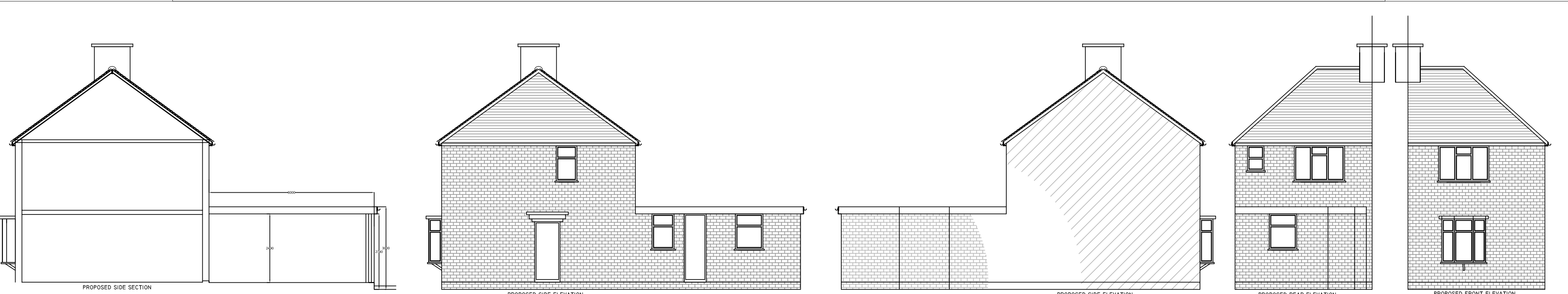




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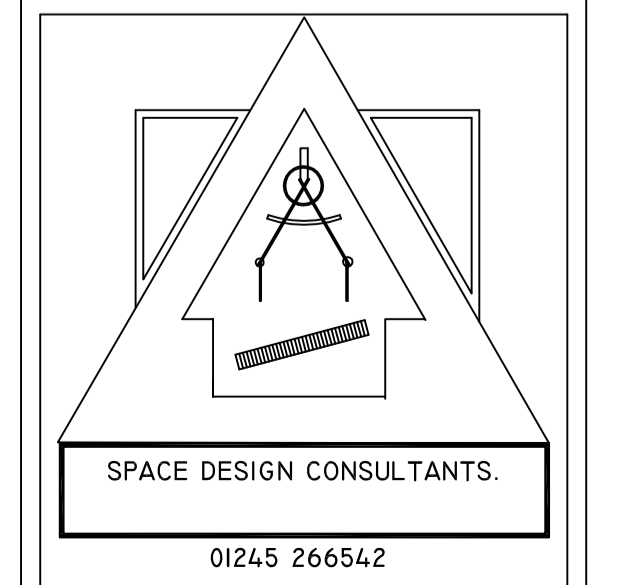
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MS J MAMMAN
 202 HEDGEMAN ROAD
 DAGENHAM
 RM19 6DJ

SINGLE STOREY REAR EXTENSION
 PROPOSED

DATE: 05/06/2020
 SCALE: 1:50&1:100 DRAWN BY: LF
 DRAWING NO.: 02PA REV:

| REVISIONS | | ISSUED |
|-----------|------------------|--------|
| Rev | Description | Date |
| A | 1 2 3 4 | A |
| B | 1 2 3 | B |
| C | 1 2 3 4 | C |
| D | 1 2 3 4 | D |



Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

| | | | |
|--------------------------------|--|--------------------------|--------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 16 June 2020 |
| Officer Recommendation: | Prior Approval Not Required | Expiry Date: | 28 July 2020 |
| Application Number: | 20/01241/PRIEXT | Recommended Date: | 14 July 2020 |
| Address: | 202 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6DJ | | |
| Proposal: | Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3:00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.74 metres. | | |

Neighbour Notification

| <i>Address:</i> | <i>Summary of response:</i> |
|---|-----------------------------|
| 204 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6DJ | No response received |
| 200 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6DJ | No response received |
| 55 Coleman Road, Dagenham, Barking And Dagenham, RM9 6JU | No response received |
| 118 Hatfield Road, Dagenham, Barking And Dagenham, RM9 6JT | No response received |
| 116 Hatfield Road, Dagenham, Barking And Dagenham, RM9 6JT | No response received |
| 112 Hatfield Road, Dagenham, Barking And Dagenham, RM9 6JT | No response received |
| 114 Hatfield Road, Dagenham, Barking And Dagenham, RM9 6JT | No response received |
| 57 Coleman Road, Dagenham, Barking And Dagenham, RM9 6JU | No response received |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A

ASSESSMENT

A. Dwellinghouse

| | |
|---|------------|
| <i>Is the application site a Dwellinghouse?</i> | YES |
|---|------------|

B. Pre-Commencement and Planning Enforcement

| | |
|---|-----------|
| <i>Had works commenced on the proposed development on the date the application was submitted?</i> | NO |
| <i>Is the development proposed the subject of a related enforcement case?</i> | NO |

C. Conservation Area (Article 2(3) land)

| | |
|--|-----------|
| <i>Is the application site located within a Conservation Area (Article 2(3) land)?</i> | NO |
|--|-----------|

D. Permitted Development Rights

| | |
|---|-----------|
| <i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted</i> | NO |
|---|-----------|

Development) (England) Order 2015 (as amended) been removed from the application site?

| E. Application Clarity | |
|---|------------|
| <i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |

| F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria | |
|--|------------|
| <i>Does the proposed development comply with the relevant conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |

CONCLUSION

| Prior Approval Not Required |
|---|
| Having regard to the proposed development and further to the assessment above, Prior Approval for a 'Proposed Larger Home Extension' is not required. |

LBBB Reference: 20/01241/PRIEXT

Mr MICHAEL SNELLGROVE
30 Van Diemens Road, Chelmsford, CM2 9QQ

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01241/PRIEXT
Address: 202 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6DJ
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3:00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.74 metres.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Mr MICHAEL SNELGROVE
30 Van Diemans Road, Chelmsford, CM2
9QQ

Applicant: C/O Agent
202 HEDGEMANS ROAD
DAGENHAM

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01241/PRIEXT
Application Type: Prior Approval: Larger Home Extension
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3:00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.74 metres.
Site Address: 202 Hedgemans Road, Dagenham, Barking And Dagenham, RM9 6DJ
Date Received: 16 June 2020
Date Validated: 16 June 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that **PRIOR APPROVAL** is **NOT REQUIRED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- Existing and Proposed Block Plan - HEDGEMAN/SDC/01BL - 09/06/2020
- Single Storey Rear Extension Proposed - 02PA - 05/06/2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 21st July 2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

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Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

378

Application Reference:

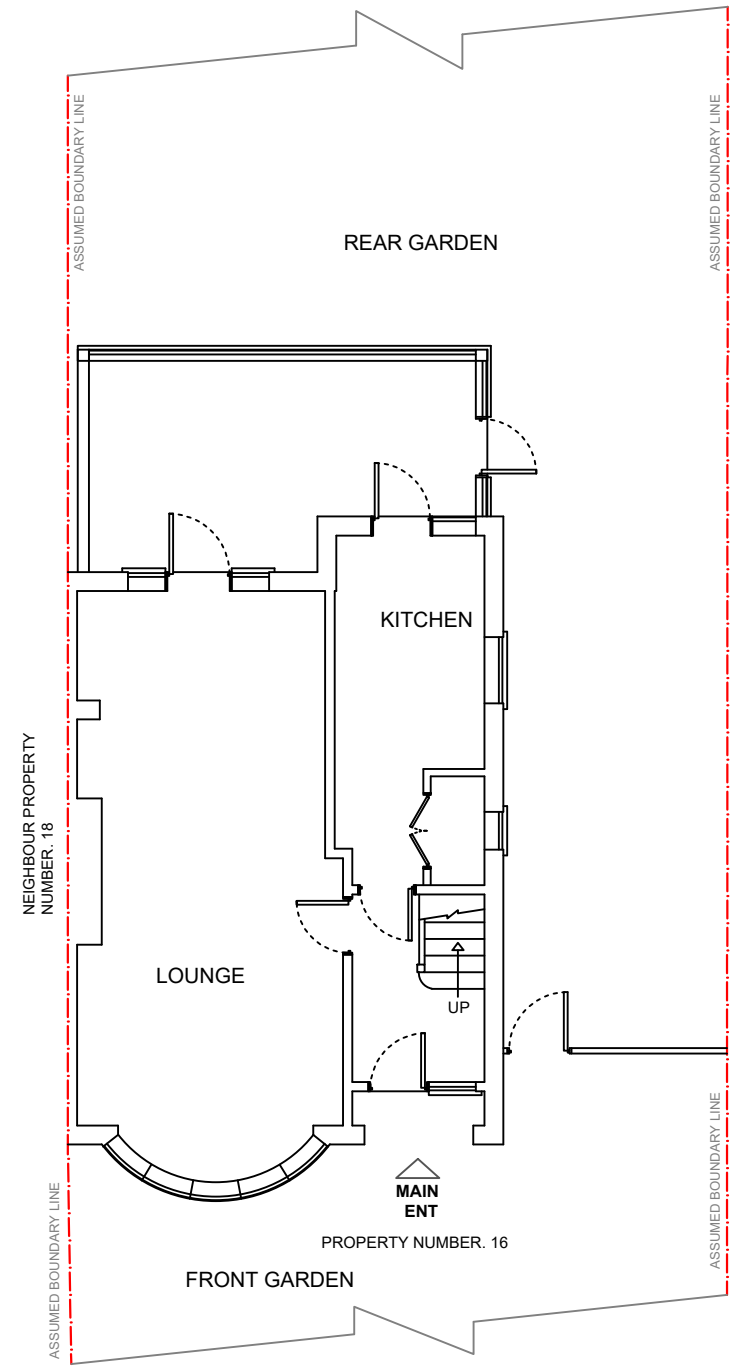
20/01358/HSE

Application Description:

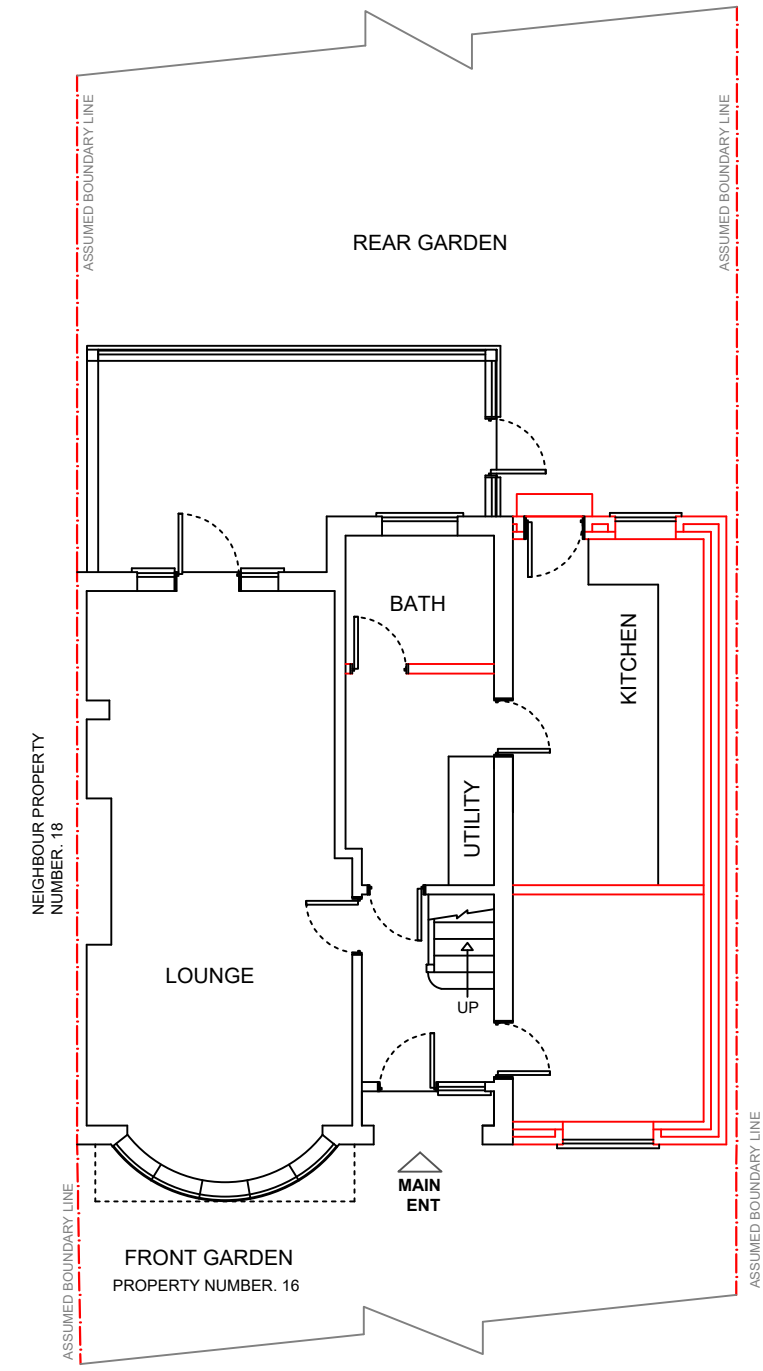
Erection of a single storey side extension

Decision:

Approved



1 GROUND FLOOR - EXISTING
1:100



2 GROUND FLOOR - PROPOSED
1:100

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
ALL DIMENSIONS IN MM UNLESS NOTED OTHER WISE
MEASURED SURVEY DOES NOT INCLUDE FOR INTRUSIVE SURVEY TO DETERMINE EXACT LOCATION OF STEELWORK/SUPPORTING STRUCTURE.
"THIS DRAWING IS PREPARED SOLELY FOR DESIGN AND PLANNING SUBMISSION PURPOSES. IT IS NOT INTENDED OR SUITABLE FOR EITHER BUILDING REGULATIONS OR CONSTRUCTION PURPOSES AND SHOULD NOT BE USED FOR SUCH".

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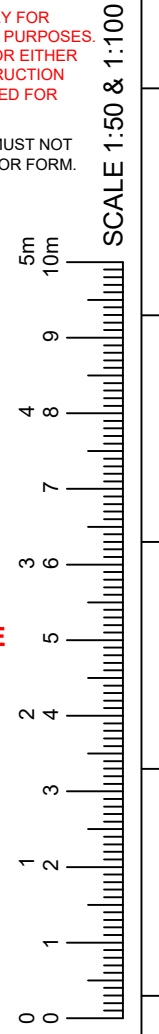
PLEASE NOTE: PROPERTY OWNER TO ENSURE THAT ALL ASPECTS OF THE "PARTY WALL ETC, ACT 1996" ARE COMPLIED WITH PRIOR TO ANY WORK COMMENCING ON SITE.

VARIATIONS IN SQUARENESS, DEPTH OF PLASTER ETC, MUST BE CHECKED FOR. WHERE NEW WALLS ARE SHOWN AS ALIGNED WITH EXISTING WALLS, PHYSICAL REMOVAL OF BRICKWORK AND / OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO MUST BE CHECKED.

ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

MATERIALS SHOULD MATCH THOSE OF THE EXISTING DWELLING

PLANNING ISSUE
DO NOT USE FOR ANY CONSTRUCTION WORK
DOCUMENTS SHOULD BE USED AS THE DRAWING STATUS DESCRIBED, ANY OTHER USE IS DONE SO AT THE RESPONSIBILITY OF THE USER.



| Revision | Description | Date |
|----------|-------------|------|
| | | |

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Full Architectural Services

07538938251 / 07507665812

169 Southpark Drive Ilford IG3 9AD

Email: getrapidplans@gmail.com

Website: getrapidplans.co.uk

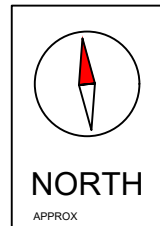
ADDRESS
16 FOURTH AVENUE, RUSH GREEN RM7 0UB

PROJECT
SINGLE STOREY SIDE EXTENSION

TITLE
GROUND FLOOR PLANS

DRAWN AT HEAD OFFICE
SCALE **1:100 @A3**

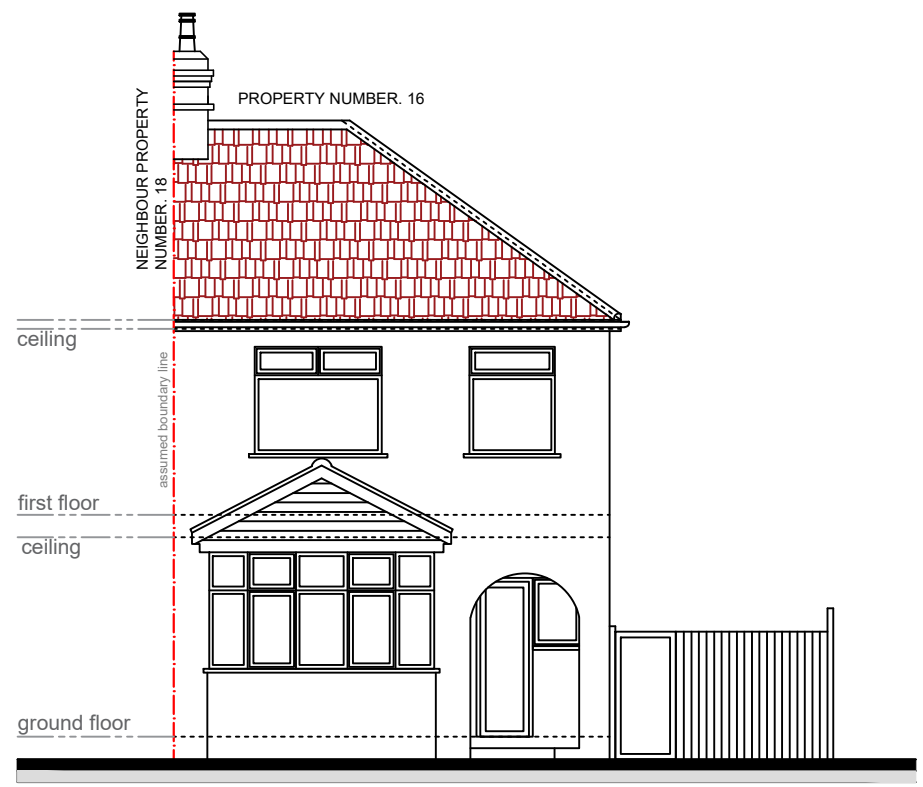
| | | |
|----------------------------|----------------------|--------------------|
| DRAWING NO J27-1 | DRAWN BY | CHKD BY |
| | REVISION A | DATE 14-08-2020 |



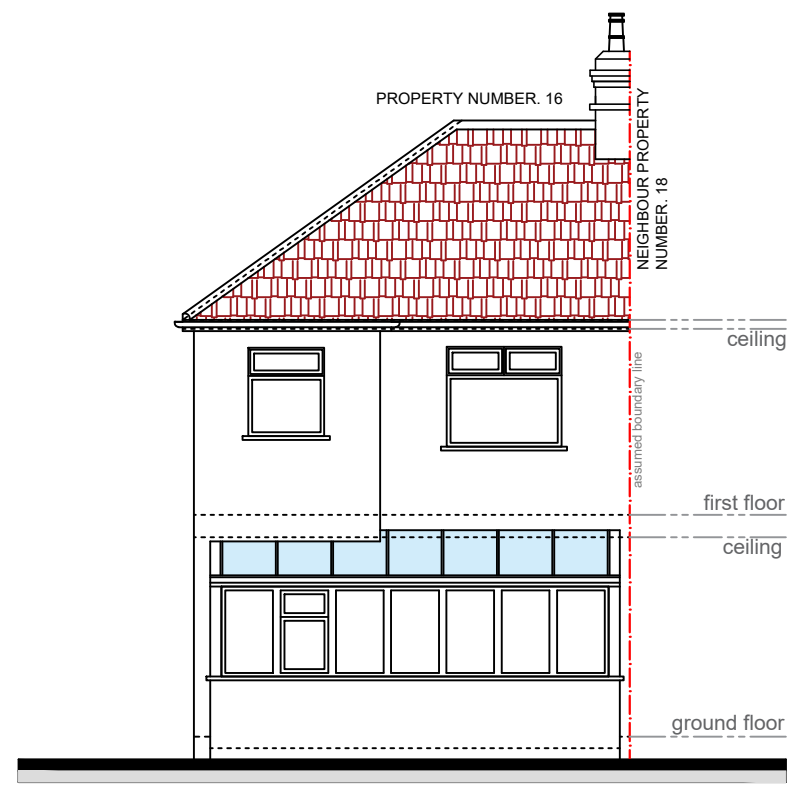
PAPER SIZE
A3

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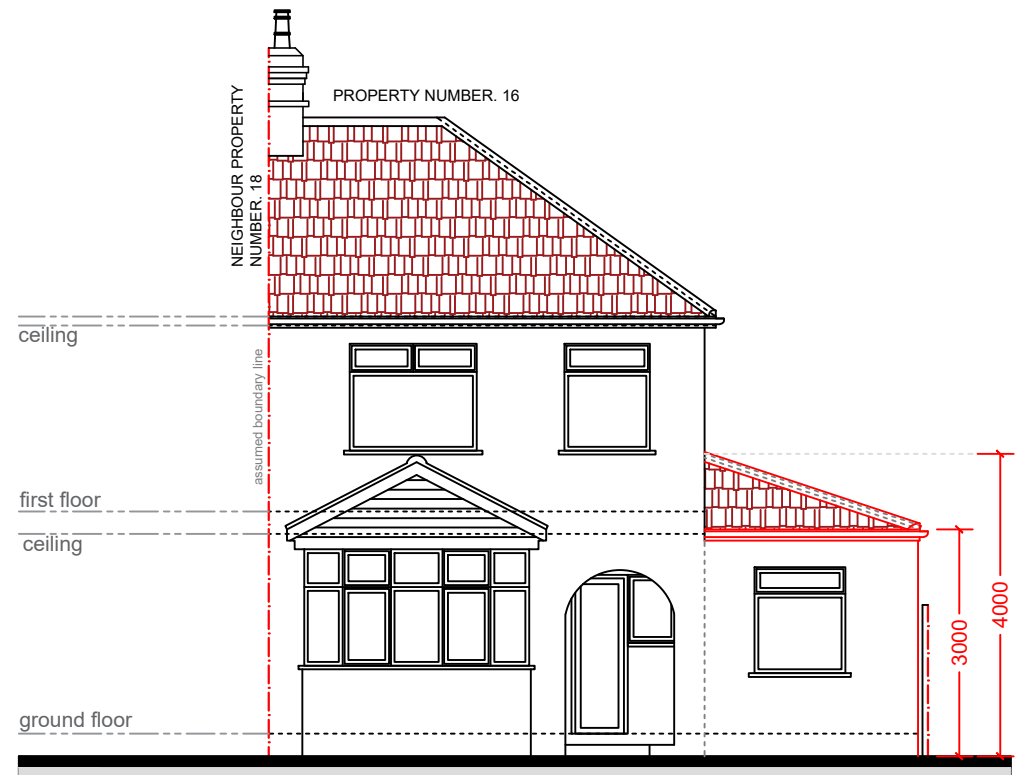
getrapidplans.co.uk



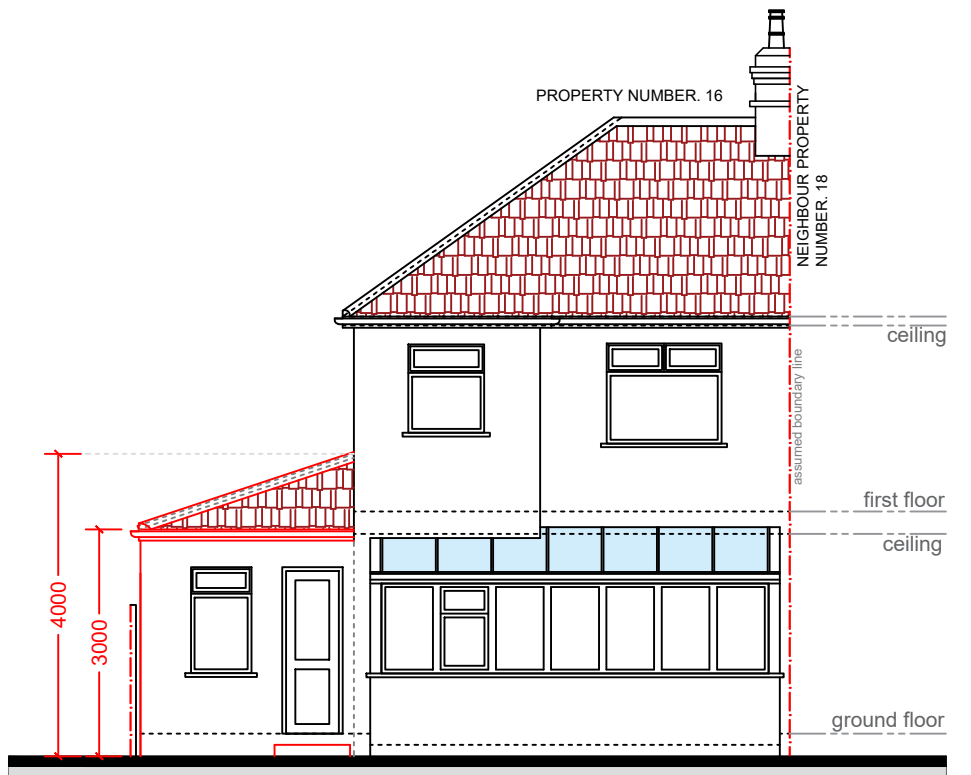
5 FRONT ELEVATION - EXISTING
1:100



7 REAR ELEVATION - EXISTING
1:100



6 FRONT ELEVATION - PROPOSED
1:100



8 REAR ELEVATION - PROPOSED
1:100

ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
ALL DIMENSIONS IN MM UNLESS NOTED OTHERWISE
MEASURED SURVEY DOES NOT INCLUDE FOR INTRUSIVE SURVEY TO DETERMINE EXACT LOCATION OF STEELWORK/SUPPORTING STRUCTURE.
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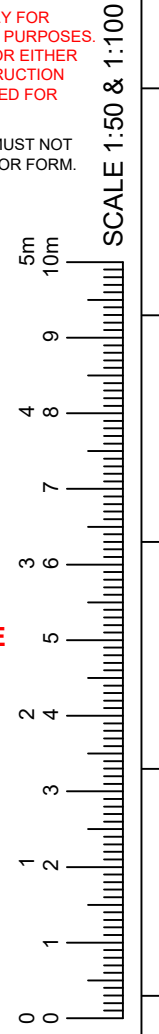
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| Revision | Description | Date |
|----------|-------------|------|
| | | |

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169 Southpark Drive Ilford IG3 9AD
Email: getrapidplans@gmail.com
Website: getrapidplans.co.uk

ADDRESS 16 FOURTH AVENUE, RUSH GREEN RM7 0UB

PROJECT SINGLE STOREY SIDE EXTENSION

TITLE FRONT AND REAR ELEVATIONS

DRAWN AT HEAD OFFICE SCALE **1:100 @A3**

| | | |
|----------------------------|----------------------|--------------------|
| DRAWING NO J27-3 | DRAWN BY | CHKD BY |
| | REVISION A | DATE 14-08-2020 |

0 7 5 3 8 9 3 8 2 5 1 - 0 7 5 0 7 6 6 5 8 1 2

Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

| | | | |
|--------------------------------|--|--------------------------|----------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 03 July 2020 |
| Officer Recommendation: | Approve | Expiry Date: | 28 August 2020 |
| Application Number: | 20/01358/HSE | Recommended Date: | 21 August 2020 |
| Address: | 16 Fourth Avenue, Rush Green, Romford, Barking And Dagenham, RM7 0UB | | |
| Proposal: | ERECTION OF SINGLE STOREY SIDE EXTENSION. | | |

Planning Constraints - None.

Consultations

| <i>Consultee:</i> | <i>Date Consulted:</i> | <i>Summary of response:</i> |
|---|------------------------|---|
| Transport Development Management (Be First) | 13/08/2020 | Based on the information provided it is our considered view that there is no apparent adverse highway safety issue or any substantial reason to object. |

Neighbour Notification

| | |
|--|------------|
| Date Consultation Letter Sent: | 06/07/2020 |
| Number of Neighbours Consulted: | 3 |
| <i>No response received.</i> | |

Relevant Planning History - None.

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

| | |
|--|--|
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture |
|--|--|

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|--|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm |
|---|--|

| | |
|---|--|
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP3 - High Quality Built Environment |
|---|--|

| | |
|---|---|
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |
|---|---|

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|---|
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM16 - Householder Extensions and Alterations Policy DM20 - Nature Conservation and Biodiversity |
|---|---|

| | |
|----------------------------------|--|
| Supplementary Planning Documents | Residential Extensions and Alterations (SPD) (February 2012) |
|----------------------------------|--|

ASSESSMENT**Principle of the Development**

| | |
|---|--|
| <i>Is the proposed development acceptable 'in principle'?</i> | YES |
| <i>Officer Comment:</i> | The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below. |

Achieving High Quality of Urban Design

| | |
|---|--|
| <i>Does the proposed development respect the character and appearance of the existing dwelling?</i> | YES |
| <i>Does the proposed development respect and accord to the established local character?</i> | YES |
| <i>Is the proposed development acceptable within the street scene or when viewed from public vantage points</i> | YES |
| <i>Is the proposed development acceptable and policy compliant?</i> | YES |
| <i>Officer Comment:</i> | <p>The importance of good design is emphasised at national level by the NPPF (2019). Paragraphs 127 and 128, outline that planning policies and decisions should aim to ensure that development functions well and adds to the overall quality of an area for both the short term and over the lifetime of the development. Paragraph 130 advises that permission should be refused for proposed developments of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. Such aspirations are filtered through further planning policies, all echoing the same principles, in which this application will be assessed against.</p> <p>The London Plan (2016) London Plan (2016), Policy 7.4, requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character, something further supported by Policy CP3 of the Core Strategy DPD. Policy D1 and D4 of the Draft London Plan discusses the need for good design to be thoroughly scrutinised at the application stage, and that the design should respond successfully to the identity and character of the locality. Policies BP8 and BP11 of the Local Development Framework Borough Wide Development Plan all echo the same principles in requiring high quality design and a development which responds well to the local character. Within the Draft Local Plan, Policies SP4 and DM11 relate to the importance of high quality design which provides a safe and accessible environment for all, recognising and celebrating local character and the borough's heritage and should make a positive contribution to the surrounding character. Policy DM16 emphasises that the design of householder extensions and alterations will need to be sensitive and appropriate, being sympathetic to the design of the original dwelling and surrounding area.</p> <p>The development site is an end of terrace property, the terrace is characterised by arched porches with the front door covered, and a ground floor bay window. The site is located on the northern side of Fourth Avenue on the corner of the junction where Fourth Avenue and Philip Avenue cross. The proposed development is for the construction of a side extension which will extend from the side wall of the dwelling by approximately 2.85 metres up to the boundary of the site. The proposed extension will have a height to eaves of 3 metres and a maximum height of 4 metres with a hipped roof which is in keeping with the original dwelling and surrounding area.</p> <p>The Residential Extensions and Alterations SPD (2012) outlines that side extensions should reflect the type of house and the type of plot as they have the potential to cause significant impact upon the character of the area. They should be sympathetic in terms of their form, roof treatment, detailing and materials. Side extensions on terrace houses should be designed so that the front elevation is parallel with the front elevation of the existing house. This will help to maintain the built form of the terrace of which the house is a part.</p> <p>The proposed design of the development is considered to compliment the existing dwelling and will seek to conserve the existing local character with the roof being tiled in keeping with the area. The front elevation of the side extension will be built so that it is parallel to the front elevation of the existing house. Overall the development is considered to be a complimentary addition to the dwelling and is considered</p> |

to be acceptable in regards to the Development Plan policies outlined above in regards to design.

| Delivering Neighbourly Development | | | | | | | | |
|------------------------------------|--|----------------------------|-----|----------------------------|-----------|----------------------------|----------------------------|-----|
| | No. 18 Fourth Avenue | No. 50 Philip Avenue | N/A | | | No. 18 Fourth Avenue | No. 50 Philip Avenue | N/A |
| Outlook: | | | | Overshadowing: | | | | |
| Loss from habitable rooms? | NO | NO | | Shadow cast into rooms? | NO | NO | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | | |
| | | | | Shadow into garden? | NO | NO | | |
| Loss of Privacy: | | | | <i>Is it unacceptable?</i> | | | | |
| Overlooking the garden? | NO | NO | | | | | | |
| <i>Is it unacceptable?</i> | | | | Overbearing: | | | | |
| Overlooking into rooms? | NO | NO | | Impact on habitable rooms? | NO | NO | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | | |
| | | | | Impact on gardens? | NO | NO | | |
| Loss of Daylight: | | | | <i>Is it unacceptable?</i> | | | | |
| Loss into habitable rooms? | NO | NO | | | | | | |
| <i>Is it unacceptable?</i> | | | | | | | | |
| <i>Officer Comment:</i> | <p>The proposed development is for a side extension to an end of terrace property, this will extend approximately 2.85 metres from the side elevation of the dwelling and will be a single storey. The height to the eaves will be 3 metres and the maximum height will be 4 metres, with the extension having a hipped roof which will be tiled.</p> <p>In regards to neighbouring amenity, due to the location of the development on the side of the dwelling, the adjoining neighbour, Number 18 Fourth Avenue will not be able to see the development and therefore Officers do not consider the development to be unneighbourly to this neighbouring dwelling. Further by virtue of distance due to a moderate sized rear garden, Number 50 Philip Avenue is not considered to be impacted by the development in regards to a loss of neighbouring amenity.</p> <p>The importance of maintaining residential amenity to specifically emphasised within Policies BP8 and BP11 of the Local Development Framework Borough Wide Development Policies. Policy DM16 of the Draft Local Plan seeks to ensure that developments minimise impacts in respect of overlooking (loss of privacy and immediate outlook) and overshadowing (loss of daylight and sunlight).</p> <p>Due to the position of the host property on the end of the terrace and the nature of the development proposed. Officers do not consider the development to be unneighbourly to either the adjoining neighbour, No. 18 Fourth Avenue or the neighbour to the rear, No. 50 Philip Avenue. As such the development is considered acceptable.</p> | | | | | | | |

| Delivering Sustainability | |
|--|--|
| <i>Does the proposed development promote or enhance biodiversity?</i> | NO |
| <i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i> | YES |
| <i>Officer Comment:</i> | <p>The application has not incorporated any proposed biodiversity enhancement measures and the extension will result in the loss of a small portion of grassed area to the side of the property. Whilst there is scope to compensate for such loss and to further improve the biodiversity value of the site, the lack of any compensatory or enhancement measures in this instance would not warrant reason for refusal noting there is still ample garden remaining.</p> |

Meeting the Needs of Homeowners

| | |
|---|--|
| <i>Are all proposed rooms well-lit by daylight and naturally vented through opening windows?</i> | YES |
| <i>Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for?</i> | YES |
| <i>Officer Comment:</i> | The proposed extension is intended to rationalise and expand the layout of the existing dwelling through the provision of appropriately sized and lit home extensions. |

Other Material Considerations

None.

CONCLUSION

The proposed development of a single storey side extension would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.

LBBB Reference: 20/01358/HSE

Dilnashin Nawab
169 South Park Drive
ILFORD
IG3 9AD

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01358/HSE
Address: 16 Fourth Avenue, Rush Green, Romford, Barking And Dagenham, RM7 0UB
Development Description: ERECTION OF SINGLE STOREY SIDE EXTENSION.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

Graeme Cooke

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Dilnashin Nawab
169 South Park Drive
ILFORD IG3 9AD

Applicant: Bahaa Al-Titi
16, Fourth Avenue
Romford IG3 9AD

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01358/HSE
Application Type: Householder Planning Permission
Development Description: ERECTION OF SINGLE STOREY SIDE EXTENSION.
Site Address: 16 Fourth Avenue, Rush Green, Romford, Barking And Dagenham, RM7 0UB
Date Received: 03 July 2020
Date Validated: 03 July 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- DRAWING: EXISTING AND PROPOSED GROUND FLOOR PLANS - DRAWING NUMBER: J27-1 - REVISION: A - DATED: 14/08/2020
- DRAWING: EXISTING AND PROPOSED FIRST FLOOR PLANS - DRAWING NUMBER: J27-2 - REVISION: A - DATED: 14/08/2020
- DRAWING: EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS - DRAWING NUMBER: J27-3 - REVISION: A - DATED: 14/08/2020
- DRAWING: R.H SIDE ELEVATIONS - DRAWING NUMBER: J27-5 - REVISION: A - DATED: 14/08/2020
- DRAWING: EXISTING AND PROPOSED SITE PLANS - DRAWING NUMBER: J27-1 - REVISION: A - DATED: 14/08/2020
- DRAWING: SITE LOCATION PLAN - DATED: 10/06/2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 7.4 - Local Character

Policy 7.5 - Public Realm

Policy 7.6 - Architecture

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy D8 - Public Realm

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CR2 - Preserving and Enhancing the Natural Environment

Policy CP3 - High Quality Built Environment

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BP8 - Protecting Residential Amenity

Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy SP4 - Delivering High Quality Design in the Borough

Policy DM16 - Householder Extensions and Alterations

Policy DM20 - Nature Conservation and Biodiversity

Supplementary Planning Documents

Residential Extensions and Alterations (SPD) (February 2012)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>. CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 26/08/2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

500

Application Reference:

20/01483/PRIEXT

Application Description:

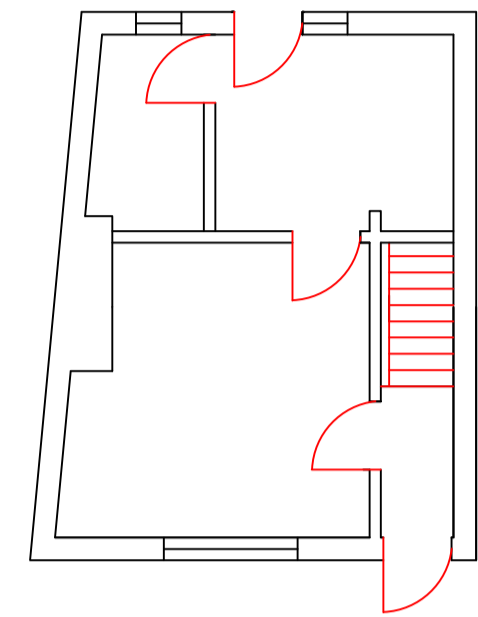
Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.65 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres.

Decision:

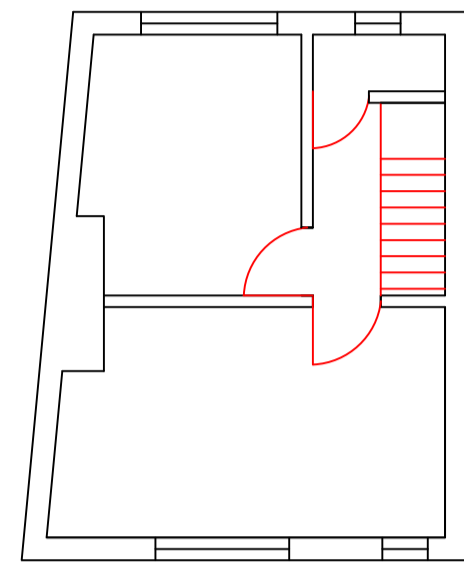
Approved

SCALE BAR 1:100 0 1M 2 3 4 5 6 7 8 9 10M

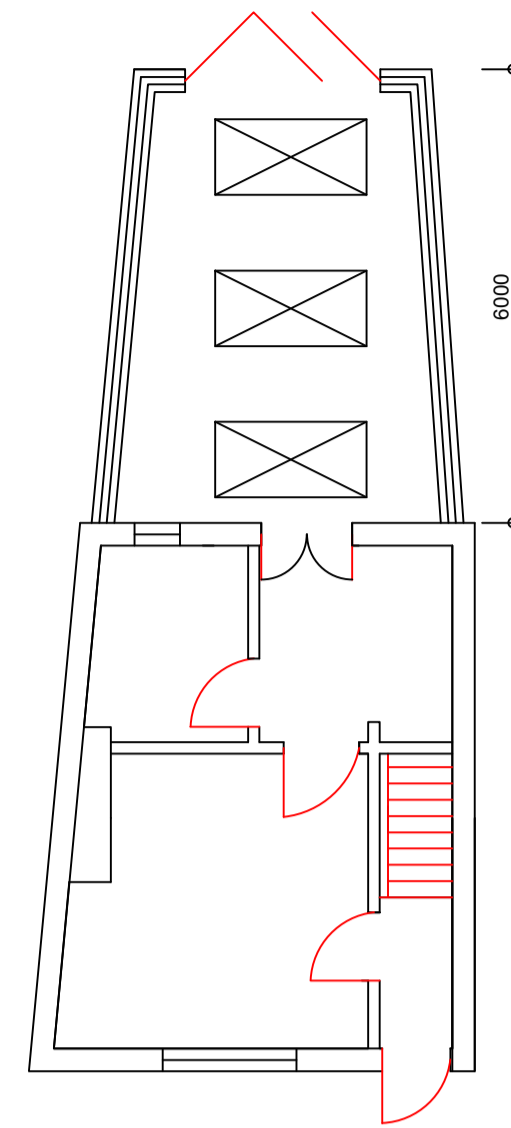
SCALE BAR 1:200 0 2M 4 6 8 10 12 14 16 18 20M



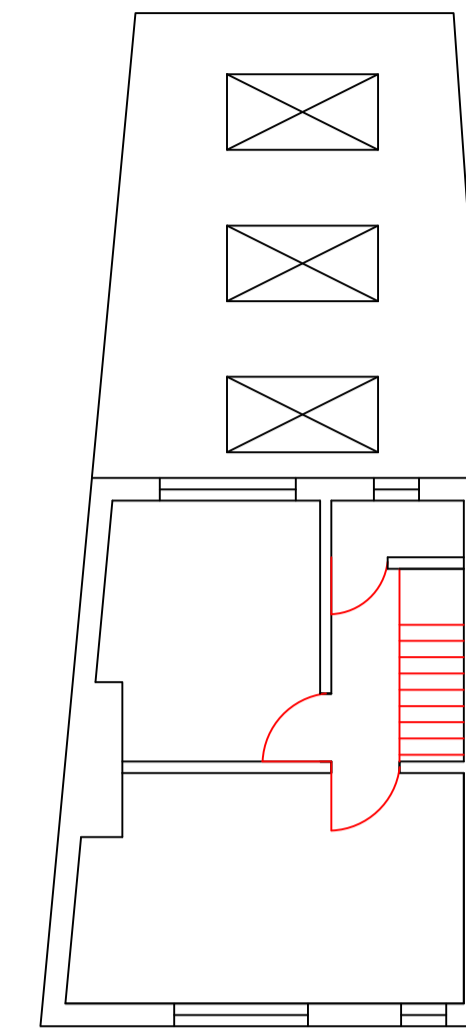
EXISTING GROUND FLOOR PLAN 1:100



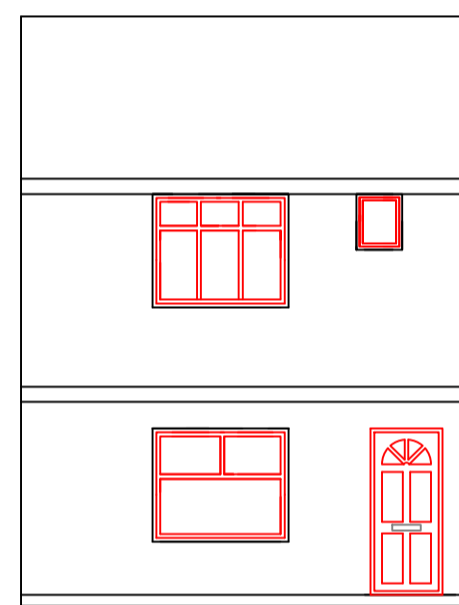
EXISTING FIRST FLOOR PLAN 1:100



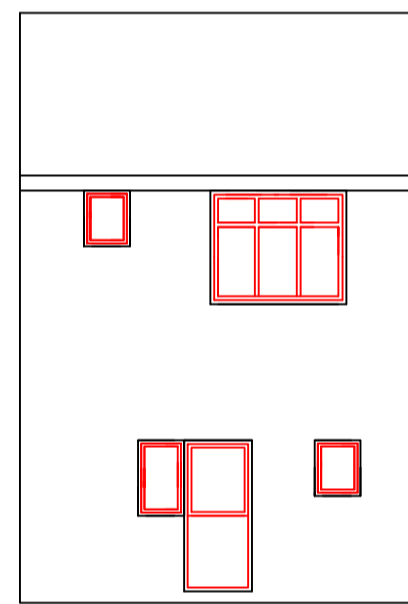
PROPOSED GROUND FLOOR PLAN 1:100



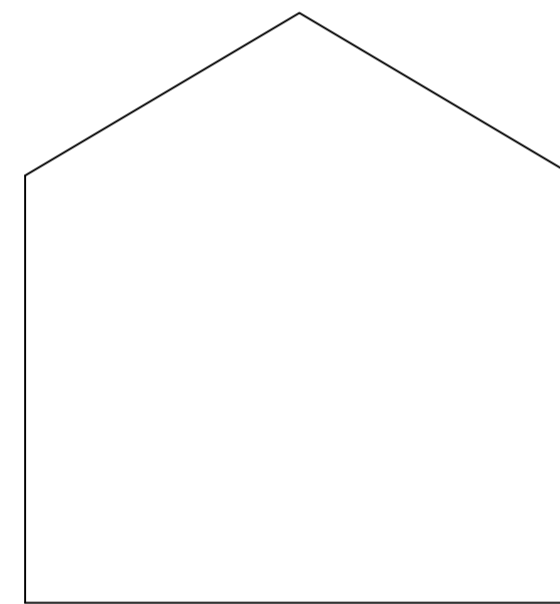
PROPOSED FIRST FLOOR PLAN 1:100



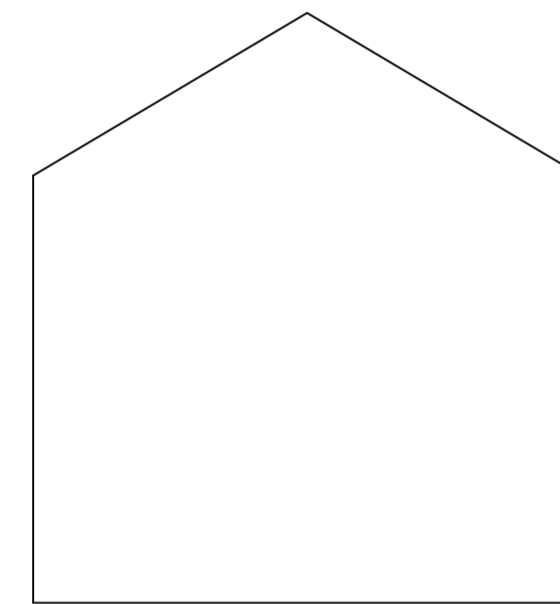
EXISTING FRONT ELEVATION 1:100



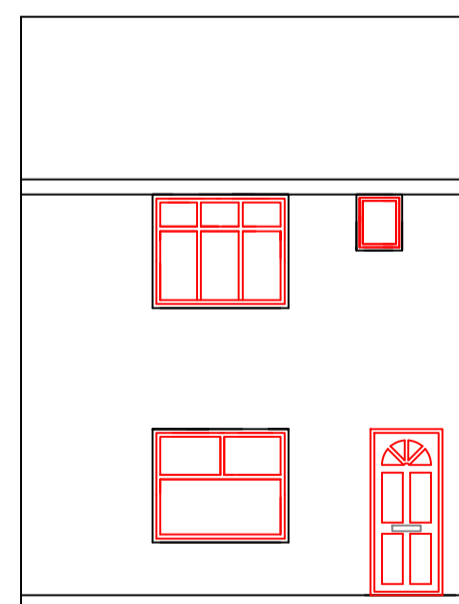
EXISTING REAR ELEVATION 1:100



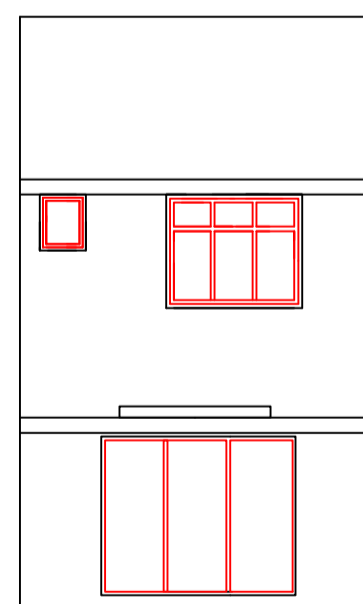
EXISTING SIDE ELEVATION 1:100



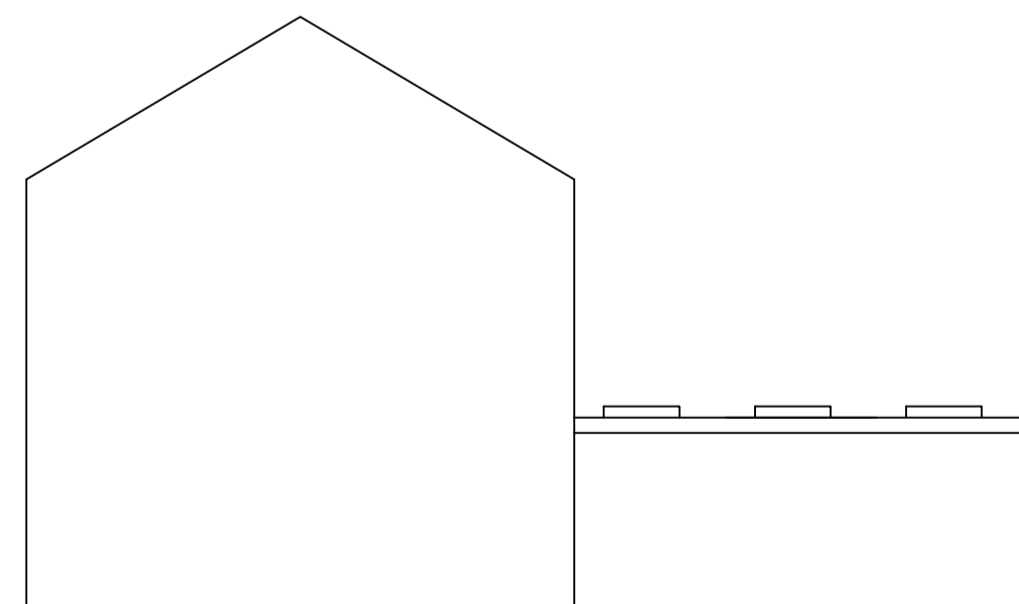
EXISTING SIDE ELEVATION 1:100



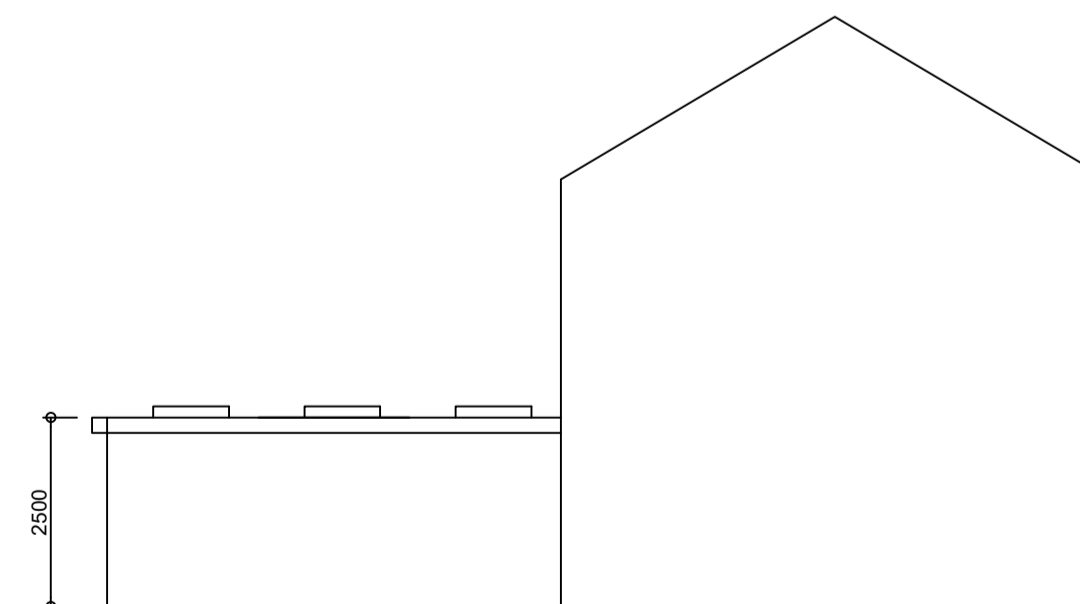
PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



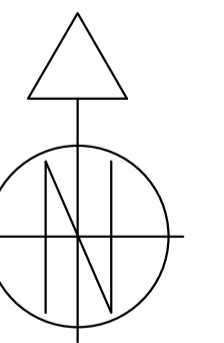
PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

SCALE BAR 1:500 0 5M 10 15 20 25 30 35 40 45 50M

SCALE BAR 1:1250 0 10M 20 30 40 50 60 70 80 90 100 110 120M



| | |
|---|--|
| IOAN-DANIEL TARAN-FANEA 12 NUTBROWNE ROAD DAGENHAM RM9 6BQ | |
| DRAWING TITLE / DESCRIPTION SINGLE STORY REAR EXTENSION | |
| DRAWING NO. NR/PL/01A | SCALE : 1:100 ON A1 DATE : 20/07/2020 |
| NOTE : All measurements to be checked on site and not scaled from this drawing. | |

Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

| | | | |
|--------------------------------|--|--------------------------|----------------|
| Case Officer: | Orla Bermingham | Valid Date: | 20 July 2020 |
| Officer Recommendation: | Prior Approval Not Required | Expiry Date: | 31 August 2020 |
| Application Number: | 20/01483/PRIEXT | Recommended Date: | 21 July 2020 |
| Address: | 12 Nutbrowne Road, Dagenham, Barking And Dagenham, RM9 6BQ | | |
| Proposal: | Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.65 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres. | | |

Neighbour Notification

| Address: | Summary of response: |
|--|----------------------|
| 10 Nutbrowne Road, Dagenham, Barking And Dagenham, RM9 6BQ | No response. |
| 14 Nutbrowne Road, Dagenham, Barking And Dagenham, RM9 6BQ | No response. |
| 37 Heathway, Dagenham, Barking And Dagenham, RM9 6AZ | No response. |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A

ASSESSMENT

A. Dwellinghouse

| | |
|--|------------|
| Is the application site a Dwellinghouse? | YES |
|--|------------|

B. Pre-Commencement & Planning Enforcement

| | |
|---|-----------|
| Have works commenced on site (all or in part) in relation to that proposed? | NO |
| Is the application site the subject of a related enforcement case? | NO |

C. Conservation Area (Article 2(3) land)

| | |
|---|-----------|
| Is the application site located within a Conservation Area (Article 2(3) land)? | NO |
|---|-----------|

D. Permitted Development Rights

| | |
|--|-----------|
| Have the provisions of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from YES/NO the application site? | NO |
|--|-----------|

E. Application Clarity

| | |
|--|------------|
| Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A | YES |
|--|------------|

F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria

| | |
|---|--|
| Does the proposed development comply with the conditions, limitations or restrictions of The Town and | |
|---|--|

Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2,
Part 1, Class A?

YES

CONCLUSION

Prior Approval Not Required

Having regard to the proposed development and further to the assessment above, Prior Approval for a 'Proposed Larger Home Extension' is not required.

LBBB Reference: 20/01483/PRIEXT

Taran-Fanea
12 NUTBROWNE ROAD
DAGENHAM
RM9 6BQ

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01483/PRIEXT
Address: 12 Nutbrowne Road, Dagenham, Barking And Dagenham, RM9 6BQ
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.65 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: **Applicant:** Taran-Fanea
12 Nutbrowne Road, Dagenham, Barking
And Dagenham, RM9 6BQ

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01483/PRIEXT
Application Type: Prior Approval: Larger Home Extension
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.65 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres.
Site Address: 12 Nutbrowne Road, Dagenham, Barking And Dagenham, RM9 6BQ
Date Received: 20 July 2020
Date Validated: 20 July 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that **PRIOR APPROVAL** is **NOT REQUIRED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- NR/PL/01A - Single Storey Rear Extension - 20/07/2020
- NR/PL/02A - Single Storey Rear Extension - 20/07/2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning

(Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 18/08/2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

600

Application Reference:

20/01586/PRICOM

Application Description:

Application for prior approval telecommunication:
Proposed 18m Phase 8 Monopole C/W wrapround
Cabinet at base and associated ancillary works.

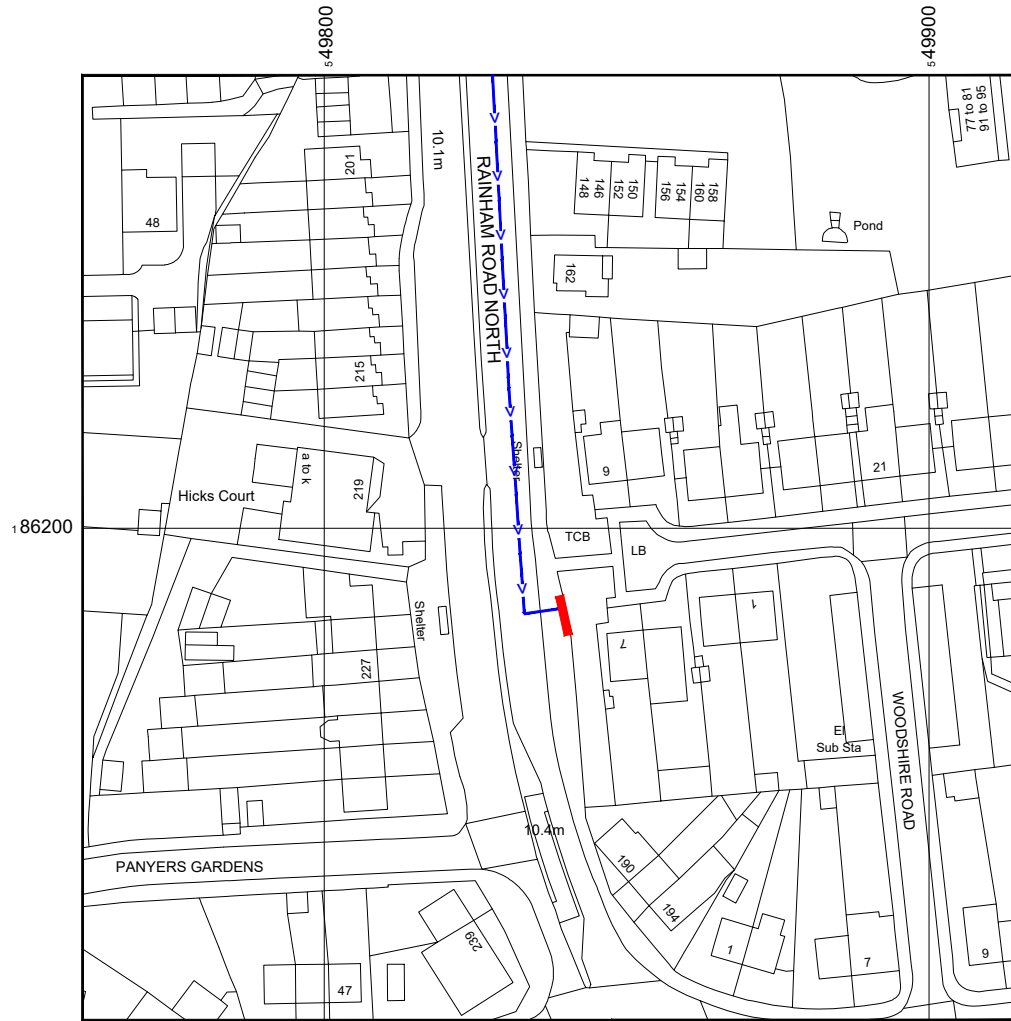
Decision:

Refused

SITE LOCATION



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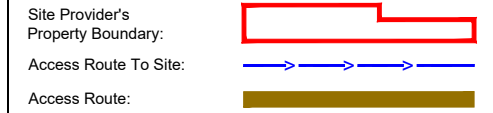
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NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Head southwest on M11. At junction 4, Use the left lane to take the A406(S) exit to N Circular/A12/A13. Use the left lane to merge onto N Circular Rd/A406. Use the left 2 lanes to take the A12 ramp to Central London/Stratford/Chelmsford/Romford. At Redbridge Roundabout, take the 2nd exit onto Eastern Ave/A12. At Gants Hill, take the 3rd exit and stay on Eastern Ave/A12. Slight right toward Whalebone Ln N/A1112. Turn right onto Whalebone Ln N/A1112. Turn left onto Wood Ln/A1112/A124. At the roundabout, take the 2nd exit onto Rainham Rd N/A1112. Follow Rainham Rd N and site location is on the left hand side.



| | | | | |
|-----------|------------------|--|-------------------|--------|
| Master: | MBNL / EE / H3G: | Project: | Purpose of Issue: | Issue: |
| M001 | MBNL | H3G 5G UNILATERAL | Planning | A |
| Date: | 24/07/2020 | Revision / Upgrade Description: | | |
| Drawn: | CDN | First Issue - Site nomination dated: TBC | | |
| Checked: | DH | | | |
| Approved: | SD | | | |



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: SW'S AT RAINHAM ROAD NORTH

Site ID: BAD13317

Address: RAINHAM ROAD NORTH,
BECONTREE HEATH,
LONDON BOROUGH OF BARKING AND
DAGENHAM,
LONDON, RM10 7EJ

Title: 002 SITE LOCATION PLAN

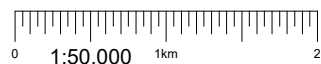
Project: H3G 5G UNILATERAL

Purpose of Issue: PLANNING

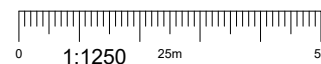
| | | |
|-------------|---------------|--------------|
| EE Cell ID: | MBNL Cell ID: | 3UK Cell ID: |
| N/A | N/A | N/A |

| | |
|--------------------|--------|
| Master Drawing No: | Issue: |
| BAD13317_M001 | A |

SITE AREA PLAN



SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/JSWMTpu6RAY5jLC87>

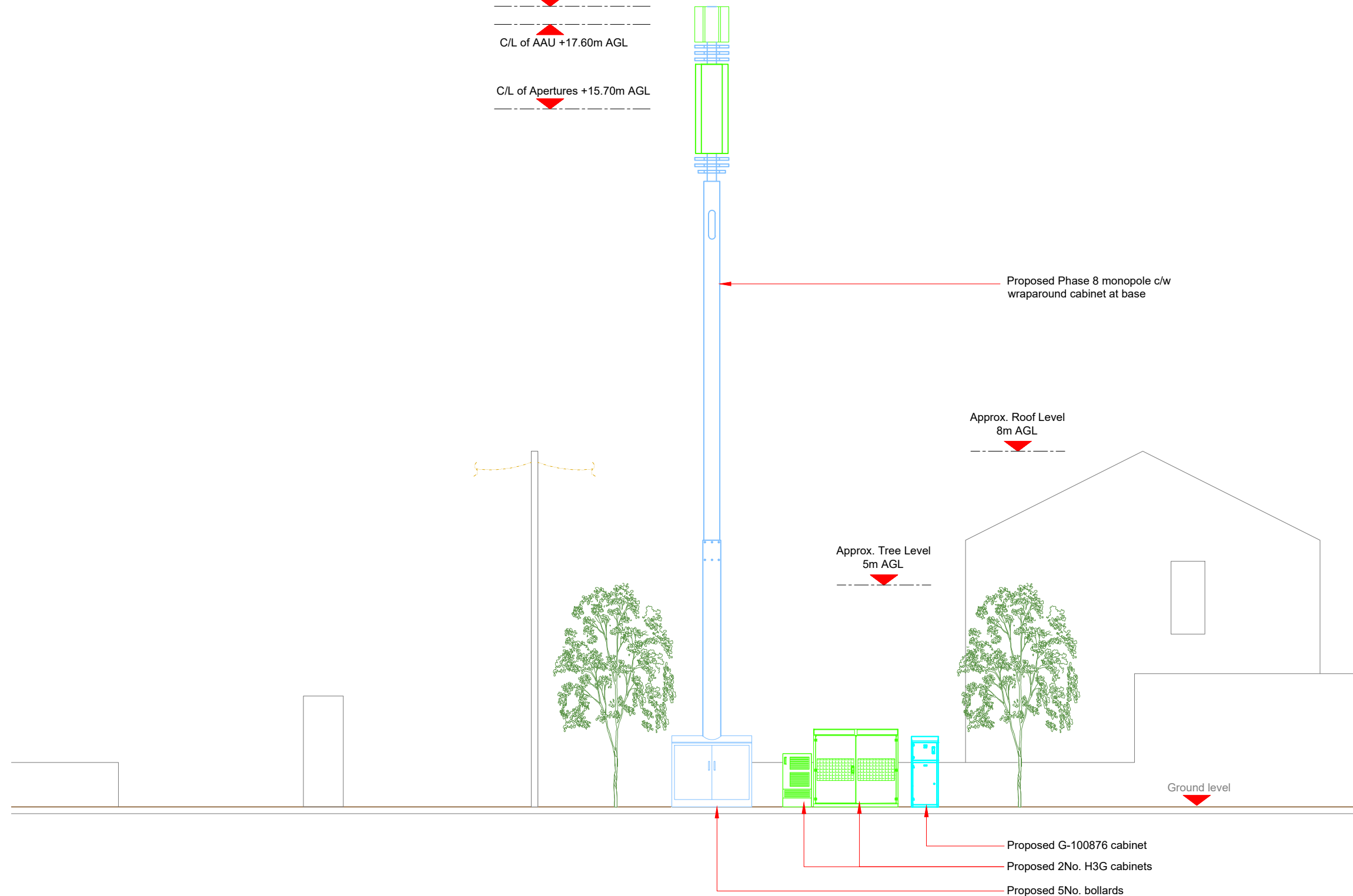
GOOGLE STREETVIEW - <https://goo.gl/maps/XayxfniGZVRRYwVB6>

100mm
50mm
10mm

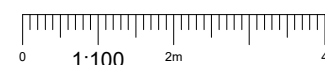
| Antenna Aperture ID | Proposed 4G/5G Bearing | Operator: Shared/EE/H3G |
|---------------------|------------------------|-------------------------|
| A1 | 100° | H3G |
| A2 | 100° | H3G |
| B1 | 220° | H3G |
| B2 | 220° | H3G |
| C1 | 340° | H3G |
| C2 | 340° | H3G |

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Top of Tower +18.0m AGL
 C/L of AAU +17.60m AGL
 C/L of Apertures +15.70m AGL



PROPOSED H3G ELEVATION



| | | | | |
|------------------|--|----------------------------|----------------------------|----------|
| Master: M001 | MBNL / EE / H3G: MBNL | Project: H3G 5G UNILATERAL | Purpose of Issue: Planning | Issue: A |
| Date: 24/07/2020 | Revision / Upgrade Description: First Issue - Site nomination dated: TBC | | | |
| Drawn: CDN | Checked: DH | | | |
| Approved: SD | | | | |



Hutchison 3G UK Limited
 Star House, 20 Grenfell Road
 Maidenhead, SL6 1EH
 Tel: 01628 765 000
 Fax: 01628 765 001

H3G Base Station Information line:
 0845 6043000
 Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms
 Unit 1 Maple Park,
 Low Fields Avenue, Leeds
 LS12 6HH

Tel: 01133023550
 e-mail: info@whptelecoms.com

Site Name: SW'S AT RAINHAM ROAD NORTH

Site ID: BAD13317

Address: RAINHAM ROAD NORTH,
 BECONTREE HEATH,
 LONDON BOROUGH OF BARKING AND
 DAGENHAM,
 LONDON, RM10 7EJ

Title: 260 PROPOSED H3G ELEVATION

Project: H3G 5G UNILATERAL

Purpose of Issue: PLANNING

| | | |
|-----------------|-------------------|------------------|
| EE Cell ID: N/A | MBNL Cell ID: N/A | 3UK Cell ID: N/A |
|-----------------|-------------------|------------------|

Master Drawing No: BAD13317_M001 Issue: A

Delegated Report

Application for Prior Notification of proposed development by Telecommunications Code System Operators

| | | | |
|--------------------------------|--|--------------------------|-------------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 04 August 2020 |
| Officer Recommendation: | Prior Approval Required and Refused | Expiry Date: | 29 September 2020 |
| Application Number: | 20/01586/PRICOM | Recommended Date: | 16 September 2020 |
| Address: | Rainham Road North, London, RM10 7EJ | | |
| Proposal: | Application for prior approval telecommunication: Proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. | | |

Planning Constraints

None.

Site, Situation and Relevant Background Information

The application site is located on the outskirts of the Becontree Estate and is proposed along a section of pavement on the eastern side of Rainham Road North. The site is surrounded by residential dwellings to the east and to the west, where the dwellings to the west form part of the Becontree Estate. The site will abut an area of community green space which is rectangular in shape, towards the east, which forms part of the important character and function of the area, providing residents with views of green space and a sense of openness within the local area. The site will be located approximately 7 metres away from the closest residential dwelling, along Woodshire Road.

The proposed development is for a 18 metre high Phase 8 Monopole with a wraparound cabinet at the base and associated ancillary works. In addition to the wraparound cabinet at the base of the mast, the development proposes 2 No. H3G cabinets and 1 No. G-100876 cabinet.

The proposed development is said to be required for H3G Ltd business development to meet its specific technical and operational requirements within the area, to provide improved coverage and capacity, most notably in regards to proposed 5G (fifth generation) services.

Consultations

| <i>Consultee:</i> | <i>Date Consulted:</i> | <i>Summary of response:</i> |
|---|------------------------|---|
| Be First Transport Development Management | 05/08/2020 | <p>Introduction The application seeks planning permission for prior approval telecommunication: Proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.</p> <p>Location The equipment that is being installed is located at the back of the footway and does not impede pedestrians passing or causes a hindrance of visibility to vehicle drivers. Therefore, we have no objections.</p> <p>RECOMMENDATION Based on the information provided it is our considered view that there is no apparent adverse highway safety issue or any substantial reason to object.</p> |
| LBD Environmental Health | 05/08/2020 | <p>If there will be significant excavation of soil to facilitate this proposal, the following condition is recommended:</p> <p>Prior to the commencement of the development, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority for how material arising from the excavations required as part of this development shall be dealt with (i.e. spoil from the holes dug). The scheme shall be constructed and completed in accordance with the approved specification. All soil disposed of off-site will be carried out in accordance with the developer's duty of care.</p> |

| Neighbour Notification | |
|--|---|
| Date Consultation Letter Sent: | 05/08/2020 and 13/08/2020 |
| Number of Neighbours Consulted: | 81 |
| Address: | Summary of response: |
| Jon Cruddas MP | - Other locations of the proposed mast would be more appropriate such as Central Park, adjacent to the Fire Station |
| Councillor Tony Ramsay | - The location of the mast is in a inappropriate place - Thr location is an small piece of green in a residential area and should not be sited outside our residents dwellings as they are quite overwhelming masts and associated equipment. - More appropriate places to locate the installation, towards the corner of Central Park adjacent to the fire station or the corner of the car park. In all cases, we should avoid sall peices of green or land adjacent to residents properties. |
| 5 Woodshire Road | - Visual impact of the mast - Questions surrounding health and safety concerns of the mast |
| 227 Rainham Road North | - Significant height of the mast in relation to the surrounding properties - Devaluing properties. - Health concerns due to proximity to residential dwellings. |
| 217 Rainham Road North | - Visual impact of the mast due to proximity to residential dwelings. - Health concerns |
| 187 Rainham Road North | - Appearance of the mast and visual impact. - Mast would be better located near to the local refuse centre. - Public health concerns |
| 173 Rainham Road North | - Poor choice of location within a built up residential area - Better location towards Central Park within a less residential area - Concerns of anti-social behaviour |
| 161 Rainham Road North | - Concerns over the visual impact of the mast - Poor design of surrounding areas |
| Address Not Provided | - Health concerns of 5G and concerns due to the presence of this next to residential dwellings and the nearby school. |
| Address Not Provided | - Poor location due to the proximity to residential dwellings - The mast and cabinets will cause visual impacts. - More suitable locations towards the refuse/business centre along Rainham Road where the impacts to residents will be less. |
| Address Not Provided | - Comment surrounding not wanting the mast within Rainham Road |
| Address Not Provided | - Health concerns - Data and Information Privacy Concerns |
| Address Not Provided | - Views of the communal green obstructed by the mast and cabinets - Location is unsuitable as it is a busy but small communal area used by children and surrounded by two bus stops, a phone box and a post box. - Mast would be better located within a less residential area along Rainham Road, towards the university. - Concerns of anti-social behaviour |

Other Comments

Whilst Officers note that several objection comments have been received from neighbouring dwellings, Local Councillors and the Local Member of Parliament, only those discussing aspects which relate to material planning considerations will be considered within this report.

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

| | |
|--|---|
| National Planning Policy Framework (NPPF) (MHCLG, Feb 2019) | Paragraphs 112-116: Supporting High Quality Communications |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 4.11 - Encouraging a Connected Economy Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture |

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and

suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|--|--|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy SI6 - Digital Connectivity Infrastructure |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CP3 - High Quality Built Environment |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BC12 - Telecommunications Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM30 - Smart Utilities |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 16

ASSESSMENT

The applicant has submitted evidence that they are a registered electronic code operator for the purposes of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is accepted by the Council.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 16 Criteria

| | |
|--|------------|
| <i>Does the proposed development comply with the relevant conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |
|--|------------|

Siting of the proposed development

| | |
|---|-----------|
| <i>Does the siting of the proposed development interfere with highway or pedestrian safety?</i> | NO |
| <i>Is the siting of the proposed development considered acceptable?</i> | NO |

| | |
|-------------------------|--|
| <i>Officer Comment:</i> | <p>The application site is located on the outskirts of the Becontree Estate and is proposed along a section of pavement on the eastern side of Rainham Road North. The site is surrounded by residential dwellings to the east and to the west, where the dwellings to the west form part of the Becontree Estate. The site will abut an area of community green space which is rectangular in shape, towards the east.</p> <p>The proposed development is for a 18 metre high Phase 8 Monopole with a wraparound cabinet at the base and associated ancillary works. In addition to the wraparound cabinet at the base of the mast, the development proposes 2 No. H3G cabinets and 1 No. G-100876 cabinet. The installation will be located to the rear of the pavement, where the existing pavement width is approximately 4.1 metres, which, following the installation, will reduce to approximately 3.1 metres. The area covered with equipment will extend approximately 6 metres along the length of the footway with a depth of approximately 0.8 metres.</p> <p>Following a consultation with Be First Transport Development Management, Officers do not consider the proposal to implicate the free flow of pedestrians along the pavement nor would it cause any other obstructions for pedestrians, cyclists and motorists along Rainham Road North and based on the information provided, they do not consider any apparent adverse highway safety issue or any substantial reason to object. Following the public consultation, comments have been received concerning the presence of a public telephone box and a post box within close proximity to the proposed installation site which, when combined with the installation will cause problems as the area gets busy. Officers understand that the development will introduce a number of additions which will reduce the width of the available footway. However, due to the width of the pavement remaining, being over 3 metres, Officers do not consider it to interfere with public or highway safety. Despite this, Officers do not consider the siting to be acceptable due to its location within a residential area and that it will introduce several large pieces of equipment within this area, increasing the amount of street clutter to an unacceptable level. The importance of appropriate siting is emphasised by Policy BC12 of the Borough Wide</p> |
|-------------------------|--|

Development Plan Document (2011) which states telecommunications are only allowed where the siting does not adversely affect the character or appearance of the surrounding area, does not result in an unacceptable level of clutter and is not visually intrusive in the street scene. Officers note that the installation will be clearly visible and prominent within the street scene and will be viewed by road users and pedestrians along Rainham Road North, the introduction of several new cabinets and a mast of this height will be visually intrusive and as such the siting is considered unacceptable.

Officers consider the proposed siting to be unacceptable due to the location of the site and introduction of an unacceptable amount of street clutter. As such the installation is contrary to The National Planning Policy Framework (NPPF) (MHCLG, February 2019); Policies 4.11, 7.4, and 7.5 of The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016); Policies D1 and SI 6 of the Draft London Plan - Intend to Publish version December 2019; Policy CP3 of the Local Development Framework (LDF) Core Strategy (July 2010); Policies BP8, BP11 and BC12 of the Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) and Policies SP4, DM11 and DM30 of the London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019).

Appearance of the proposed development

| | |
|--|-----------|
| <i>Does the appearance of the proposed development respect existing local character?</i> | NO |
| <i>Is the appearance of the proposed development considered acceptable?</i> | NO |

The application site is located on the outskirts of the Becontree Estate and is proposed along a section of pavement on the eastern side of Rainham Road North. The site is surrounded by residential dwellings to the east and to the west, where the dwellings to the west form part of the Becontree Estate. The site will abut an area of community green space which is rectangular in shape, towards the east, which forms part of the important character and function of the area, providing residents with views of green space and a sense of openness within the local area.

The importance of well designed and located developments is outlined within The London Plan (2016), Policies 7.4, 7.5 and 7.6 which highlight the importance of developments having regard to the form and structure of an area, that London's public spaces should be accessible and incorporate the highest quality design and street furniture and that buildings and structures should make a positive contribution to a coherent public realm. The Draft London Plan (2019), Policy D1, D4 and SI6 concerns the importance in identifying areas of value and the consideration of the urban form and structure, open space networks and the local character and that the public realm should be used effectively to accommodate well designed and suitably located mobile digital infrastructure.

Barking and Dagenham's Local Development Framework (LDF) Core Strategy (July 2010), Policy CP3 highlights that all development should respect the local character and consider the impact on the public realm. The Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011), Policy BP8 outlines that development should have regard to the local character of the area and BP11 sets out that development should protect or enhance the character and amenity of the area and provide public spaces which are attractive, uncluttered and respect the local context and urban and landscape character of the area. Finally, the London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) Policy SP4, supports delivering high quality design and Policy DM11, responding to place, states all new development should make a positive contribution to the surrounding character of an area.

Based on a consideration of the policies outlined above, the proposed development does not seek to respect, protect nor enhance the character of the area. The proposed addition will include an 18 metre monopole with a wraparound cabinet at the base, three other cabinets and associated ancillary works. An addition of this size, which will exceed the height of the buildings within this area by approximately 10 meters and in a location which is overlooked by a number of residential dwellings along Rainham Road North would not be acceptable or a respectful addition to the streetscene or the local area. The importance of a well designed public realm, which protects the character and amenity of an area is emphasised by the development plan policies outlined above, which this proposal does not seek to uphold. Officers consider the proposed development acceptable due to the stark appearance of the installation, something highlighted by several of the neighbouring comments which Officers empathise with, due to both the size of the mast and the number and sizes of the associated cabinets which will be constructed increasing the amount of street clutter to an unacceptable level. Further, as emphasised by the development plan, all development should contribute to the character and amenity of the local area and provide public spaces which are attractive, uncluttered and respect the local context and character of the area. Officers do not consider the development to maintain an attractive and functioning piece of green space, instead the development is considered to detract from the appearance and function of this piece of community green space which is essential for the local residents.

Officer Comment:

The proposed wraparound cabinet itself will have a height of 1.6 metres and a width of 1.8 metres, the proposed G-100876 cabinet will measure 1.6 metres high and 0.6 metres wide. The largest of the two H3G cabinets will have a height of 1.75 metres and a width of 1.9 metres. The monopole itself, above the wraparound cabinet will have a width of around 0.4 metres up to a height of approximately 14 metres where the width increases to 0.8 metres due to the presence of the antennas. These several new additions is considered unacceptable within this location. Officers consider the proposed additions to further compromise the nature and openness of the grassed area, being detrimental to the character and appearance of the area.

As outlined by several of the comments received by local residents, local Councillors and a local MP, and from the view of Officers, the location of this development is inappropriate for an installation of this type within such close proximity to local residential dwellings and next to an area of community open space which should be protected and its accessibility and attractiveness maintained. As highlighted within many of the comments received in regards to this application, the location of the development is considered to be more appropriate further towards the north of the site within areas which are less residential.

As such, the proposed development is considered unacceptable based on its appearance and will be a visually discordant and obtrusive feature in the streetscene that will harm the character and appearance of the area. Officers consider the appearance of the proposal is to be contrary to The National Planning Policy Framework (NPPF) (MHCLG, February 2019); Policies 4.11, 7.4, 7.5 and 7.6 of The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016); Policies D1, D4 and SI 6 of the Draft London Plan - Intend to Publish Version December 2019; Policy CP3 of the Local Development Framework (LDF) Core Strategy (July 2010); Policies BP8, BP11 and BC12 of the Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) and Policies SP4, DM11 and DM30 of the London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019).

CONCLUSION

Prior Approval Required and Refused

The proposed development is for the installation of a 18 metre high phase 8 monopole c/w a wraparound cabinet at the base alongside 2 No. H3G cabinets and 1 No. G-100876 cabinet is unacceptable in regards to both its siting and appearance. The location of the installation along a section of public footpath next to an area of public green space and in close proximity to residential dwellings is considered unacceptable and will be a visually discordant and obtrusive feature in the street scene, that will harm the character and appearance of the area and the area of open space. Further it will introduce an unacceptable amount of street clutter within the immediate surrounding area. As such the installation is contrary to:

- The National Planning Policy Framework (NPPF) (MHCLG, February 2019);
- Policies 4.11, 7.4, 7.5 and 7.6 of The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016);
- Policies D1, D4 and SI 6 of the Draft London Plan - Intend to Publish version December 2019;
- Policy CP3 of the Local Development Framework (LDF) Core Strategy (July 2010);
- Policies BP8, BP11 and BC12 of the Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) and
- Policies SP4, DM11 and DM30 of the London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019).

LBBB Reference: 20/01586/PRICOM

Sam Wismayer
Troy Mills, Helena House
Leeds
LS18 5GN

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01586/PRICOM
Address: Rainham Road North, London , RM10 7EJ
Development Description: Application for prior approval telecommunication: Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Sam Wismayer
Troy Mills, Helena House
Leeds LS18 5GN

Applicant: HUTCHISON 3G UK LTD
Star House
Maidenhead LS18 5GN

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01586/PRICOM
Application Type: Prior Approval: Development for electronic communications network
Development Description: Application for prior approval telecommunication: Proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
Site Address: Rainham Road North, London , RM10 7EJ
Date Received: 04 August 2020
Date Validated: 04 August 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PRIOR APPROVAL is **REQUIRED AND REFUSED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, for the reason(s) listed below.

Reason(s):

1. The proposed development the installation of a 18 metre high phase 8 monopole c/w a wraparound cabinet at the base alongside 2 No. H3G cabinets and 1 No. G-100876 cabinet is unacceptable in regards to both its siting and appearance. The location of the installation along a section of public footpath next to an area of public green space and in close proximity to residential dwellings is unacceptable and will be a visually discordant and obtrusive feature in the street scene, that will harm the character and appearance of the area and the area of open space. Further it will introduce an unacceptable amount of street clutter within the immediate surrounding area. As such the installation is contrary to:

- The National Planning Policy Framework (NPPF) (MHCLG, February 2019);
- Policies 4.11, 7.4, 7.5 and 7.6 of The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016);
- Policies D1, D4 and SI 6 of the Draft London Plan - Intend to Publish version December 2019;
- Policy CP3 of the Local Development Framework (LDF) Core Strategy (July 2010);
- Policies BP8, BP11 and BC12 of the Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) and
- Policies SP4, DM11 and DM30 of the London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019).

Informative(s):

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application:

- DRAWING: 002 SITE LOCATION PLAN - REVISION A - DATED: 24/07/2020
- DRAWING: 210 PROPOSED H3G SITE PLAN - REVISION A - DATED: 24/07/2020
- DRAWING: 260 PROPOSED H3G ELEVATION - REVISION A - DATED: 24/07/2020
- DRAWING: 303 PROPOSED H3G ANTENNA SCHEDULE & LINE CONFIGURATION - REVISION A - DATED: 24/07/2020
- DRAWING: 305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS - REVISION A - DATED: 24/07/2020

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The necessary amendments to make the application acceptable are substantial and would materially change the proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating material amendments such as to satisfactorily address the reasons for refusal attached.

DATE OF DECISION: 18/09/2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

651

Application Reference:

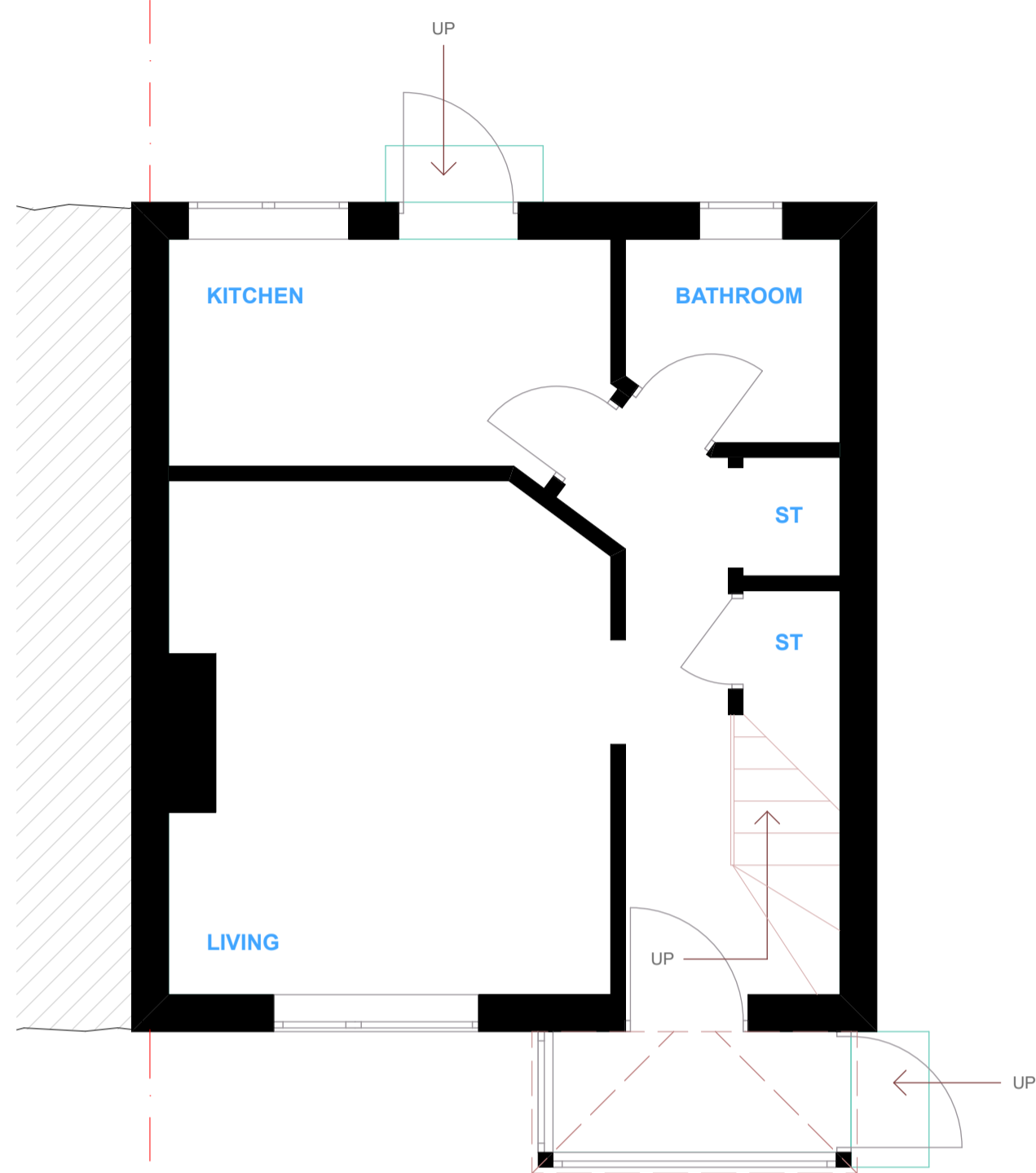
20/01639/HSE

Application Description:

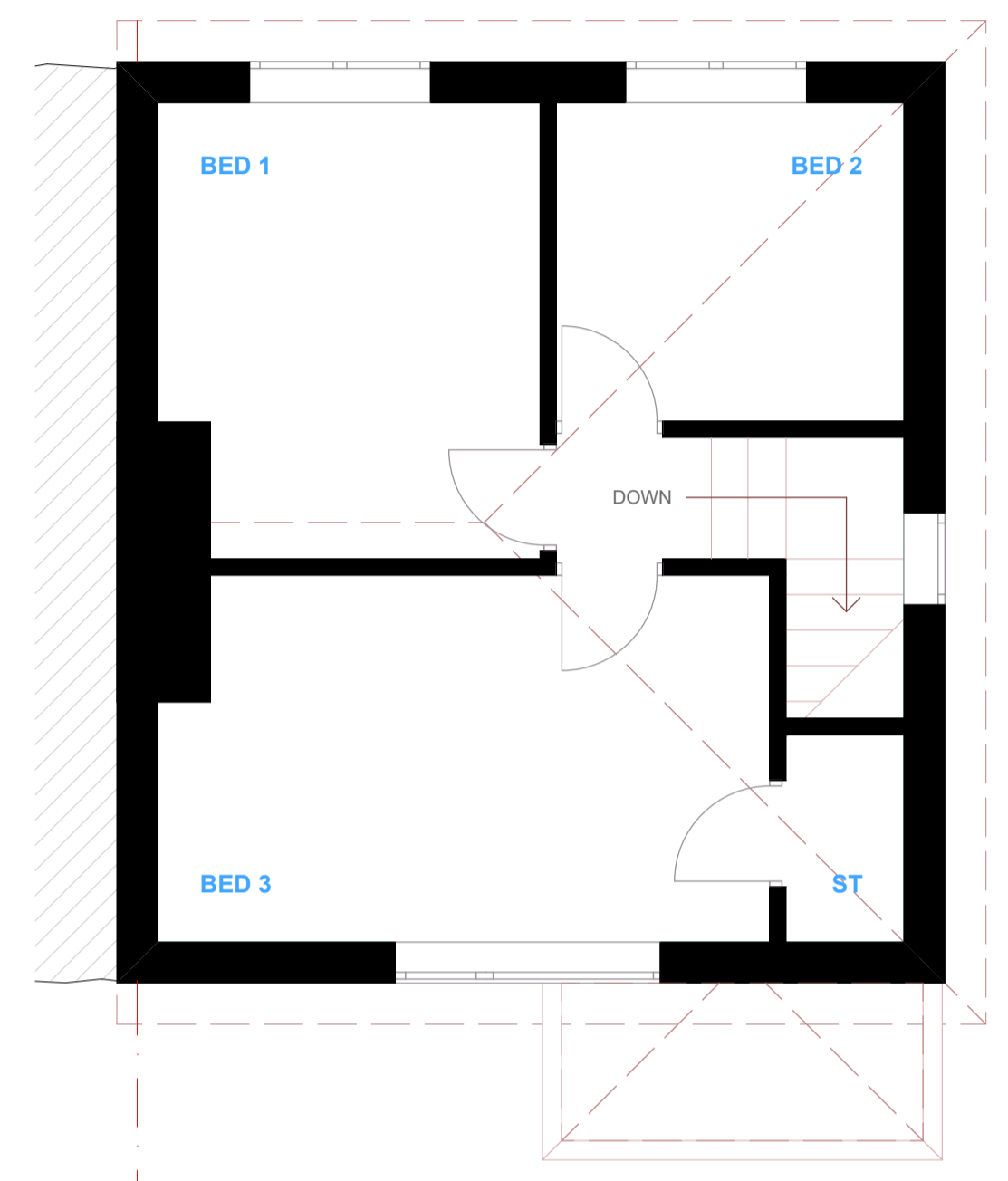
Construction of a single storey rear and front extension and a two storey side extension and the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.

Decision:

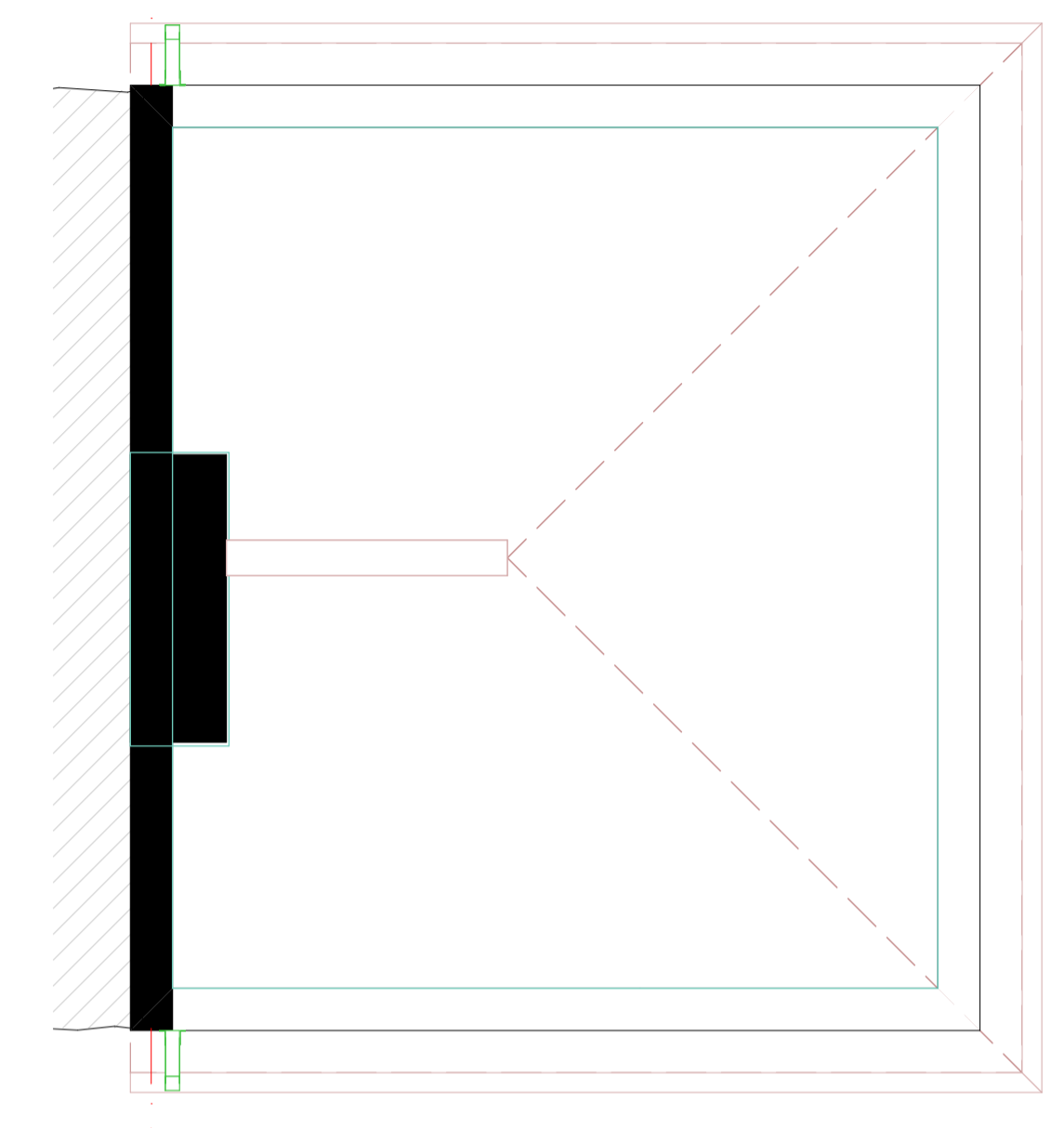
Approved



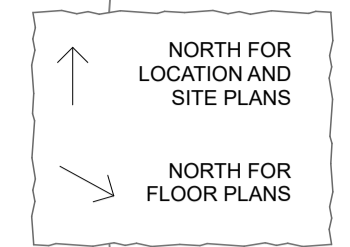
GROUND



FIRST



LOFT



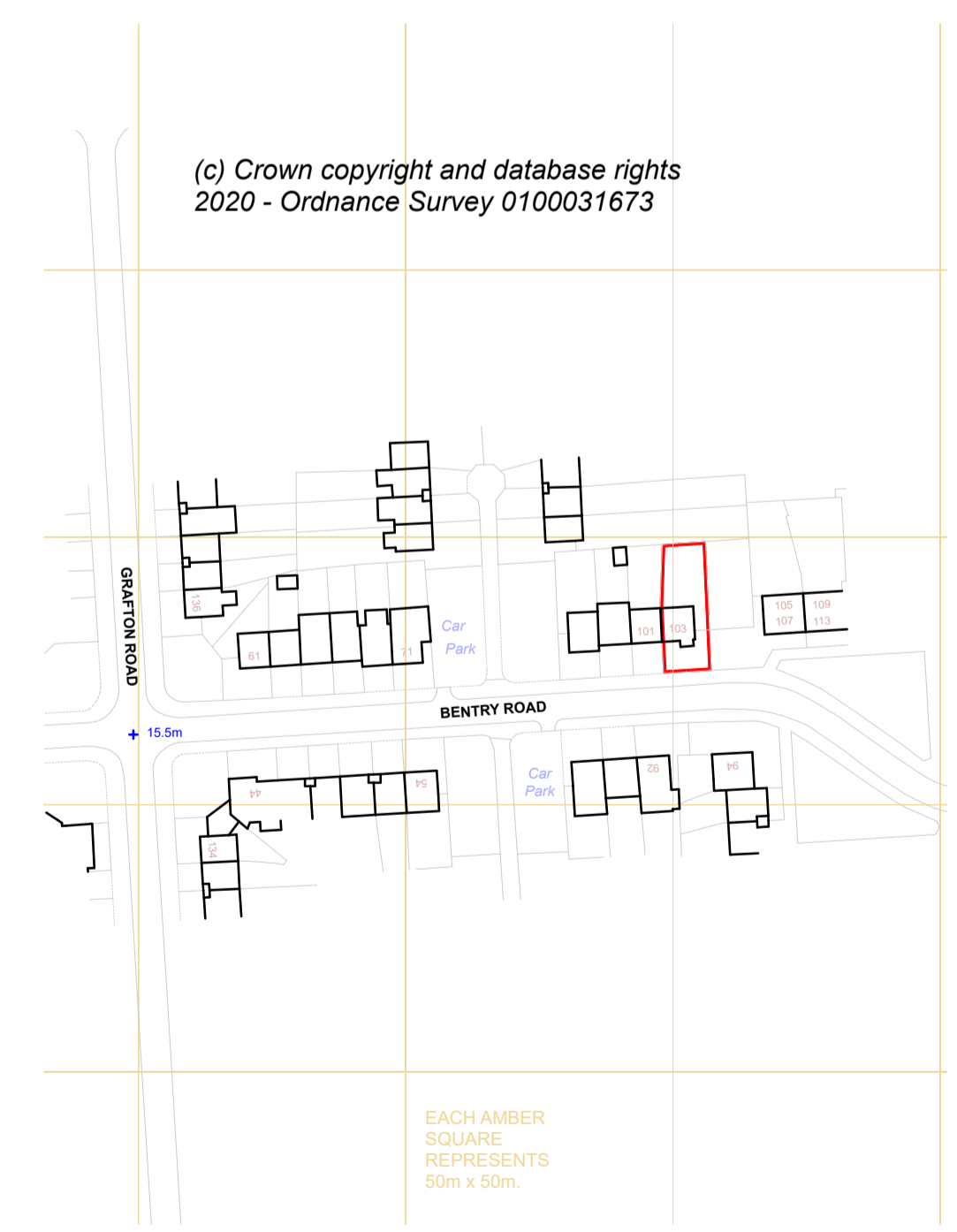
REVISIONS

| No. | Description |
|-----|-------------|
| | |
| | |
| | |

EXISTING GROUND FLOOR PLAN - SCALE 1:50 @ A1



EXISTING ELEVATIONS - SCALE 1:100 @ A1



EXISTING LOCATION PLAN - SCALE 1:1250 @ A1

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Before commencement of the works the contractor must check and verify all buildings and site conditions and levels, all relevant sewer outlets, level levels and connection points.

This drawing must be read in conjunction with the memory of the site investigation information and should ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.

This drawing should not be relied upon to give information on ground conditions and foundations.

The Contractor is to carry out the work in compliance with the Building Regulations, relevant current British Standards.

DRAWING INFORMATION

project stage
Planning Application

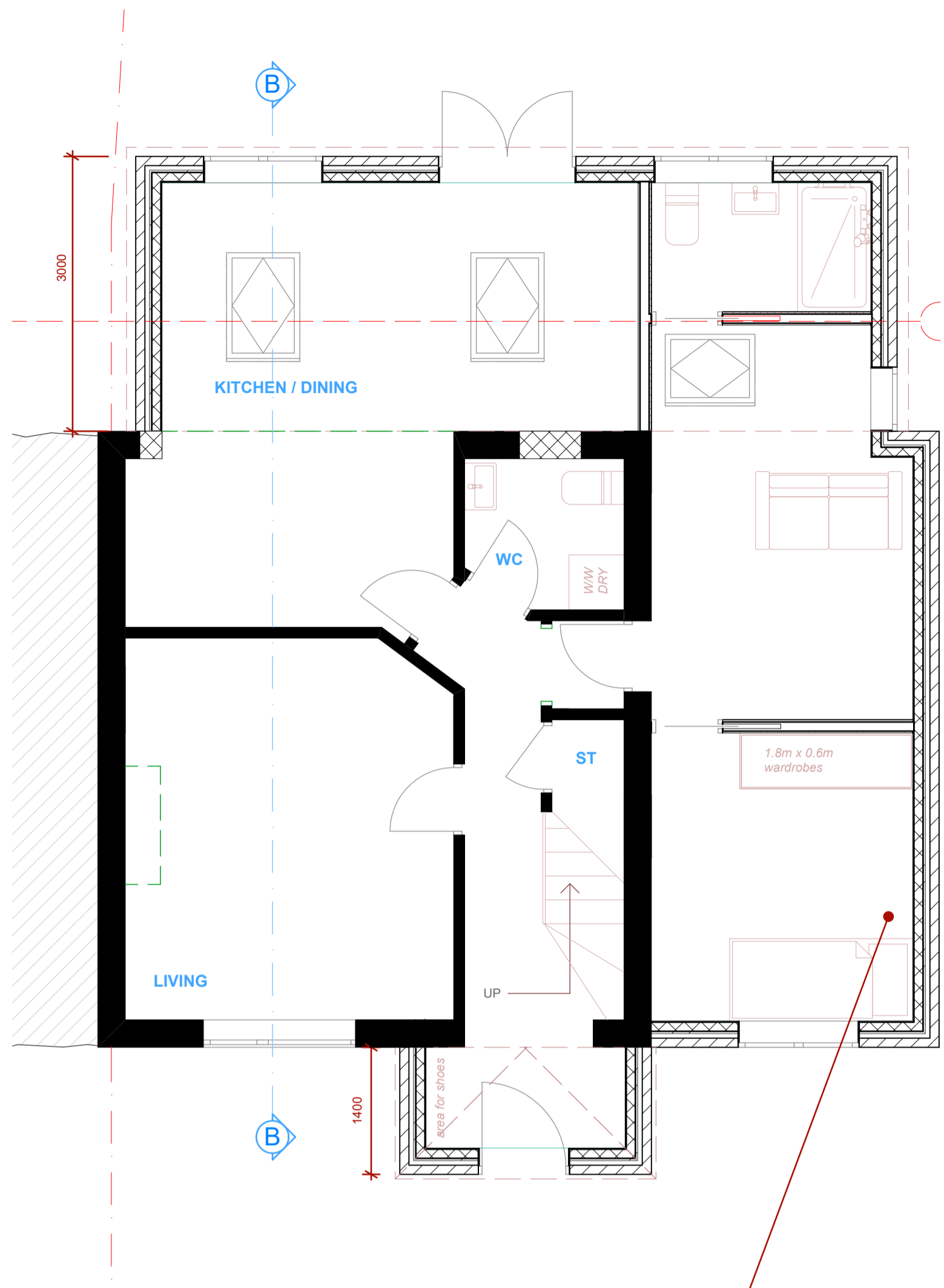
property address
103 Bentry Road
Dagenham
RM8 3PJ

date:
July 2020

drawing number:
103BR - PA-01/01

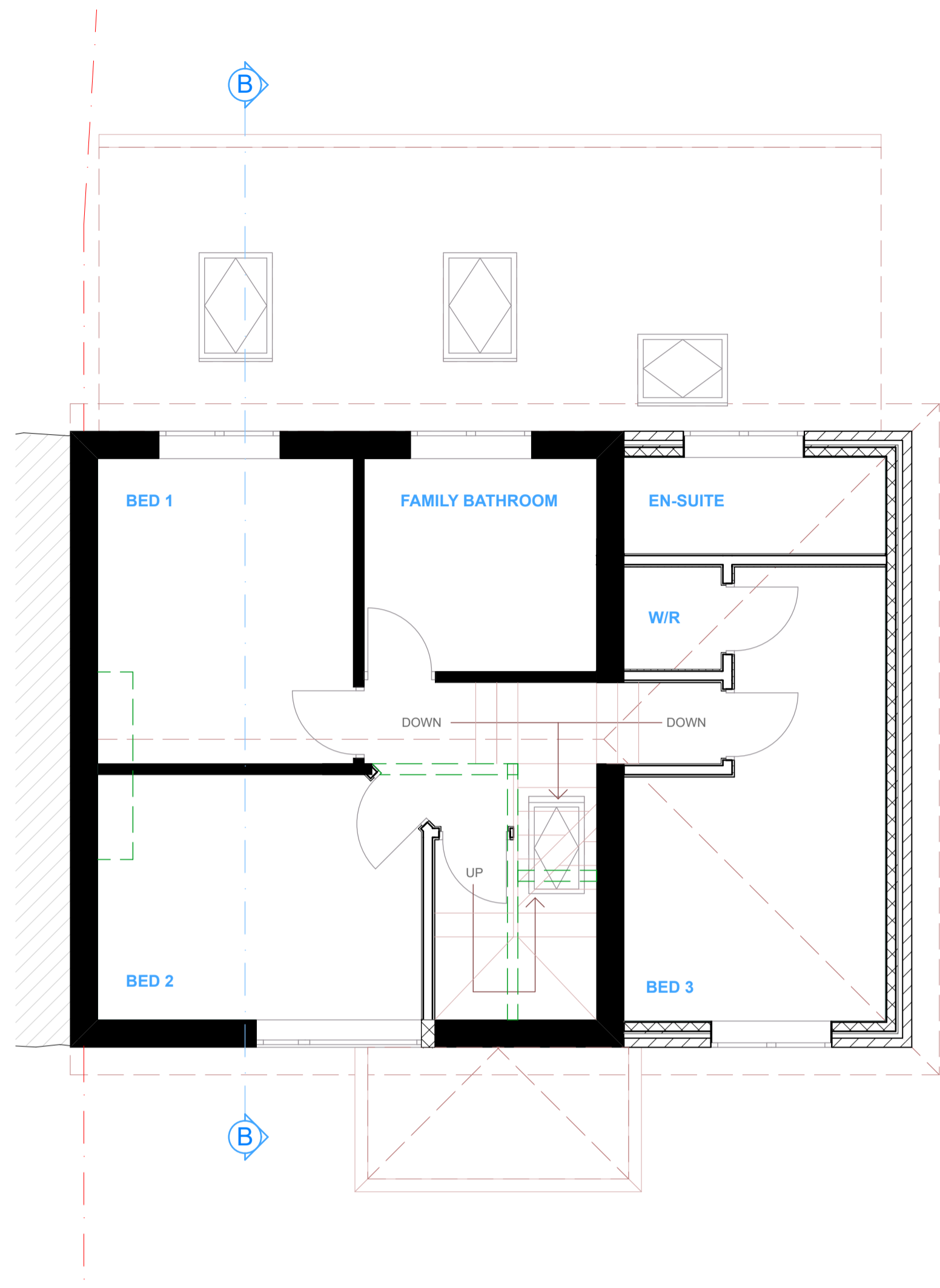
PROVISIONAL

Plan My Property
phone 07859 056 819
web www.planmyproperty.co.uk

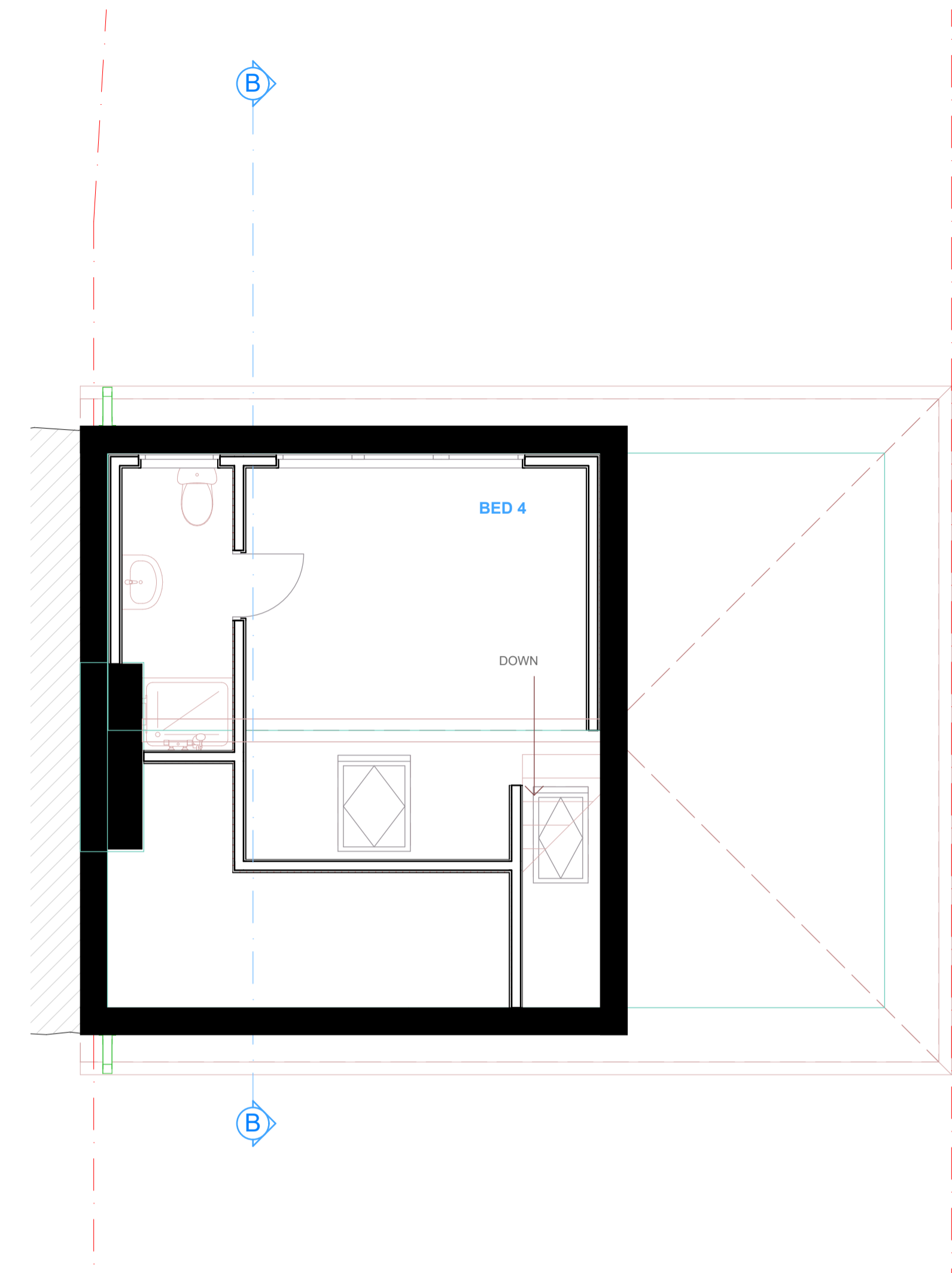


GROUND

Ground floor bedroom required for elderly family member. This allows them to have their private space, whilst still using the existing dwelling for cooking and integrating with the family.

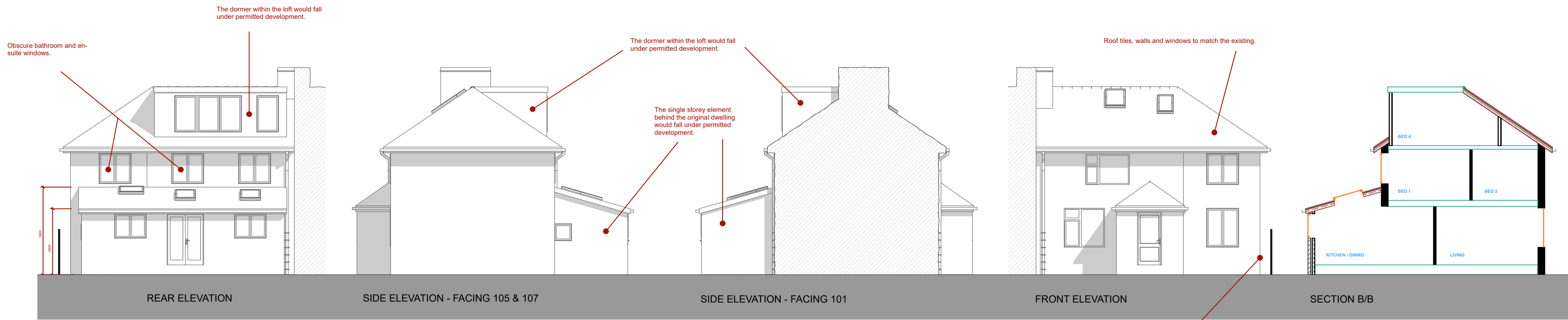


FIRST

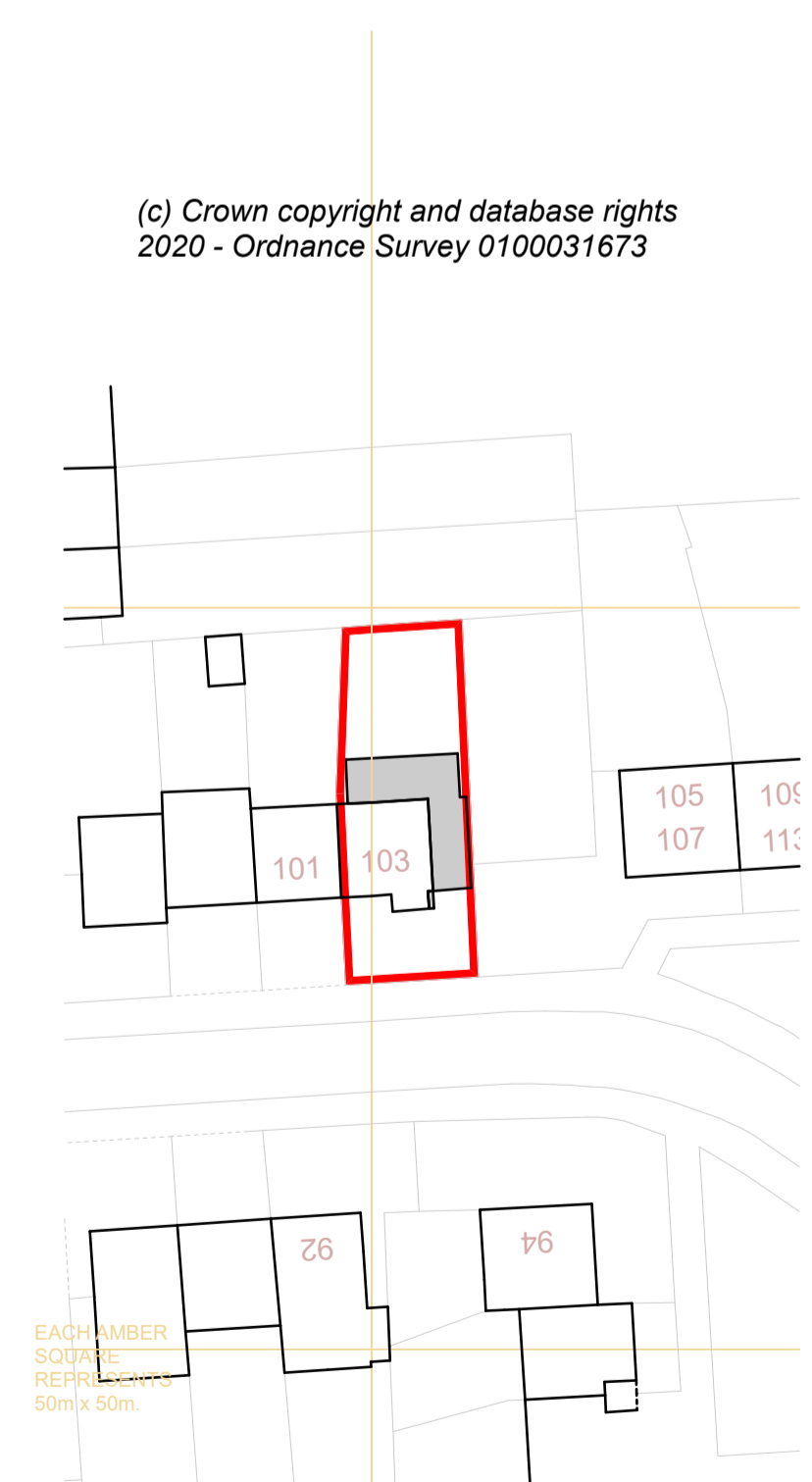


LOFT

PROPOSED GROUND FLOOR PLAN - SCALE 1:50 @ A1



PROPOSED ELEVATIONS - SCALE 1:100 @ A1



PROPOSED SITE PLAN - SCALE 1:500 @ A1

NORTH FOR LOCATION AND SITE PLANS
NORTH FOR FLOOR PLANS

REVISIONS
23/10/2020 - revA
* Reduction in size of the front porch following request from the planning department.

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Before commencement of the works the contractor must check and verify all buildings and site conditions and levels, all relevant sewer outlets, level levels and connection points.
This drawing must be read in conjunction with the information of the site investigation information and should ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.
This drawing should not be relied upon to give information on ground conditions and foundations.
The contractor is to carry out the work in compliance with the Building Regulations, related current British Standards.

DRAWING INFORMATION
project stage
Planning Application (revA)
property address
103 Bentry Road
Dagenham
RM8 3PJ
date:
October 2020
drawing number:
103BR : PA:01revA/02
PROVISIONAL

Plan My Property
phone
07859 056 819
web
www.planmyproperty.co.uk

| Delegated Report Householder Application for Planning Permission for Works or Extension to a Dwelling | | | |
|--|--|-------------------|-------------------|
| Case Officer: | Lauren Carroll | Valid Date: | 01 September 2020 |
| Officer Recommendation: | APPROVE | Expiry Date: | 27 October 2020 |
| Application Number: | 20/01639/HSE | Recommended Date: | 23 October 2020 |
| Address: | 103 Bentry Road, Dagenham, Barking And Dagenham, RM8 3PJ | | |
| Proposal: | Construction of a single storey rear extension, front porch, two storey side extension and the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation. | | |

Planning Constraints

Please highlight relevant constraints:
The application site is located within the Becontree Estate.

Neighbour Notification

| | |
|---------------------------------|------------|
| Date Consultation Letter Sent: | 01/09/2020 |
| Number of Neighbours Consulted: | 9 |

No response received.

Relevant Planning History

| | | | |
|---------------------|------|---------|--|
| Application Number: | NONE | Status: | |
| Description: | | | |

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

| | |
|--|--|
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture Policy 7.8 - Heritage Assets and Archaeology |
|--|--|

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|---|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm Policy HC1 - Heritage Conservation and Growth |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP2 - Conservation Areas and Listed Buildings Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|--|---|
| The London Borough of Barking and Dagenham's Draft Local | Policy SP4 - Delivering High Quality Design in the Borough Policy DM11 - Responding to Place Policy DM14 - Conserving and Enhancing Heritage Assets and |
|--|---|

| | |
|--|---|
| Plan (Regulation 18 Consultation Version, November 2019) | Archaeology Policy DM16 - Householder Extensions and Alterations Policy DM20 - Nature Conservation and Biodiversity |
| Supplementary Planning Documents | Residential Extensions and Alterations (SPD) (February 2012) |

ASSESSMENT

Principle of the Development

Is the proposed development acceptable 'in principle'? **YES**

Officer Comment: The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below.

Achieving High Quality of Urban Design

Does the proposed development respect the character and appearance of the existing dwelling? **YES**

Does the proposed development respect and accord to the established local character? **YES**

Is the proposed development acceptable within the street scene or when viewed from public vantage points **YES**

Is the proposed development acceptable and policy compliant? **YES**

Officer Comment:

The application site is a South Facing end of Terraced Dwellinghouse on Bentry Street. The application site is located within the Becontree Estate. Neighbouring property No 101 Bentry Street is located West of the Application site. There is a 10.0m distance between the application site and Neighbouring property No 105/107 Bentry Road.

The aended application is seeking permission for Construction of a single storey rear extension, front porch, two storey side extension and the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.

The SPD states that 'Extensions to the front of your house will invariably have an impact upon the street scene. In some cases, the impact of an extension at the front of the property may not be acceptable'. 'To avoid any impact upon the street scene, extensions should not have a depth of more than 1 metre. In some exceptional circumstances, for example where the property is set back a long distance from the highway, slightly larger extensions may be allowed'.

The proposed front porch would have a depth of 1.4m and a width of 2.85m. The proposed front porch would have the same depth as the existing front porch. The proposed front extension would be situated outside the existing hallway entrance. The extension would have a pitched roof with an eaves height of 2.5m and an overall height of 3.8m. The proposed porch would be for an area outside the doorway to store coats and shoes. Officer's note that the SPD states that front extensions should not exceed 1.0m. However, as the porch is the same as the existing porch, Officer's deem it acceptable.

In regards to side extensions, the SPD states that 'The design of your side extension should reflect the type of house and the type of plot. Side extensions have the potential to cause significant impact upon the character of an area. It is essential that you pay particular attention to the manner in which your proposal is designed'. 'If you live in a house which is end-of-terrace and you extend your house to the side, the gap separating your property from your neighbours may become closed and have a detrimental effect on the street scene.'

The proposed double storey side extension would have a width of 3.16m and a depth of 6.7m. The proposed side extension is to make way for a single bedroom and living room on the ground floor and a double bedroom and ensuite on the 1st floor. The proposed side extension would have a hipped roof with an eaves height of 2.45m and an overall height of 7.2m. As there is a 10.0m gap between the application site and Neighbouring Properties No. 105/107 Bentry Road, the proposed side extension will not have a detrimental affect on the street scene.

In regards to rear extensions, the SPD states that 'If the house is terraced or semi-detached, the depth of the extension should not normally exceed 3.65 metres as measured from the original rear wall of the house to ensure that there is no material loss of daylight and outlook to neighbouring properties'.

The proposed rear extension would have a depth of 3.0m and a width of 8.42m. The rear extension

would run along the width of the existing dwellinghouse and proposed side extension. The rear extension would have a hipped roof with an eaves height of 2.8m and an overall height of 3.6m. The applicant is proposing three rooflight's on the rear extension. Whilst none of the neighbouring properties have rear extension's, due to the small depth of the proposed rear extension, Officer's consider the rear extension to comply with the aforementioned policies and acceptable in this regard.

In regards to the proposed Loft Conversion and Rear Dormer, this would be acceptable

The proposed extensions would be built from Rendered Bricks, White UPVC windows and Roof tiles to match the existing dwelling.

Due to the bulk and massing of the proposed extension, it will remain subservient to the main dwellinghouse. Officer's consider the proposed development's acceptable and policy compliant.

Delivering Neighbourly Development

| | 101 | 105/107 | N/A | | | 101 | 105/107 | N/A |
|----------------------------|-----------|-----------|-----|----------------------------|-----------|-----------|---------|-----|
| Outlook: | | | | Overshadowing: | | | | |
| Loss from habitable rooms? | NO | NO | | Shadow cast into rooms? | NO | NO | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | | |
| | | | | Shadow into garden? | NO | NO | | |
| Loss of Privacy: | | | | <i>Is it unacceptable?</i> | | | | |
| Overlooking the garden? | NO | NO | | | | | | |
| <i>Is it unacceptable?</i> | | | | Overbearing: | | | | |
| Overlooking into rooms? | NO | NO | | Impact on habitable rooms? | NO | NO | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | | |
| | | | | Impact on gardens? | NO | NO | | |
| Loss of Daylight: | | | | <i>Is it unacceptable?</i> | | | | |
| Loss into habitable rooms? | NO | NO | | | | | | |
| <i>Is it unacceptable?</i> | | | | | | | | |

Officer Comment: No's 105/105 Bentry Road, Located to the East of the application site, will not experience any directly harmful impacts upon their amenity as a result of the proposed extension, by reason of their distance from the extension.

No 101 Bentry Road is located West of the application site. As the proposed extension's is located on the opposite site of the dwellinghouse, this neighbouring property would not experience any directly harmful impacts upon their amenity.

Given the above, the impacts on neighbouring amenity are considered acceptable.

Delivering Sustainability

| | |
|--|---|
| <i>Does the proposed development promote or enhance biodiversity?</i> | NO |
| <i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i> | NO |
| Officer Comment: | Although the application has not incorporated any biodiversity enhancement measures, the proposed development would not impinge on the garden space of the property and would therefore have no overall impact on the biodiversity value of the site. |

Meeting the Needs of Homeowners

| | |
|---|------------|
| <i>Are all proposed rooms well-lit by daylight and naturally vented through opening windows?</i> | YES |
| <i>Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for?</i> | YES |

Officer Comment:

The proposed extension is intended to rationalise and expand the layout of the existing dwelling through the provision of appropriately sized and lit home extensions.

Other Material Considerations

NONE

CONCLUSION

The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.

LBBB Reference: 20/01639/HSE

Dipesh Surti

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01639/HSE
Address: 103 Bentry Road, Dagenham, Barking And Dagenham, RM8 3PJ
Development Description: Construction of a single storey rear extension, two storey side extension and the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

Graeme Cooke

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Dipesh Surti
Applicant: Reardon
103 BENTRY ROAD
DAGENHAM

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01639/HSE
Application Type: Householder Planning Permission
Development Description: Construction of a single storey rear extension, front porch, two storey side extension and the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.
Site Address: 103 Bentry Road, Dagenham, Barking And Dagenham, RM8 3PJ
Date Received: 13 August 2020
Date Validated: 01 September 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents: -

- 01revA/02 - Proposed Plans - October 2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned condition

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 7.4 - Local Character

Policy 7.5 - Public Realm

Policy 7.6 - Architecture

Policy 7.8 - Heritage Assets and Archaeology

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy D8 - Public Realm

Policy HC1 - Heritage Conservation and Growth

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CR2 - Preserving and Enhancing the Natural Environment

Policy CP2 - Protecting and Promoting our Historic Environment

Policy CP3 - High Quality Built Environment

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BP2 - Conservation Areas and Listed Buildings

Policy BP8 - Protecting Residential Amenity

Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy SP4 - Delivering High Quality Design in the Borough

Policy DM14 - Conserving and Enhancing Heritage Assets and Archaeology

Policy DM16 - Householder Extensions and Alterations

Policy DM20 - Nature Conservation and Biodiversity

Supplementary Planning Documents

Residential Extensions and Alterations (SPD) (February 2012)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>. CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 26/10/2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

777

Application Reference:

20/01774/AOD

Application Description:

Details pursuant to Condition 8 (Scheme of Acoustic Protection) attached to planning consent 19/01724/FUL dated 29/04/2020.

Decision:

Approved

3 Site Noise Exposure

Detailed environmental noise surveys were carried in support of the planning application, to which PACL report 20191218_4474_ENA01.docx dated 18/12/2019 refers.

Site noise exposure levels for the with-scheme case were subsequently determined using CADNA A software, which implements the procedures contained in a number of pertinent documents including Calculation of Road Traffic Noise (CRTN) and ISO 9613-2: Acoustics - Attenuation of sound during propagation outdoors, Part 2: General method of calculation, etc.. The following resulted:

Figure 1: With scheme $L_{Aeq,16h}$ noise levels
(source: PACL report 20191218_4474_ENA01.docx, Figure 9)

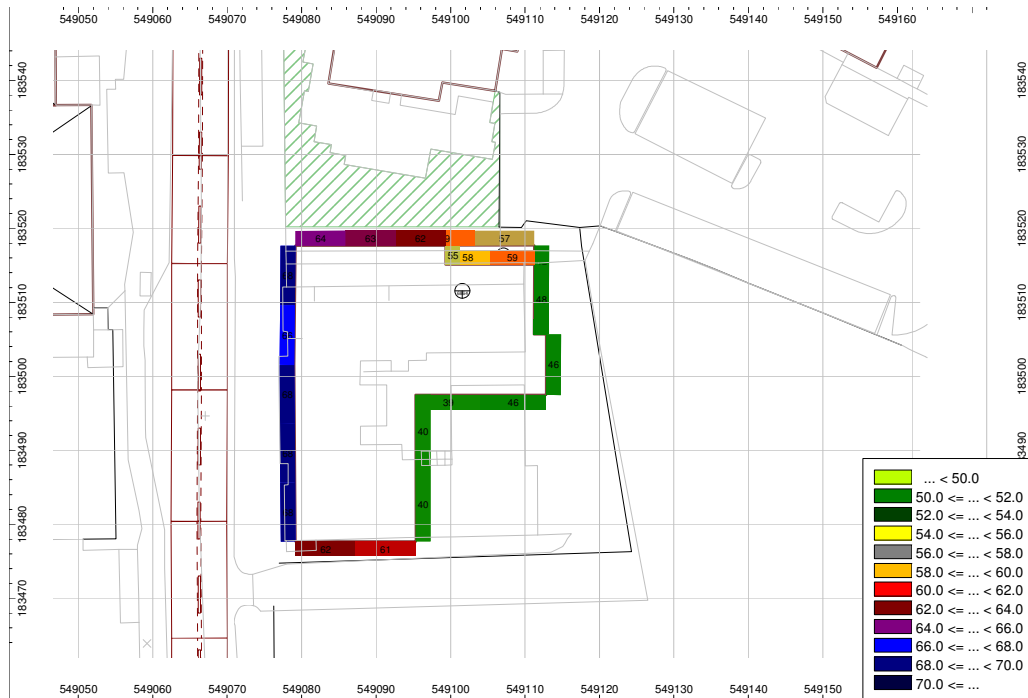
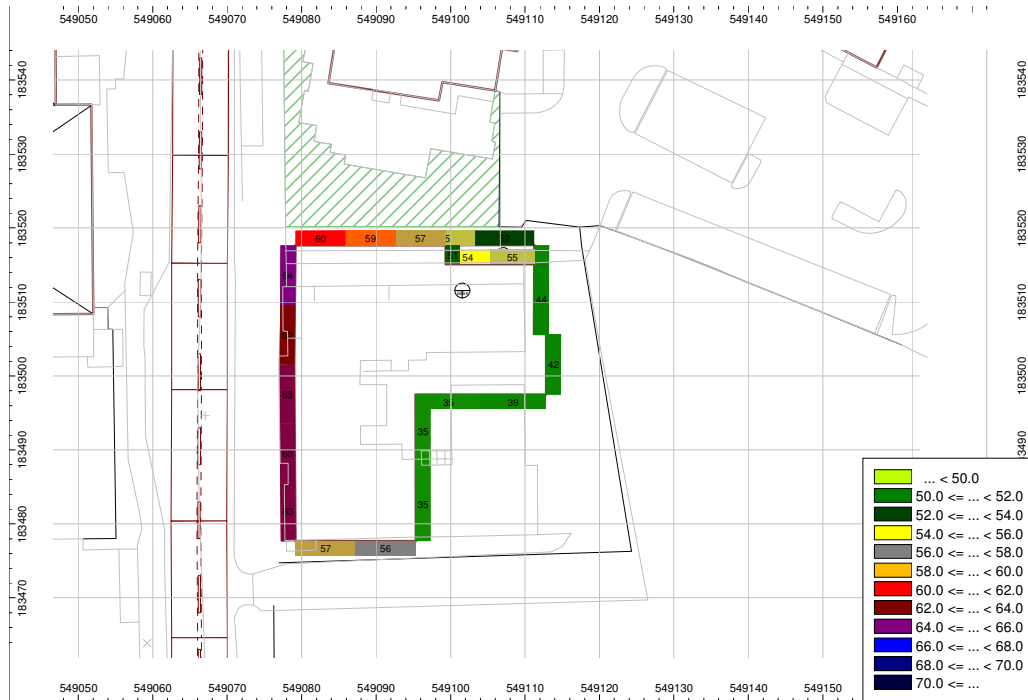


Figure 2: With scheme $L_{Aeq,8h}$ noise levels
(source: PACL report 20191218_4474_ENA01.docx, Figure 10)



Maximum noise levels at each facade may be determined by pro-rata correction based on the difference between the global 10th highest L_{AFmax} and L_{Aeq} values, this approach deemed suitable in the absence of any specified procedures in guidance such as CRTN.

Delegated Report

Application for Approval of Details Reserved by Condition

| | | | |
|---------------------------------|---|--------------------------|-------------------|
| Case Officer: | Nasser Farooq | Valid Date: | 07 September 2020 |
| Application Number: | 20/01774/AOD | Recommended Date: | 02 October 2020 |
| Deemed Discharge Notice: | N/A | | |
| Address: | Job Centre, Department Of Employment Chequers Lane, Dagenham, Barking And Dagenham, RM9 6PS | | |
| Proposal: | Details pursuant to Condition 8 (Scheme of Acoustic Protection) attached to planning consent 19/01724/FUL dated 29/04/2020. | | |

ASSESSMENT

Condition 8 - Scheme of Acoustic Protection

Prior to commencement of façade construction of residential units, full details of a scheme of acoustic protection of habitable rooms against ambient noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than:

- 35 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) with windows closed; and
- 30 dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows closed.

Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) or 35dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended). The approved scheme shall be fully implemented before the first occupation of the residential unit to which it relates and shall be maintained at all times thereafter.

Minor amendments may be agreed from time to time in writing by the Local Planning Authority.

Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.

| | |
|--|--|
| Details Submitted and APPROVED: | <ul style="list-style-type: none"> Environmental Noise Assessment prepared by Paragon Acoustic Consultants dated 17/10/2019 Building Envelope Sound Insulation Review (RIBA Stage 4) |
| Details Submitted for information and NOT APPROVED: | N/A |
| Officer Assessment: | The submitted details have been reviewed by specialist Environmental Health officers who consider the details to be satisfactory. As such, the condition is recommended for approval. |
| Officer Recommendation: | APPROVE |
| Conditions and Reasons: | <p>The development shall be implemented in accordance with the Details Submitted and APPROVED listed above only.</p> <p>Reason: To ensure that the proposed residential units are adequately protected from noise and in accordance with policy BR13 of the Borough Wide Development Policies Development Plan Document and policy 7.15 of the London Plan.</p> |

APPENDIX 1

| Development Plan Context | |
|--|------|
| The Council's decision in this instance arose following careful consideration of the relevant provisions of the Council's adopted development plan and of all other relevant material considerations. Of particular relevance to this decision were the following Framework and Development Plan policies: | |
| National Planning Policy Framework (NPPF) (MHCLG, February 2019) | |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | 7.15 |
| <i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| Draft London Plan (Intend to Publish version December 2019) | |
| Local Development Framework (LDF) Core Strategy (July 2010) | |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | BR15 |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 18 Consultation Version, November 2019) | |

APPENDIX 2

| Consultations | | |
|----------------------|------------------------|------------------------------|
| <i>Consultee:</i> | <i>Date Consulted:</i> | <i>Summary of response:</i> |
| Environmental Health | 07/09/2020 | Condition can be discharged. |

INFORMATIVE

In dealing with this application, the London Borough of Barking and Dagenham has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably.

LBBB Reference: 20/01774/AOD

Scott McCallum
Ambrose McCallum Architects Ltd
64 Dovercourt Road
London
SE22 8ST

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01774/AOD
Address: Job Centre, Department Of Employment Chequers Lane, Dagenham, Barking And Dagenham, RM9 6PS
Development Description: Details pursuant to Condition 8 (Scheme of Acoustic Protection) attached to planning consent 19/01724/FUL dated 29/04/2020.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

| | | | |
|---------------|---|-------------------|---|
| Agent: | Scott McCallum Ambrose McCallum Architects Ltd 64 Dovercourt Road London SE22 8ST | Applicant: | Charles Hearsum Hollybrook Homes Ltd 19 Queen Elizabeth Street London SE1 2LP |
|---------------|---|-------------------|---|

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01774/AOD
Application Type: Application for Approval of Details Reserved by Condition
Development Description: Details pursuant to Condition 8 (Scheme of Acoustic Protection) attached to planning consent 19/01724/FUL dated 29/04/2020.
Site Address: Job Centre, Department Of Employment Chequers Lane, Dagenham, Barking And Dagenham, RM9 6PS
Date Received: 07 September 2020
Date Validated: 07 September 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice with respect to your submission of details pursuant to planning permission 19/01724/FUL issued on 29th April 2020.

The details submitted in respect of condition(s)8 and identified within the accompanying Officer Report is **APPROVED** subject to the conditions and reasons stated within the said Officer Report.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 05/10/2020

Yours sincerely,

Graeme Cooke

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

899

Application Reference:

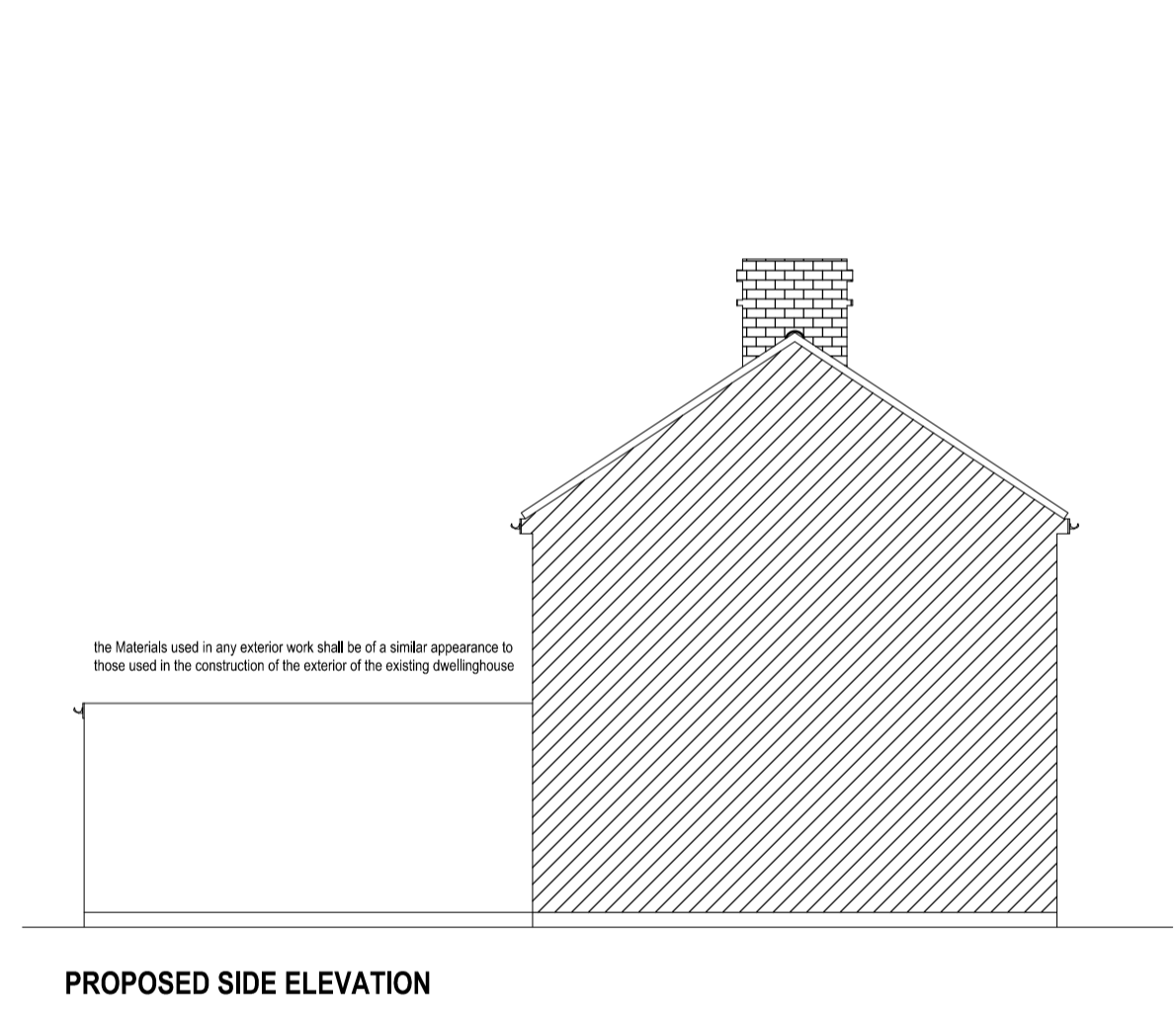
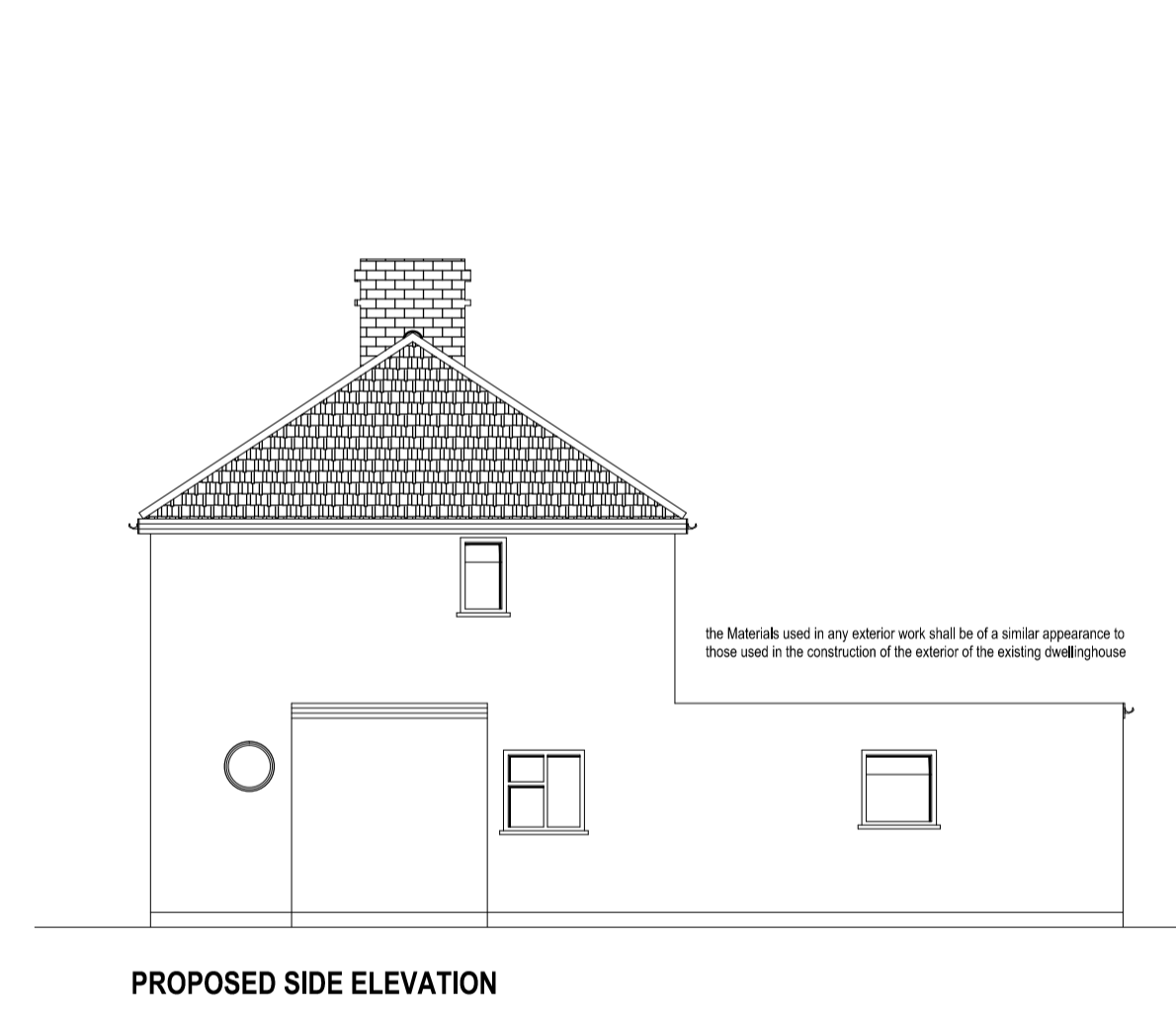
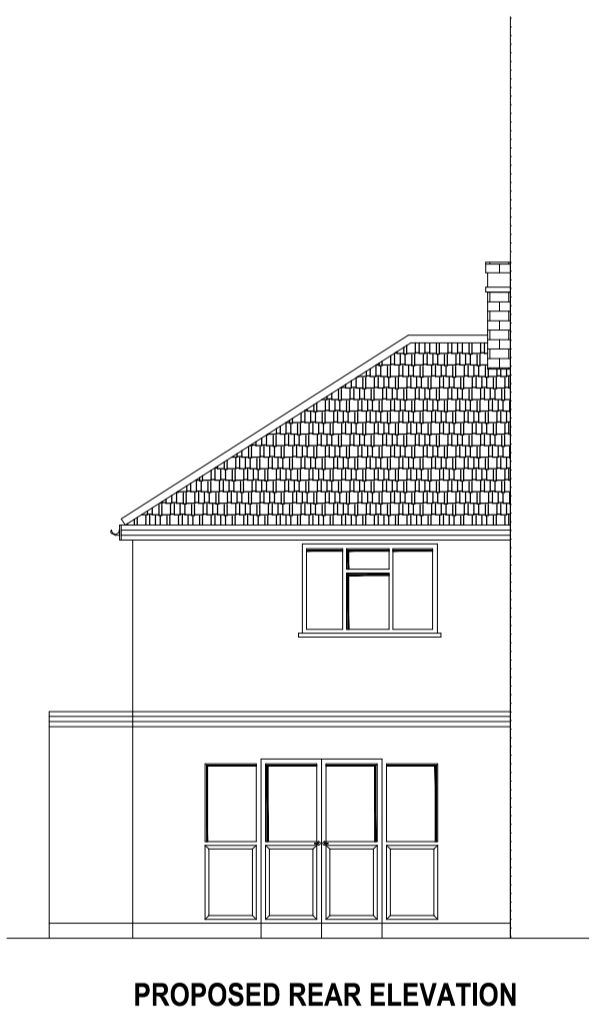
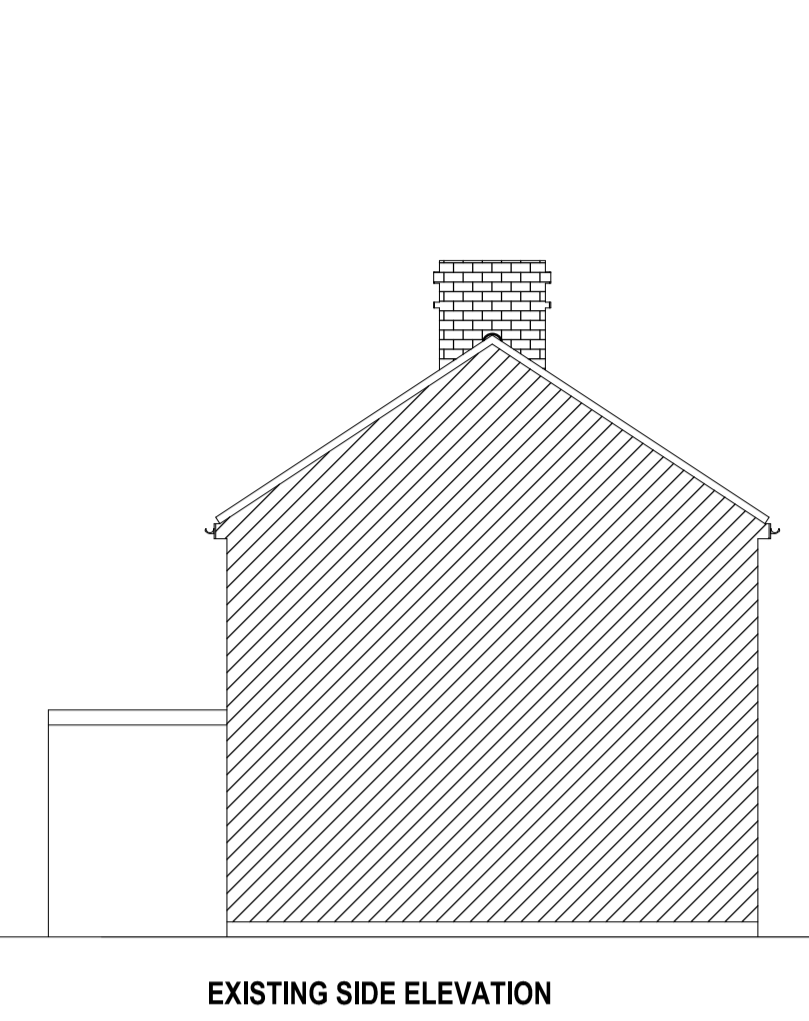
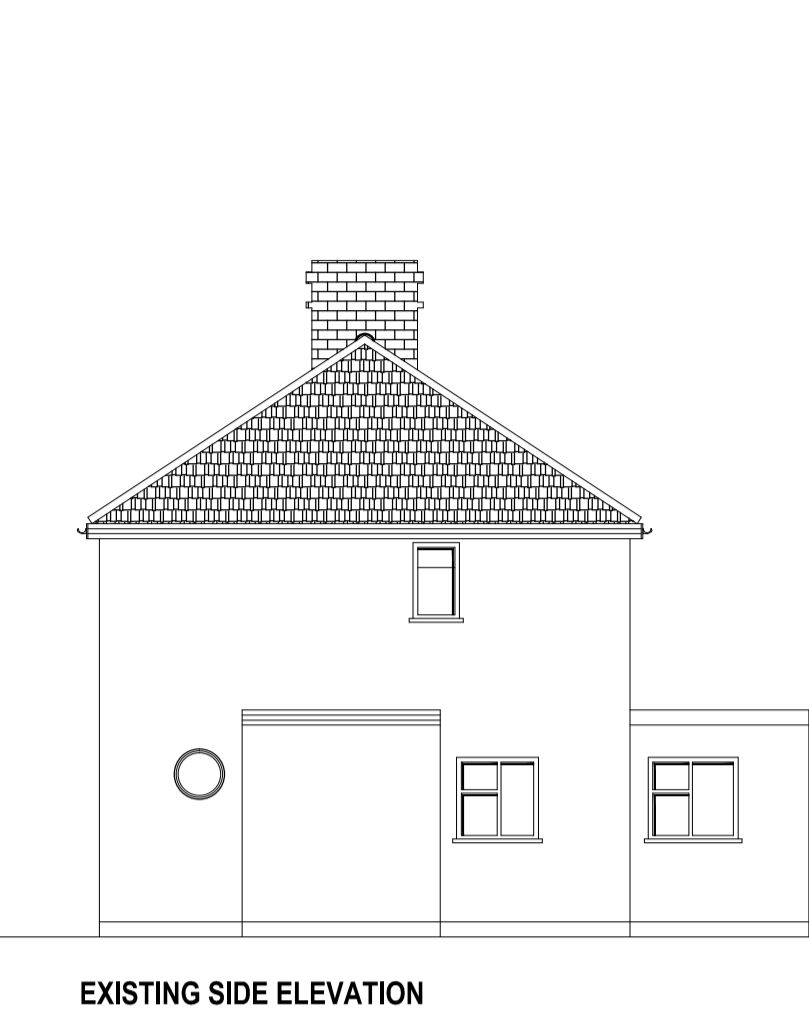
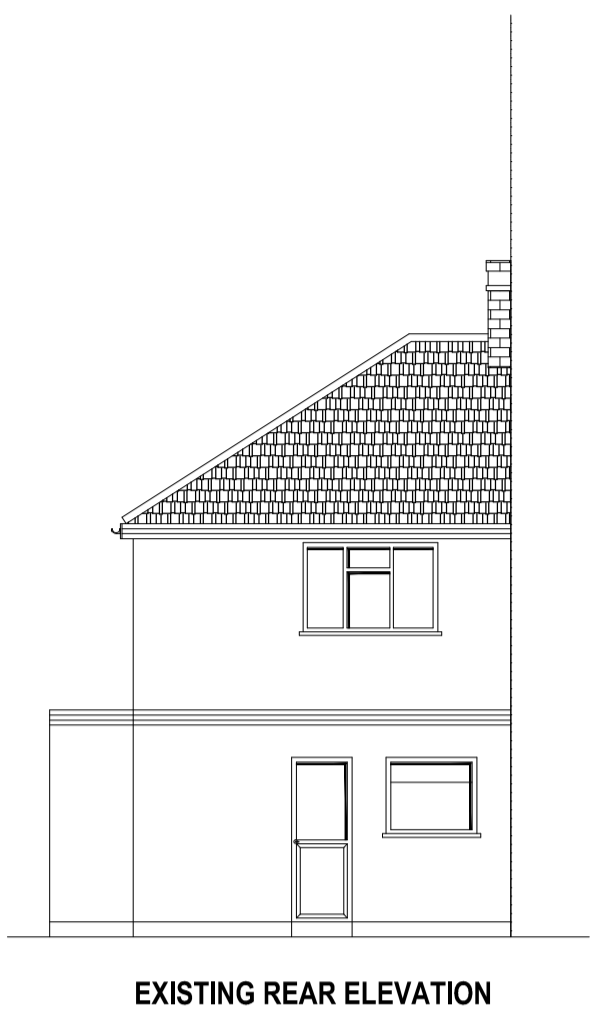
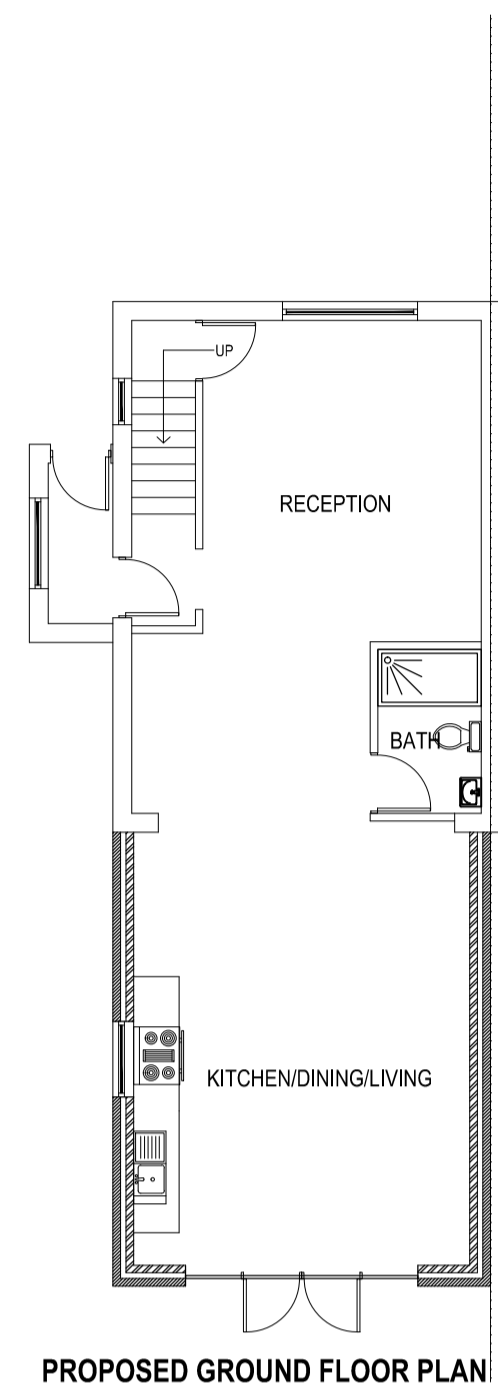
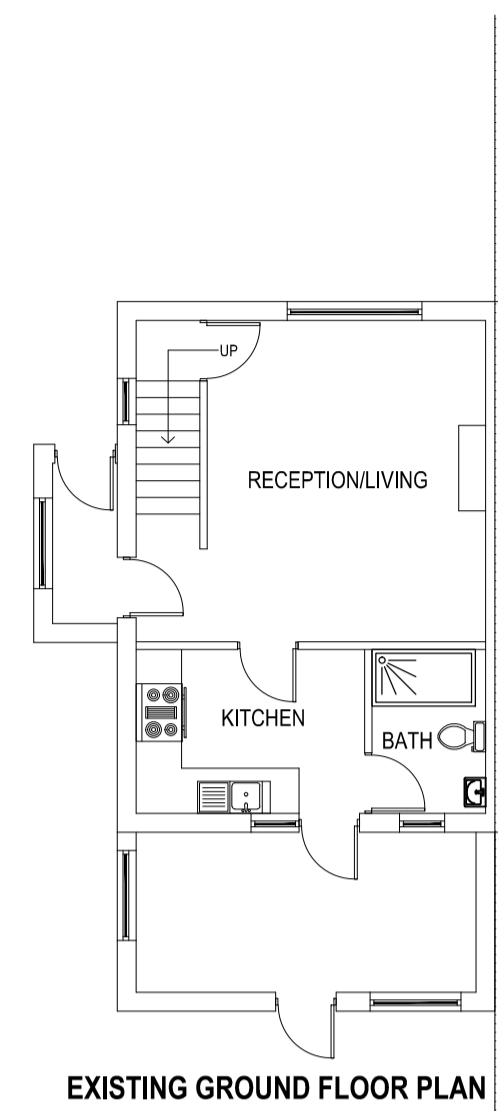
20/01914/PRIEXT

Application Description:

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.90 metres.

Decision:

Approved



Please note that before building works commences; it is the responsibility of builders or owner to serve party wall notices to all neighbours.

Dimensions

All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only.

Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

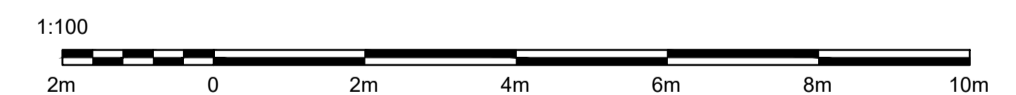
Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imp the structural condition of the existing property.

The drawings have been prepared for assistance in the preparation of detail for planning and building regulations purposes only. No check dimensions have been taken.

All materials to match with existing finish unless otherwise stated or agreed with the local authority.



| Rev: | Date: | Notes: |
|------|-----------|---|
| A | SEPT 2018 | PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE CONSULTANT. THE CONSULTANT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES. |

Drawn by:
HSA
HSA

Client:
Mr L Singh
30 Sterry Gardens Dagenham RM10 8PH

Project:
Single Storey Rear Extension

Drawing Title:
Existing Floor Plans & Elevations
Proposed Floor Plans & Elevations

Date:
August 2020

Scale @ A1:
1:100

Revision:
A


HSA Associates
 31 Hampton Road Coventry CV6 5GB
 hsassociates@consultant.com
 02475070015

Delegated Report

Notification for Prior Approval for a Proposed Larger Home Extension

| | | | |
|--------------------------------|--|--------------------------|-------------------|
| Case Officer: | Cari Jones | Valid Date: | 28 September 2020 |
| Officer Recommendation: | Prior Approval Not Required | Expiry Date: | 09 November 2020 |
| Application Number: | 20/01914/PRIEXT | Recommended Date: | 19 October 2020 |
| Address: | 30 Sterry Gardens, Dagenham, Barking And Dagenham, RM10 8PH | | |
| Proposal: | Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.90 metres. | | |

Neighbour Notification

| Address: | Summary of response: |
|---|----------------------|
| 10 Sterry Road, Dagenham, Barking And Dagenham, RM10 8PB | No response |
| 14 Sterry Road, Dagenham, Barking And Dagenham, RM10 8PB | No response |
| 12 Sterry Road, Dagenham, Barking And Dagenham, RM10 8PB | No response |
| 29 Sterry Gardens, Dagenham, Barking And Dagenham, RM10 8PH | No response |
| 1 Sterry Gardens, Dagenham, Barking And Dagenham, RM10 8PH | No response |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A

ASSESSMENT

A. Dwellinghouse

| | |
|--|------------|
| Is the application site a Dwellinghouse? | YES |
| Officer comment: (if NO) | |

B. Pre-Commencement and Planning Enforcement

| | |
|--|-----------|
| Had works commenced on the proposed development on the date the application was submitted? | NO |
| Is the development proposed the subject of a related enforcement case? | NO |
| Officer comment: (if YES) | |

C. Conservation Area (Article 2(3) land)

| | |
|---|-----------|
| Is the application site located within a Conservation Area (Article 2(3) land)? | NO |
| Officer comment: (if YES) | |

D. Permitted Development Rights

| | |
|---|-----------|
| Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site? | NO |
| Officer comment: (if YES) | |

E. Application Clarity

Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

YES

Officer comment: (if NO)

F. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A Criteria

Does the proposed development comply with the relevant conditions, limitations or restrictions of Part 1, Class A of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

YES**CONCLUSION****Prior Approval Not Required**

Having regard to the proposed development and further to the assessment above, Prior Approval for a 'Proposed Larger Home Extension' is not required.

LBBB Reference: 20/01914/PRIEXT

M Shahab
31 Hampton Road
Coventry
CV6 5GB

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/01914/PRIEXT
Address: 30 Sterry Gardens, Dagenham, Barking And Dagenham, RM10 8PH
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.90 metres.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

| | | | |
|---------------|---|-------------------|---|
| Agent: | M Shahab 31 Hampton Road Coventry CV6 5GB | Applicant: | I Cotler 30 STERRY GARDENS DAGENHAM CV6 5GB |
|---------------|---|-------------------|---|

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/01914/PRIEXT
Application Type: Prior Approval: Larger Home Extension
Development Description: Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 3.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.90 metres.
Site Address: 30 Sterry Gardens, Dagenham, Barking And Dagenham, RM10 8PH
Date Received: 28 September 2020
Date Validated: 28 September 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that **PRIOR APPROVAL** is **NOT REQUIRED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- Site Location Plan - Dated: 28th of September 2020
- Block Plan - Dated: 28th of September 2020
- Existing and Proposed Ground Floor Plan and Front, Rear and Side Elevation - Dated: August 2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has

implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 28/10/2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

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- site boundary is the same as the site boundary of the original application
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3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

998

Application Reference:

20/02023/PRIADC

Application Description:

Prior notification application for the construction of new dwellinghouses on terrace buildings in use as dwellinghouses. The proposed development will create 1 new dwellinghouse and the proposed maximum height of the terraced building from the natural ground will be 12.2m.

Decision:

Refused

This drawing and the design are copyrighted. This drawing should not be copied or reproduced without written consent.

All dimensions are to be checked thoroughly on site prior to setting out and fabrication. For construction purposes, do not scale from this drawing, use only the illustrated dimensions herein. Additional dimensions are to be requested and checked directly.

Illustrated information from 3rd party consultants/specialists is shown as indicatively only. See other consultant / specialist drawings for full information and detail. Please note that before works commence party wall notices must be served to all neighbours.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any works, making construction drawings or obtaining any materials. The drawing does not indicate or imply the structural condition of the existing property and drawings have been prepared for assistance in the preparation of details for planning application only.

PROPOSED FRONT ELEVATION



PROPOSED EAST FLANK ELEVATION



KEY

- 1 RED BRICK
- 2 RED TILE CLADDING
- 3 CLAY ROOF TILES



| Revision Note & Date | Initial |
|----------------------|---------|
| Rev Date Note | |

Project Title
11 Dowlatts Road, RM8 1AE

Clients Details
ACAS Traders Ltd

Drawing Title
Existing Elevations 01

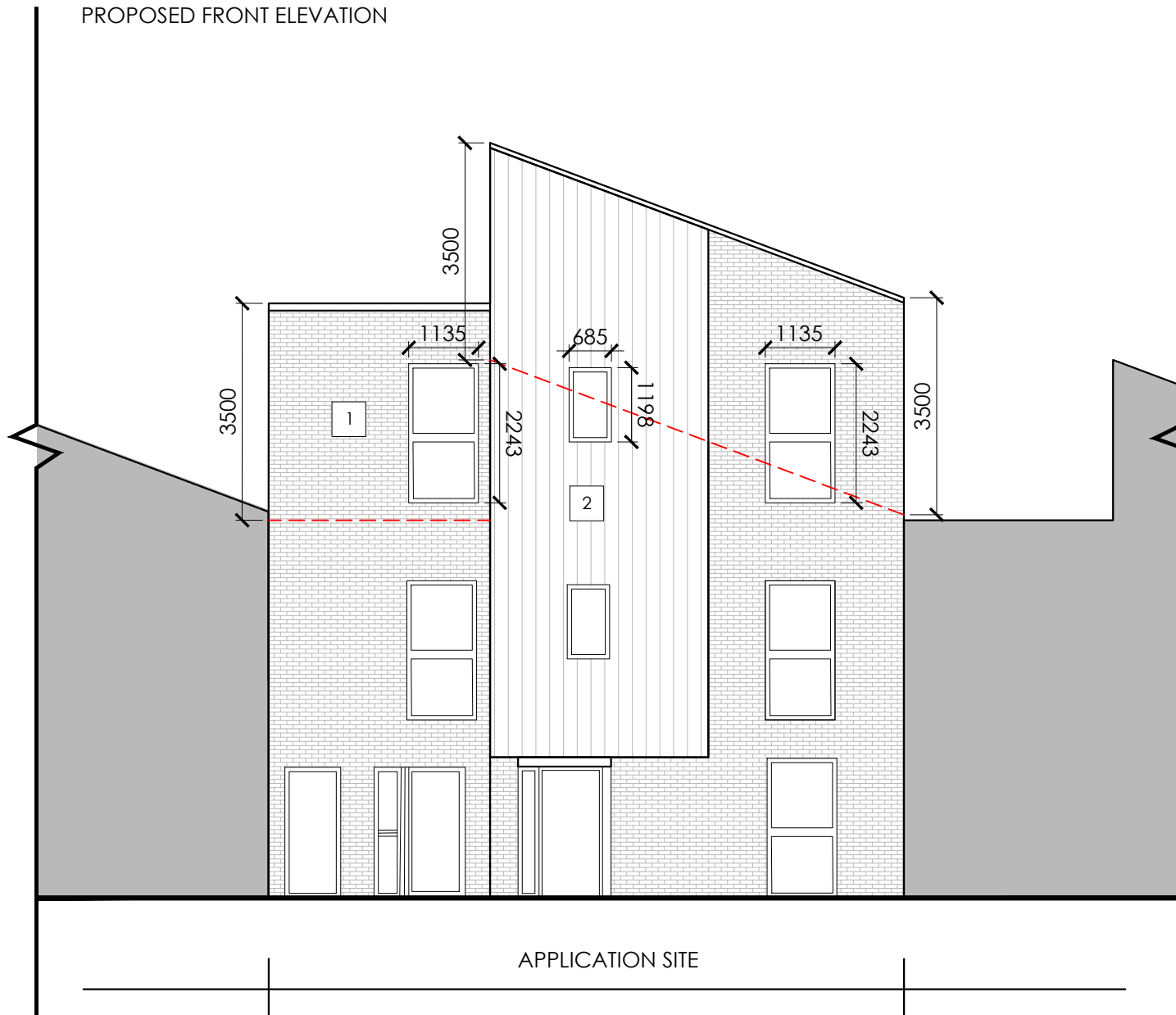
| BIM Number | Scale | Date | Drawn | Checked |
|------------|-------|------------|-------|---------|
| N/A | 1:100 | 06.10.2020 | NL | NL |

Drawing Status
PLANNING

| Project Number | Drawing Number | Drawing Rev |
|----------------|----------------|-------------|
| 20.103 | 0201 | P01 |

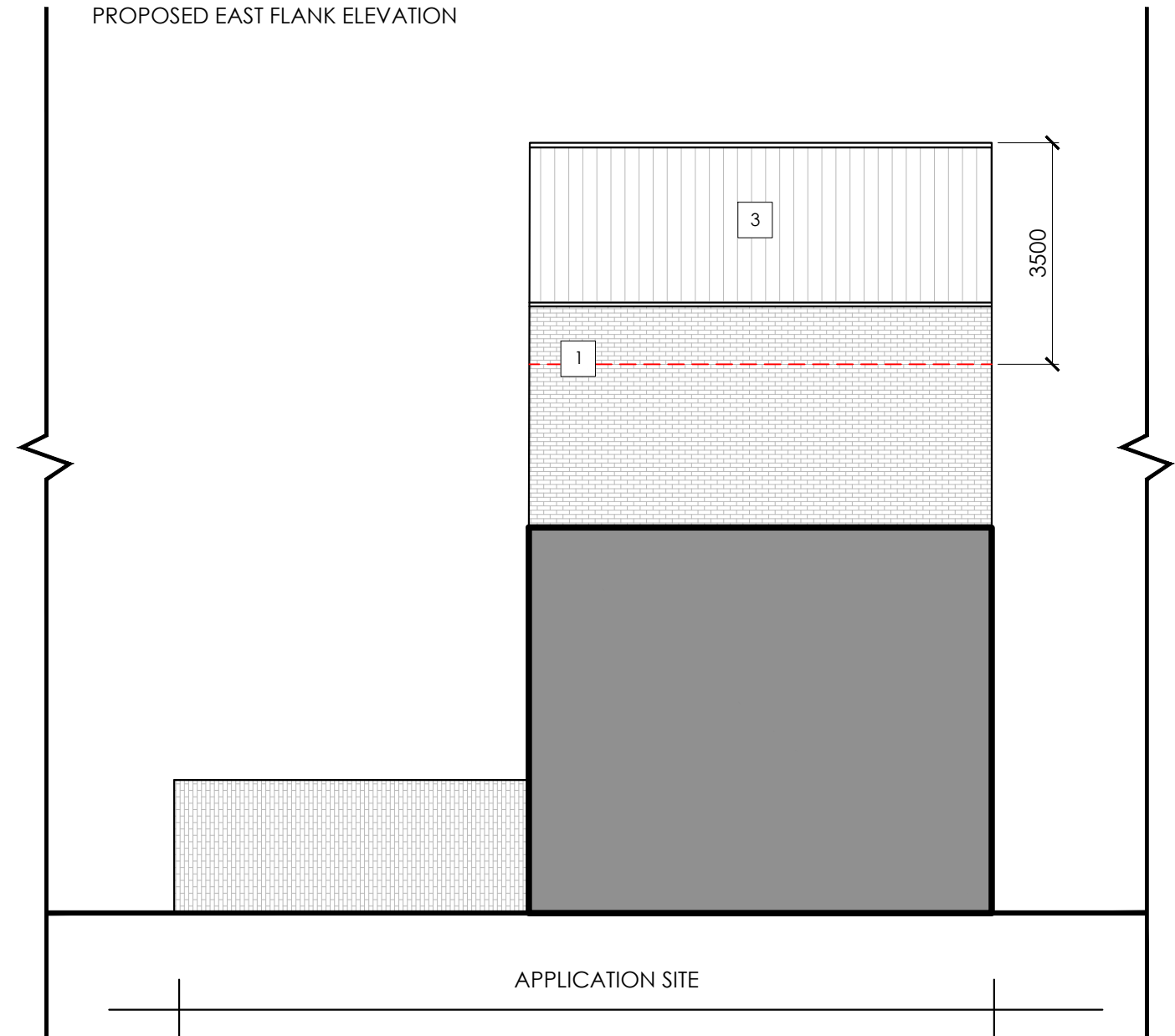
This drawing and the design are copyrighted. This drawing should not be copied or reproduced without written consent.
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PROPOSED FRONT ELEVATION







NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

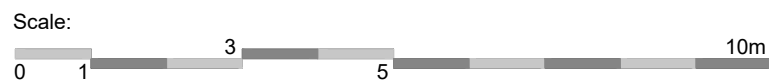
PROPOSED EAST FLANK ELEVATION



NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

KEY

-  EXISTING ROOFLINE
-  RED BRICK
-  RED TILE CLADDING
-  CLAY ROOF TILES



| Rev | Date | Note | Initial |
|-----|------|------|---------|
| | | | |

Project Title
 11 Dowletts Road, RM8 1AE
 Clients Details
 ACAS Traders Ltd
 Drawing Title
 Proposed Elevations 01

| BIM Number | Scale | Date | Drawn | Checked |
|------------|-------|------------|-------|---------|
| N/A | 1:100 | 06.10.2020 | NL | NL |

PLANNING

| Project Number | Drawing Number | Drawing Rev |
|----------------|----------------|-------------|
| 20.103 | 0203 | P01 |



| | | | |
|--|--|-----------------------------|-------------------|
| Delegated Report Notification for Prior Approval for the erection of new dwellinghouses on terrace buildings in use as dwellinghouses Schedule 2, Part 20, Class AC of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) | | | |
| Case Officer: | Lauren Carroll | Valid Date: | 13/10/2020 |
| Officer Recommendation: | Prior Approval is: <ul style="list-style-type: none"> • Required and Refused | Expiry Date: | 08/12/2020 |
| Application Reference: | 20/02023/PRIADC | Recommendation Date: | 04/12/2020 |
| Address: | 11 Dowletts Road, Dagenham, Barking And Dagenham, RM8 1FJ | | |
| Proposal: | <i>Prior notification application for the construction of new dwellinghouses on terrace buildings in use as dwellinghouses. The proposed development will create 1 new dwellinghouse and the proposed maximum height of the terraced building from the natural ground will be 12.2m.</i> | | |

| | |
|--------------------------------|--|
| Neighbour Notification: | |
| Date Letter Sent: | 19/10/2020 (78 Letters Issued) |
| Address: | Summary of response: |
| Councillor for Whalebone Lane | <ol style="list-style-type: none"> 1. The property owner intending to extend and add an additional dwelling would be in breach of the covenants which were agreed to as part of the property purchase. Under the Land Registry Transfer document, the Third Schedule entitled (Covenants, Restrictions, Conditions and Stipulations), clearly states the following under point #2: "NOT to erect more than one dwelling on the Property or any part thereof 2. Disruption to neighbouring properties during construction of an additional storey 3. Uniformity of Lymington Mews – detrimental to the street scene and set a precedent for the area 4. Detrimental impact on the parking demand for the Lymington Mews Estate 5. Impact on the amenities to neighbouring properties at the rear of the application site |

Assessment

| | | |
|-----------|--|------------|
| A. | Terraced building in use as a dwellinghouse | |
| | Is the application site a Terraced building in use as a dwellinghouse? | YES |
| | Officer comment: (if NO) | |

| | | |
|-----------|---|-----------|
| B. | Pre-Commencement & Planning Enforcement | |
| | Have works commenced on site (all or in part) in relation to that proposed? | NO |
| | Is the application site the subject of a related enforcement case? | NO |
| | Officer comment: (if YES) | |

| | | |
|-----------|---|-----------|
| C. | Conservation Area (Article 2(3) land) AC.1(n) | |
| | Is the application site located within a Conservation Area (Article 2(3) land)? | NO |
| | Officer comment: (if YES) | |

| | | |
|-----------|---|-----------|
| D. | Permitted Development Rights | |
| | Have the provisions of Schedule 2, Part 20, Class AC of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site? | NO |
| | Officer comment: (if YES) | |

| | | |
|-----------|--|------------|
| E. | Application Clarity | |
| | Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class AC? | YES |
| | Officer comment: (if NO) | |

| | | |
|-----------|--|---|
| F. | The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020) Schedule 2, Part 20, Class AC.1 & AC.2 (2) Criteria | |
| | Does the proposed development comply with the conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020) Schedule 2, Part 20, Class AC.1 & A.C2 (2) Criteria | YES |
| | (If NO) Which conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020) Schedule 2, Part 20, Class AC.1 & AC.2 (2) Criteria does the proposed development fail to comply with? | |
| | Conditions, limitations or restrictions | Officer comment: |
| | e.g Class AC.1(a) | The Becontree estate is a large inter-war housing development which was substantially completed in 1935 |

| | | |
|---|--|--|
| G. | The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020) Schedule 2, Part 20, Class AC.2 (1) Criteria | |
| AC.2 (1) (e) Criteria | | |
| Consideration of the external appearance of the building including the design and architectural feature of- (aa) the principle elevation of the building and (bb) any side elevation of the building that fronts a highway | | |
| <i>Does the proposed architectural design and features to the principal elevation of the building respect the character and appearance of the existing building and streetscene?</i> | NO | |
| <i>Does the proposed architectural design and features to any side elevation (that fronts a highway) of the building respect the character and appearance of the existing building and streetscene?</i> | NO | |
| Officer comment: | <p>Paragraphs 127 and 128 of the NPPF (2019) outline that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short term, but over the lifetime of the development. Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>The London Plan (2016) Policy 7.1 states that the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It is advised that the buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character. Draft London Plan (2019) Policy D1 has regard to London's form, character and capacity for growth and details that development should reflect the characteristics, qualities and values of different places and consider housing types and tenures, urban form and structure and ultimately follow a design-led approach. Further, Policy D4 of the Draft London Plan (2019) discusses the need for good design to be thoroughly scrutinised at application stage, including elements relating to layout, scale, density, landuses, materials, detailing and landscaping. Policy CP3 of the Core Strategy outlines that development proposals shall achieve high quality standards in relation to the design and layout of new developments. It further notes that developments should respect and strengthen local character and history and provide a sense of place.</p> <p>This is further supported by policy BP11 of the Borough Wide DPD and Policies SP2, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, October 2020) which requires development to recognise and celebrate local character and use local context to inform detail, materials and landscape. Further they support proposed development which makes a positive contribution to the surrounding area with high quality design which is sympathetic to the design of the original dwelling with regards to scale, form, materials and detailing.</p> <p>The application site is built upon the Lymington Fields Development under Planning application 14/00293/FUL. Officer's note that Permitted Development Rights have not been removed from the application site. All the dwellinghouses on Dowlett Road are uniform in architecture & height and have a sloped roof design which is characteristic of the development.</p> | |

| | |
|--|---|
| | <p>Officers acknowledge comments from the Councillor of Whalebone lane regarding the design of the proposed development.</p> <p>The proposed additional two storeys to the dwellinghouse would remove the uniformity of the street and appear incongruent in design. All the homes have a similar look and feel, irrespective of whether the house is owner-occupied, shared-ownership or rented. Whilst officers acknowledge that the proposed additional dwellinghouse would have the same roof design and façade treatment as the existing dwellinghouse, the scale and massing of the proposal fails to respect the suburban nature of the surroundings.</p> <p>Furthermore, by granting this application, it may set a precedence for which other occupiers may seek to take advantage of and could potentially create a negative ripple effect.</p> <p>To Conclude, as the proposal is not sympathetic to the design of the original dwelling with regards to scale, form, materials, and detailing, it is recommended that the application be refused.</p> |
|--|---|

AC.2 (1)(f) Criteria
Consideration of the quality of accommodation the new flats will provide.

| | |
|---|---|
| <i>Does the proposal provide adequate natural light in all habitable rooms of the new dwellinghouses?</i> | YES |
| <i>Officer comment:</i> | Insert officer comment here if 'no' to any of the above |

AC.2 (1) (g) Criteria
Consideration of the impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light:

| | |
|--|-----------|
| <i>Is the proposed development neighbourly with respect to overlooking and privacy issues?</i> | NO |
| <i>Is the proposed development neighbourly with respect to maintaining adequate levels of light?</i> | NO |

| | address | address | address | | address | address | address |
|------------------------------------|---------|---------|---------|--|---------|---------|---------|
| Overlooking and Privacy: | | | | Loss of Light and Overshadowing: | | | |
| Harm to habitable rooms? | | | | Harmful loss of light or overshadowing to habitable rooms? | | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | |
| Harm to private amenity (gardens)? | | | | Harmful loss of light or overshadowing to private amenity (gardens)? | | | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | |

| | |
|-------------------------|---|
| <i>Officer comment:</i> | Include reference here within your wider assessment to include any comments received from neighbours. |
|-------------------------|---|

| AC.2 (1) (a), (b), (c), (d) and (h) Criteria | |
|--|---|
| Consideration of; a. Transport and highway impact on the development; b. air traffic and defence asset impacts of the development; and c. contaminated risks in relation to the building; d. flooding risks in relation to the building h. Protected Vistas | |
| <i>Does the proposed development raise concerns with respect to the transport and highway impacts of the development?</i> | NO |
| <i>Does the proposed development raise any concerns with respect to air traffic and defence asset impacts of the development?</i> | NO |
| <i>Does the proposed development raise concerns with respect to contamination risks in relation to the building?</i> | NO |
| <i>Does the proposed development raise concerns with respect to the flooding risks in relation to the building?</i> | NO |
| <i>Does the proposed development raise any concerns with respect to whether, as a result of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(1) issued by the Secretary of State;</i> | NO |
| Officer comment: | Insert officer comment here if 'no' to any of the above |

Conclusions:

| Prior Approval Required and Refused | | |
|---|------------------------|--------------------|
| G. | Local Character | and Refused |
| <p>Having regard to the proposed development and further to the assessment above in relation to architectural design and features of the principal elevation and side elevation side elevation (that fronts a highway), it is considered that the proposed development would have a detrimental impact upon the character of the dwellinghouse and the wider streetscene. As such, having regard to the policies below, Prior Approval for an 'enlargement of a dwellinghouse by construction of additional storeys' is required and refused.</p> <ul style="list-style-type: none"> • National Planning Policy Framework (MHCLG, February 2019) • Policies 7.4 and 7.6 of The London Plan (March 2016) • Policy CP3 of the LDF Core Strategy (July 2010) • Policies BP11 of the LDF Borough Wide Development Plan Policies DPD (March 2011) • The Residential Extensions and Alterations Supplementary Planning Document (February 2012) • Policies SP2, SP4, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, October 2020). | | |

| | |
|--------------------------------|--|
| Officer Recommendation: | Prior Approval is: <ul style="list-style-type: none"> • Required and Refused |
|--------------------------------|--|

LBBD Reference: 20/02023/PRIADC

Naomi Lee

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/02023/PRIADC
Address: 11 Dowletts Road, Dagenham, Barking And Dagenham, RM8 1FJ
Development Description: Prior notification application for the construction of new dwellinghouses on terrace buildings in use as dwellinghouses. The proposed development will create 1 new dwellinghouse and the proposed maximum height of the terraced building from the natural ground will be 12.2m.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Naomi Lee

Applicant: Arshad Bhatti

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/02023/PRIADC
Application Type: Prior Approval: new dwellinghouses on terrace buildings in use as dwellinghouses
Development Description: Prior notification application for the construction of new dwellinghouses on terrace buildings in use as dwellinghouses. The proposed development will create 1 new dwellinghouse and the proposed maximum height of the terraced building from the natural ground will be 12.2m.
Site Address: 11 Dowletts Road, Dagenham, Barking And Dagenham, RM8 1FJ
Date Received: 13 October 2020
Date Validated: 13 October 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PRIOR APPROVAL is **REQUIRED AND REFUSED** for the carrying out of the proposal referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, for the reason(s) listed below.

Reason(s):

1. Having regard to the proposed development and further to the assessment above in relation to **architectural design and features of the principal elevation and side elevation side elevation (that fronts a highway)**, it is considered that the proposed development would have a detrimental impact upon the character of the dwellinghouse and the wider streetscene. As such, having regard to the policies below, Prior Approval for an 'enlargement of a dwellinghouse by construction of additional storeys' is required and refused.

- National Planning Policy Framework (MHCLG, February 2019)
- Policies 7.4 and 7.6 of The London Plan (March 2016)
- Policy CP3 of the LDF Core Strategy (July 2010)
- Policies BP11 of the LDF Borough Wide Development Plan Policies DPD (March 2011)
- The Residential Extensions and Alterations Supplementary Planning Document (February 2012)
- Policies SP2, SP4, DMD1 and DMD6 of the Draft Local Plan (Regulation 19 Consultation version, October 2020).

Informative(s):

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application:

- 103 - Proposed Ground Floor Plan - 06/10/2020
- 104 - Proposed Second Floor Plan - 06/10/2020
- 203 - Proposed Elevations - 06/10/2020
- 204 - Proposed Elevations - 06/10/2020
- Site Location Plan

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The necessary amendments to make the application acceptable are substantial and would materially change the proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating material amendments such as to satisfactorily address the reasons for refusal attached.

DATE OF DECISION: 07/12/2020

Yours sincerely,

[Graeme Cooke](#)**Graeme Cooke**

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1120

Application Reference:

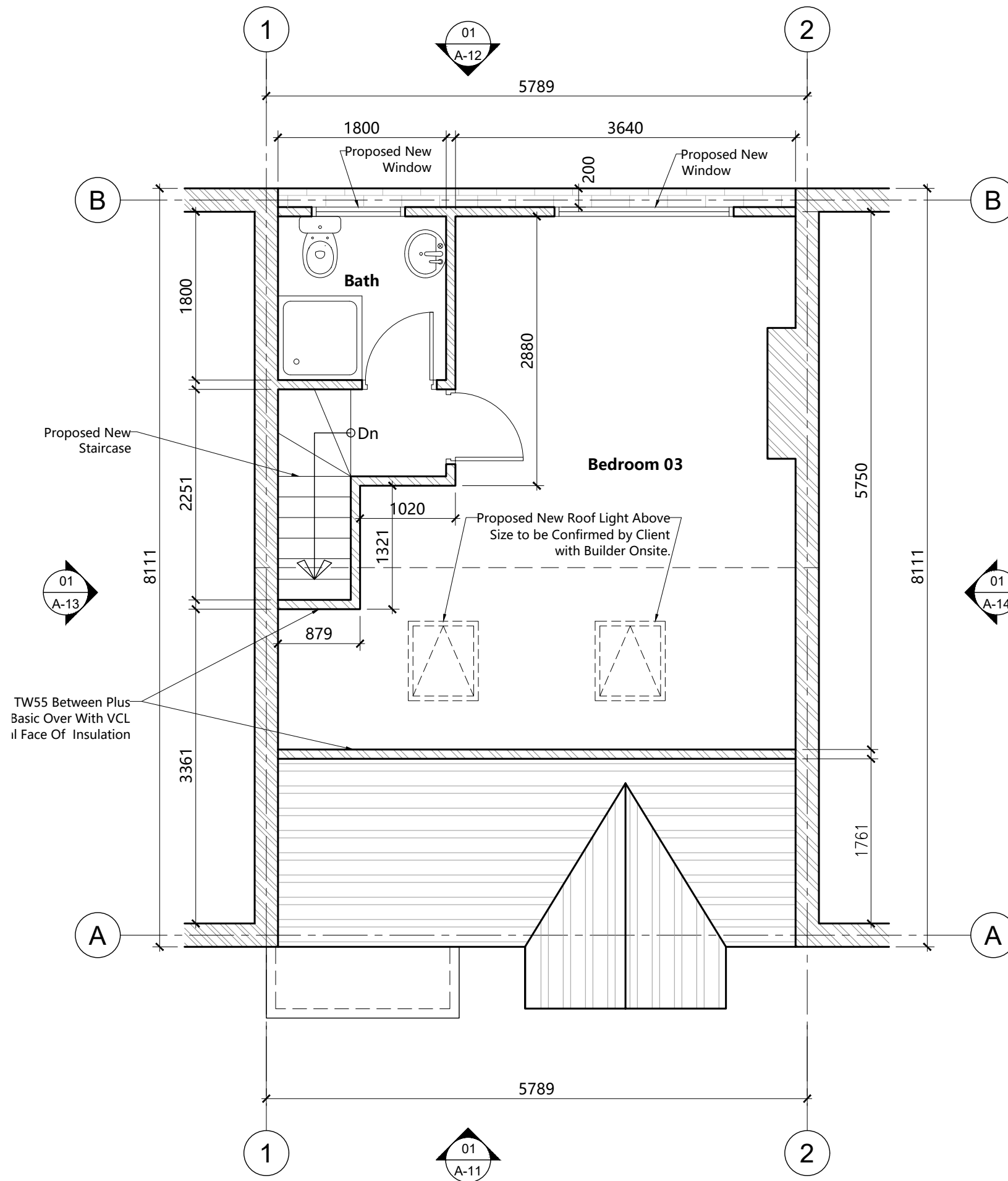
20/02158/CLUP

Application Description:

Application for a lawful development certificate (proposed) for the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.

Decision:

Approved



GENERAL NOTES

- DIMENSIONS**
All dimensions and suitability of existing effected walls, lintels, beams and foundations to be checked on site prior to commencement. Contractor to check site thoroughly & report any discrepancies.
- MATERIALS.**
All materials & workmanship to be carried out in accordance with the relevant British Standards Codes of practice, Specification & Building Regulations.
- PARTYWALL ACT 1996 etc.**
It is owner's / client's responsibility to fullfil thier duty under this act. Under the terms and conditions of the above act It will be necessary fo a PaKywa!! notice to be served on the adjoining neighbouring property. No part of new works i.e. Foundations Walls or Roofs to oversail the boundary.
- CDM REGULATIONS HEALTH & SAFETY**
It is owner's / client's responsibility to fu l fil thier duty under this act. Under the terms and conditions of the above act It will be necessary fo an appointment of CDM coordinator for any works lasting more than 30 days.
- VENTILATION**
Habitable rooms to have minimum th floor area openabl e windows/ doors for ventilation
Windows to habitable rooms to be fitted with trickle vents in frames giving 8000sq mm background ventillation. Bathroom to have mechanical extract fan providing 15 litres per second extract rate.
- WINDOWS / DOORS**
New windows to be double glazed to suit clients requirements. Any glazing to windows below 800mm from floor level to be glazed with glass only to BS 6206.
- RAIN WATER GOODS.**
Half round 100mm diameter P.V.C gutters and 63mm down pipe discharging to lower roof.
- DRAINS / MANHOLES.**
Any drains / manholes discovered on site that are not shown on drawings must immediately be brought to engineer's attention.

FIRE PRECUATION WORKS.
Door to second floor bedroom to be 2hr Fire Resistant with 'Perko' Closer.
API other doors to stair enclosure to be fitted with Perko Closets (doors marked only).
Ground First and Second floor landing to be fitted with electrically operated smoke detectors linked back to fuse board and together. (optical type).
Velux escape window to front installed as noted.
All steel beams to be painted with intumescent paint giving min. 2 Nr fire resistance. All steel to be in accordance to BS 449. All steel to be painted with 2 coats of Zinc rich primer before erection. All structural wood to be of specified grade. Notches and Notes in structural timber to be in accordance with BS

Proposed Loft Plan
Single Dormer Loft Conversion

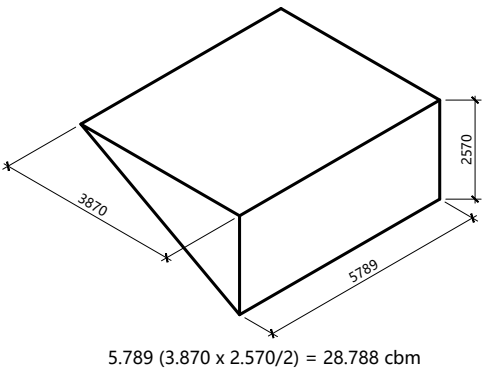
| ISSUE DATE | AMMENDMENT | BY |
|------------|-------------------|----|
| A | 08.10.20 DA ISSUE | SA |



client : xxxxxx
 project : Rear loft Conversion
 address : 21 Beresford Gardens, Chadwell Heath RM6 6RX

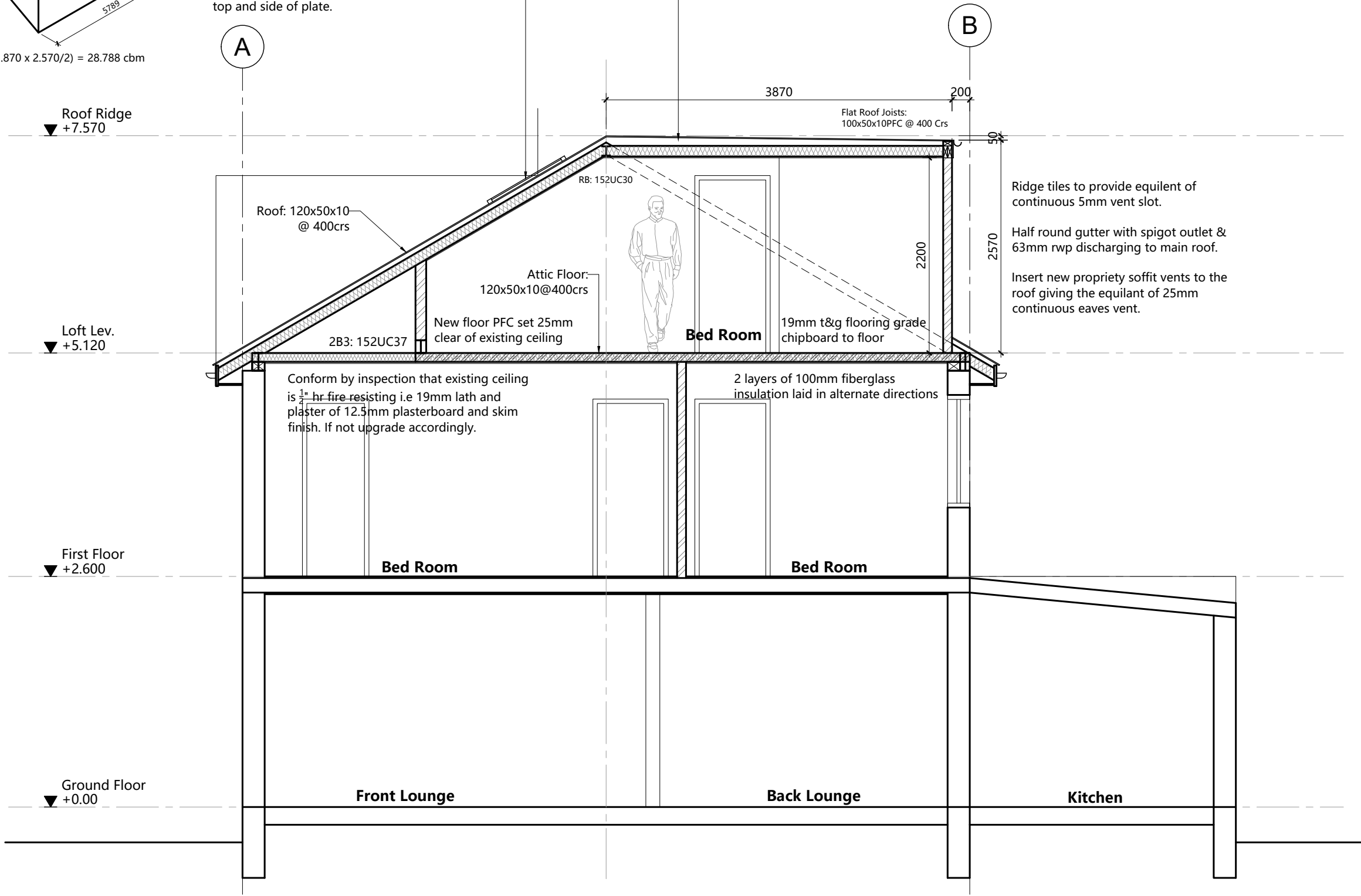
drawing no : 21_BGC_PD_05
 issue :
 date : 08/10/2020





Insulation to be 100mm Celotex between rafters with 40mm across underside of the rafters with vapour control barrier and 15mm Plasterboard to underside. Double up joist and bolt together rafters each side of new Velux windows to trim new openings. S.W Plates fixed into webb of steel beam above and below proprietary heavy duty joist hangers screwed to top and side of plate.

Roof
12mm mineral chippings bedded in hot bitumen on 3 layer built up roofing fell to BS747 & laid in accordance with CP144:Pt2; 1st layer to be Bituglas perforated underlay; 2nd layer of Hyperbase underlay & top layer of Supaflex all from Permanite Ltd. Allow for 75x75mm SW fillets & min 150mm felt upstand to all abutments with walls, etc. with min 50mm lead flashing cover over. All fixed directly over 120mm thick Celotex EL 3000 or similar approved (**achieves U-value of 0.18W/m2K**) fitted fully in accordance with manufacturers instructions laid on SW furring pieces to min 1:80 fall. 100x50x10 PFC @ 400mm/c. Joists spanning over 2.0m to have herringbone strutting at mid span. Joists twice slew mailed to wall plates and/or fully nailed in galvanized steel joist hangers. 12.5mm plasterboard ceiling with plaster skim finish.



Ridge tiles to provide equivalent of continuous 5mm vent slot.
Half round gutter with spigot outlet & 63mm rwp discharging to main roof.
Insert new propriety soffit vents to the roof giving the equivalent of 25mm continuous eaves vent.

Conform by inspection that existing ceiling is 1/2 hr fire resisting i.e 19mm lath and plaster of 12.5mm plasterboard and skim finish. If not upgrade accordingly.

2 layers of 100mm fiberglass insulation laid in alternate directions

New floor PFC set 25mm clear of existing ceiling

19mm t&g flooring grade chipboard to floor

- GENERAL NOTES**
- DIMENSIONS**
All dimensions and suitability of existing effected walls, lintels, beams and foundations to be checked on site prior to commencement. Contractor to check site thoroughly & report any discrepancies.
 - MATERIALS.**
All materials & workmanship to be carried out in accordance with the relevant British Standards Codes of practice, Specification & Building Regulations.
 - PARTYWALL ACT 1996 etc.**
It is owner's / client's responsibility to fullfil thier duty under this act. Under the terms and conditions of the above act It will be necessary fo a PaKywa!! notice to be served on the adjoining neighbouring property. No part of new works i.e. Foundations Walls or Roofs to oversail the boundary.
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Velux escape window to front installed as noted.
All steel beams to be painted with intumescent paint giving min. 2 Nr fire resistance. All steel to be in accordance to BS 449. All steel to be painted with 2 coats of Zinc rich primer before erection. All structural wood to be of specified grade. Notches and Notes in structural timber to be in accordance with BS

Proposed Section
Single Dormer Loft Conversion

| ISSUE DATE | AMMENDMENT | BY |
|------------|-------------------|----|
| A | 08.10.20 DA ISSUE | SA |



client : xxxxxx
project : Rear Loft Conversion
address : 21 Beresford Gardens, Chadwell Heath RM6 6RX

drawing no : 21_BGC_PD_15
issue :
date : 08/10/2020



Delegated Report

Application for a Lawful Development Certificate for a Proposed Use or Development

| | | | |
|--------------------------------|---|--------------------------|------------------|
| Case Officer: | Orla Bermingham | Valid Date: | 02 November 2020 |
| Officer Recommendation: | Lawful | Expiry Date: | 28 December 2020 |
| Application Number: | 20/02158/CLUP | Recommended Date: | 03 November 2020 |
| Address: | 21 Beresford Gardens, Chadwell Heath, Romford, Barking And Dagenham, RM6 6RX | | |
| Proposal: | Application for a lawful development certificate (proposed) for the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation. | | |

Relevant Planning History

| | | | |
|----------------------------|---|----------------|---------|
| Application Number: | 20/02129/PRIEXT | Status: | Pending |
| Description: | <i>Prior notification application for the construction of a single storey rear extension: The proposed extension will extend beyond the rear wall by 6.0m, The maximum height of the proposed extension from the natural ground level is 3.0m, The height at eaves level of the proposed extension measured from the natural ground level is 3.0m</i> | | |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Classes **B and C** Criteria

ASSESSMENT

A. Dwellinghouse

| | |
|---|------------|
| <i>Is the application site a Dwellinghouse?</i> | YES |
|---|------------|

B. Pre-Commencement Planning Enforcement

| | |
|---|-----------|
| <i>Had works commenced on the proposed development on the date the application was submitted?</i> | NO |
| <i>Is the development proposed the subject of a related enforcement case?</i> | NO |

C. Permitted Development Rights

| | |
|--|-----------|
| <i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i> | NO |
|--|-----------|

D. Application Clarity

| | |
|---|-----------|
| <i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | NO |
|---|-----------|

Officer Comments: The front rooflights must not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof, to be in accordance with the requirements of Class C.1.b of the Town and Country Planning (General Permitted Development) Order 2015.

E. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Classes B and C Criteria

| | |
|---|------------|
| <i>Does the proposed development comply with the relevant conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i> | YES |
|---|------------|

CONCLUSION

Grant a Certificate of Lawful Development

It has been demonstrated to the satisfaction of the Local Planning Authority that the use or operations described in the application would be lawful within the meaning of S192 of the Town and Country Planning Act 1990 (as amended) if instituted or begun at the time of the application.

Bilal Ahmad
63 Castleton Road, Walthamstow, London, E17 4AR

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/02158/CLUP
Address: 21 Beresford Gardens, Chadwell Heath, Romford, Barking And Dagenham, RM6 6RX
Development Description: Application for a lawful development certificate (proposed) for the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Bilal Ahmad
63 Castleton Road, Walthamstow, London,
E17 4AR

Applicant: Yasser Din
21 Beresford Gardens, Chadwell Heath,
Romford, Barking And Dagenham, RM6
6RX

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/02158/CLUP
Application Type: Lawful Development Certificate (Proposed Use)
FIRST SCHEDULE (Use / Development / Matter): Application for a lawful development certificate (proposed) for the construction of a rear dormer extension including two roof lights to the front to facilitate conversion of roof space into habitable accommodation.
SECOND SCHEDULE (Site Address): 21 Beresford Gardens, Chadwell Heath, Romford, Barking And Dagenham, RM6 6RX
Date Received: 02 November 2020
Date Validated: 02 November 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby certifies that the use / development / matter described in the FIRST SCHEDULE to this certificate in respect of the land specified in the SECOND SCHEDULE and as identified on the plans specified below **WAS LAWFUL ON 02 November 2020** within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reason(s):

Reason(s):

1. The proposed development complies with the requirements of Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015.

Plan(s) and Informative(s):

1. This certificate is granted in respect of development to be carried out in accordance with the following plan(s) and/or document(s) submitted with the application ONLY:

- 21-BGC-PD-11 - Proposed Front Elevation - 08/10/2020
- 21-BGC-PD-12 - Proposed Rear Elevation - 08/10/2020
- 21-BGC-PD-13 - Proposed Left Side Elevation - 08/10/2020
- 21-BGC-PD-14 - Proposed Right Side Elevation - 08/10/2020
- 21-BGC-PD-15 - Proposed Section - 08/10/2020
- 21-BGC-PD-16 - Proposed Loft Plan - 08/10/2020

2. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. This is in order to comply with the conditions imposed by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

3. The front rooflights must not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof, to be in accordance with the requirements of Class C.1.b of the Town and Country Planning (General Permitted Development) Order 2015.

NOTES

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990.
2. It certifies that the use / operations / matter specified in the FIRST SCHEDULE taking place on the land described in the SECOND SCHEDULE was / were / would have been lawful on the specified date, and therefore was not / were not / would not have been liable to enforcement action under section 172 of the Town and Country Planning Act 1990 on that date.
3. This certificate only applies to the extent of the use / operations / matter described in the FIRST SCHEDULE and to the land specified in the SECOND SCHEDULE as identified on the plans specified above. Any use / operations / matter which is / are materially different from that described in the FIRST SCHEDULE, or relating to land other than that specified in the SECOND SCHEDULE, may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in section 192(4) of the Town and Country Planning Act 1990 which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change before the use is instituted or the operations are begun in any of the matters relevant to determining such lawfulness.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 16/11/2020

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke

Director of Inclusive Growth
London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1236

Application Reference:

20/02282/NONMAT

Application Description:

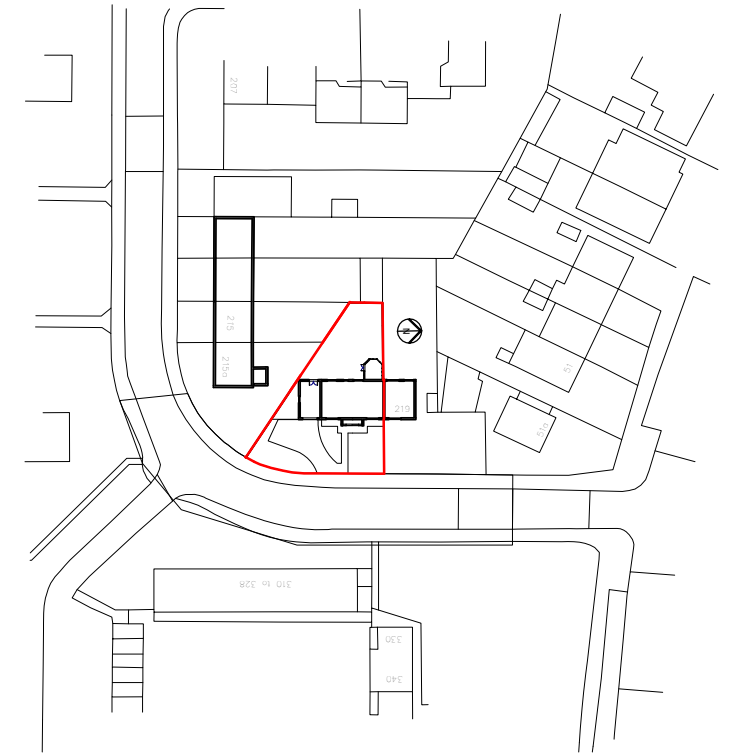
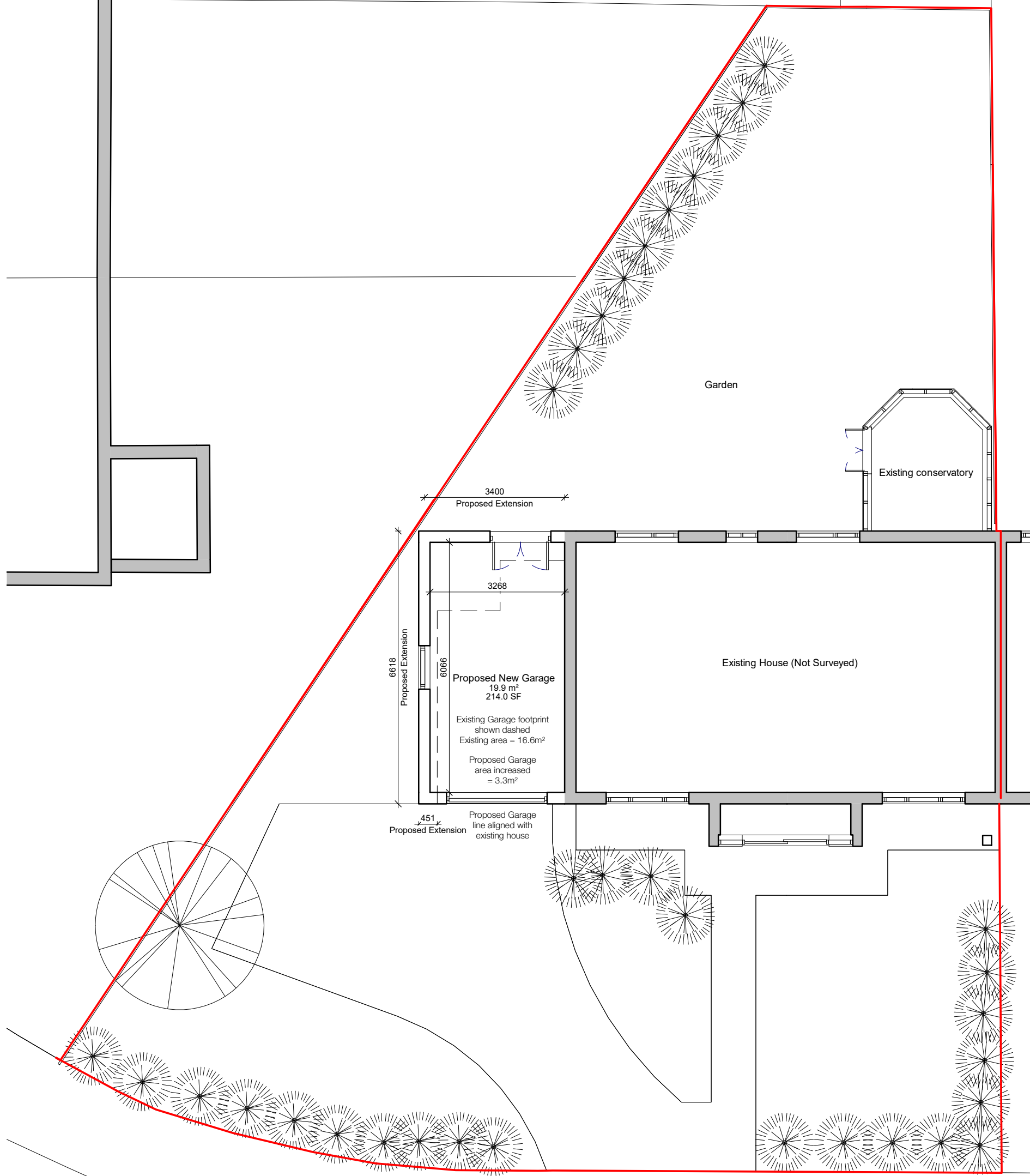
Non material amendment to planning permission
20/01165/HSE dated 23/07/2020 comprising of change
of garage footprint to allow side access to garden.

Decision:

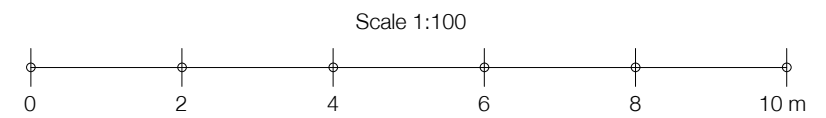
Approved

DO NOT SCALE
 REPORT ERRORS AND OMISSIONS TO THE ARCHITECTURAL COMPANY
 CHECK ALL DIMENSIONS BEFORE FABRICATION

| REVISION | CHKD | DRAWN | DATE |
|----------|------|-------|---------------|
| A | TP | PS | December 2018 |
| B | TP | TP | May 2020 |



Site Location Plan 1:1250



PLANNING

CONTRACT

217 Padnall Road
 Romford
 RM6 5EP

TITLE

Proposed Plans

SCALE 1:100 @ A3

DATE May 2019

DRAWN TP

CHECKED TP

DRAWING No

19016_ 101

REVISION

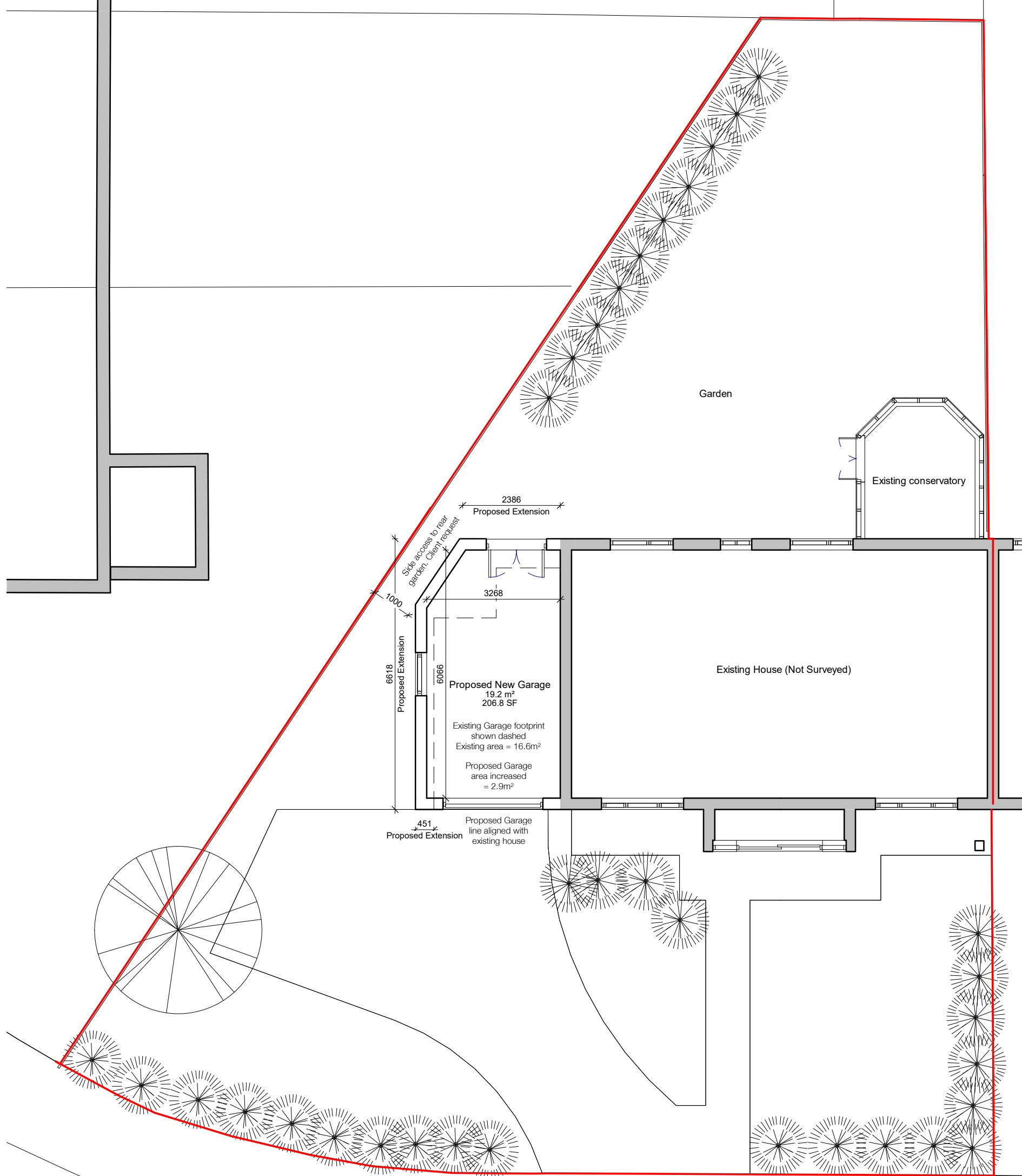
B



Architecture Ltd

48 Hawthorn Avenue Rainham Essex RM13 9AT
 T 07860 298842 E tonyp@tmparchitectureltd.co.uk

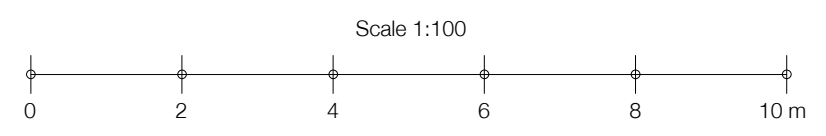
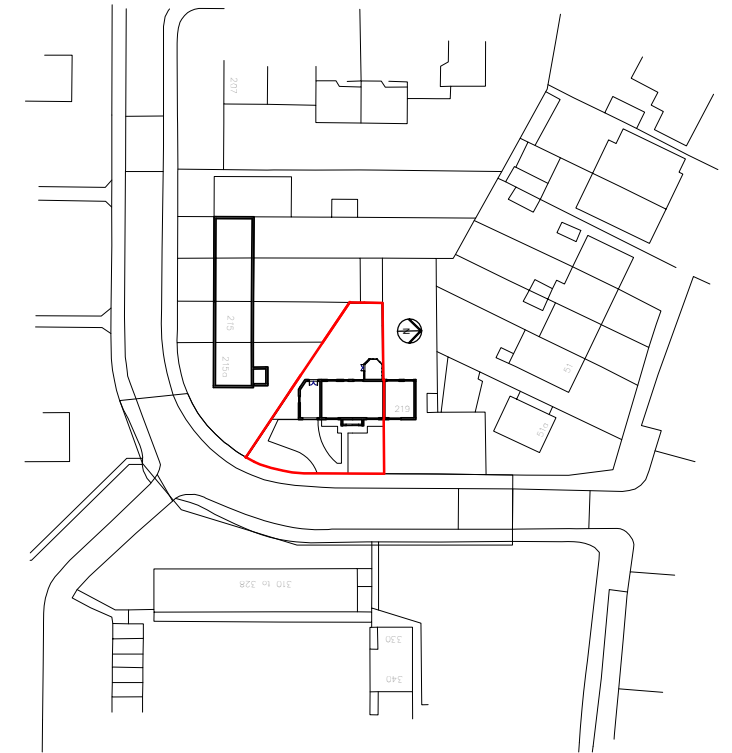
Ground Floor Plan



DO NOT SCALE
REPORT ERRORS AND OMISSIONS TO THE ARCHITECTURAL COMPANY
CHECK ALL DIMENSIONS BEFORE FABRICATION

| REVISION | CHKD | DRAWN | DATE |
|----------|------|-------|---------------|
| A | TP | PS | December 2018 |
| B | TP | TP | May 2020 |
| C | TP | TP | November 2020 |

Amended to clients comments
Amended to Suit Pre-App advice
Garden side access added to client request



PLANNING

CONTRACT
**217 Padnall Road
Romford
RM6 5EP**

SCALE 1:100 @ A3
DATE May 2019
DRAWN TP
CHECKED TP

TITLE
Proposed Plans

DRAWING No
19016_ 101
REVISION
C

TMP Architecture Ltd
48 Hawthorn Avenue Rainham Essex RM13 9AT
T 07860 298842 E tonyp@tmparchitectureltd.co.uk

Delegated Report

Application for a non-material amendment following grant of planning permission

| | | | |
|--------------------------------|--|--------------------------|------------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 18 November 2020 |
| Officer Recommendation: | Approved | Expiry Date: | 16 December 2020 |
| Application Number: | 20/02282/NONMAT | Recommended Date: | 25 November 2020 |
| Address: | 217 Padnall Road, Chadwell Heath, Romford, Barking And Dagenham, RM6 5EP | | |
| Proposal: | Non material amendment to planning permission 20/01165/HSE dated 23/07/2020 comprising of change of garage footprint to allow side access to garden. | | |

Site, Situation and Relevant Background Information

The application site comprises a semi-detached single family dwellinghouse on a triangular shaped plot, on the western side of Padnall Road. The previously approved planning permission, 20/01165/HSE, to which this non material planning consideration relates, was for the demolition of the existing garage and erection of a ne garage with a pitched roof to match existing roof level which was approved on the 23/07/2020.

The applicant now seeks non-material material amendments compromising of a minor alteration to part of the side/rear wall to allow for side access into the rear garden which will involve a change of the garage footprint.

Detailed Proposal

| | |
|--|---|
| Proposed Amendment: | Reasoning: |
| <i>Change of the garage footprint, involving the minor alteration to part of the side and rear wall.</i> | <i>To allow residents side access to the rear garden.</i> |

ASSESSMENT

In response to the provisions of Section 96A Town and Country Planning Act 1990, the application is to be assessed to ascertain as to whether the proposed changes constitute a non-material amendment to the approved development. Section 96A states:

- (1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- (3) The power conferred by subsection (1) includes power—
- (a) to impose new conditions;
- (b) to remove or alter existing conditions.

The National Planning Practice Guidance states: "There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."

In light of the guidance set out above, in determining whether or not the proposed amendments constitute a non-material amendment, consideration shall be given to the context of the overall scheme and the effect of the changes, together with any previous changes made under section 96A.

Effects of Proposed Changes

| | |
|--|------------|
| <i>Is this s96A application the first application made under this part with respect to the original application?</i> | YES |
|--|------------|

Detailed Assessment

The proposed amendment is considered to be non-material and seeks permission to amend the existing planning permission to authorise a change in the garage footprint, through the change in part of the side/rear wall to allow for side access into the rear garden. The proposed amendments are considered to be minor changes which will not significantly alter the external appearance of the dwelling and would not have any detrimental impacts upon neighbouring amenity. Furthermore, by virtue of the proposed

amendments being towards the rear of the side elevation of the garage, there would be no harm to the wider character and context of the street scene. As such Officers consider this amendment to be considered as non-material in this instance.

CONCLUSION

Officers have had regard to the effect of the proposed changes on planning permission **20/01165/HSE** as it was originally granted and consider that the proposed changes constitute a non-material amendment.

APPENDIX 1

As set out in National Planning Policy Guidance (Paragraph: 008 Reference ID: 17a-008-20140306) an application under Section 96a is not an application for planning permission. Accordingly, Section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

APPENDIX 2

| Relevant Planning History | | | |
|---------------------------|---|---------|----------|
| Application Number: | 20/01165/HSE | Status: | Approved |
| Description: | Demolition of existing garage and erection of new garage with a pitched roof to match existing roof level. | | |
| Application Number: | 19/01361/FUL | Status: | Refused |
| Description: | Demolition of existing garage and rebuilt new larger garage with a pitched roof to match existing roof level. | | |
| Application Number: | 19/00844/FUL | Status: | Refused |
| Description: | Demolition of existing garage and construction of larger garage with a pitched roof to match existing roof level. | | |
| Application Number: | 90/00248/TP | Status: | Approved |
| Description: | <i>Erection of front door porch and canopy and single storey side TV room bedroom and bathroom extension</i> | | |
| Application Number: | 89/00544/TP | Status: | Approved |
| Description: | <i>Erection of front door porch and canopy and two storey side extension to provide garage on ground floor with two bedrooms over</i> | | |

APPENDIX 3

| Consultations |
|---------------|
| None. |

LBBB Reference: 20/02282/NONMAT

Mr Tony Pearce
48 Hawthorne Avenue, Rainham, RM13 9AT

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/02282/NONMAT
Address: 217 Padnall Road, Chadwell Heath, Romford, Barking And Dagenham, RM6 5EP
Development Description: Non material amendment to planning permission 20/01165/HSE dated 23/07/2020 comprising of change of garage footprint to allow side access to garden.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

Agent: Mr Tony Pearce
48 Hawthorne Avenue, Rainham, RM13
9AT

Applicant: Nikolovska Ljubinka
217 PADNALL ROAD
ROMFORD

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/02282/NONMAT
Application Type: Non-Material Amendment following Grant of Planning Permission
Development Description: Non material amendment to planning permission 20/01165/HSE dated 23/07/2020 comprising of change of garage footprint to allow side access to garden.
Site Address: 217 Padnall Road, Chadwell Heath, Romford, Barking And Dagenham, RM6 5EP
Date Received: 18 November 2020
Date Validated: 18 November 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that this application for a NON-MATERIAL AMENDMENT has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

1. Officers have had regard to the effect of the proposed changes on planning permission reference 20/01165/HSE dated 23rd July 2020 as it was originally granted, and consider that the proposed changes constitute non-material amendments.

The amendments as shown on the drawings listed below are therefore hereby approved as non material amendments to planning permission 20/01165/HSE:

- DRAWING: PROPOSED PLANS - 19015_101 - REVISION: C - DATED: MAY 2019
- DRAWING: PROPOSED ELEVATIONS - 19016_102 - REVISION: C - DATED: MAY 2019

No other drawings or documents apply.

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

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

DATE OF DECISION: 01/12/2020

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1375

Application Reference:

20/02453/FULL

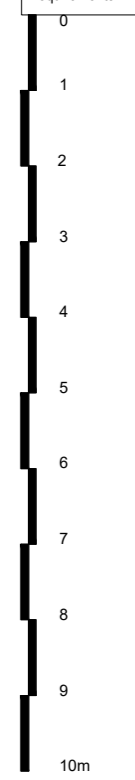
Application Description:

Construction of a single storey rear extension with internal alterations in an existing ground floor flat.

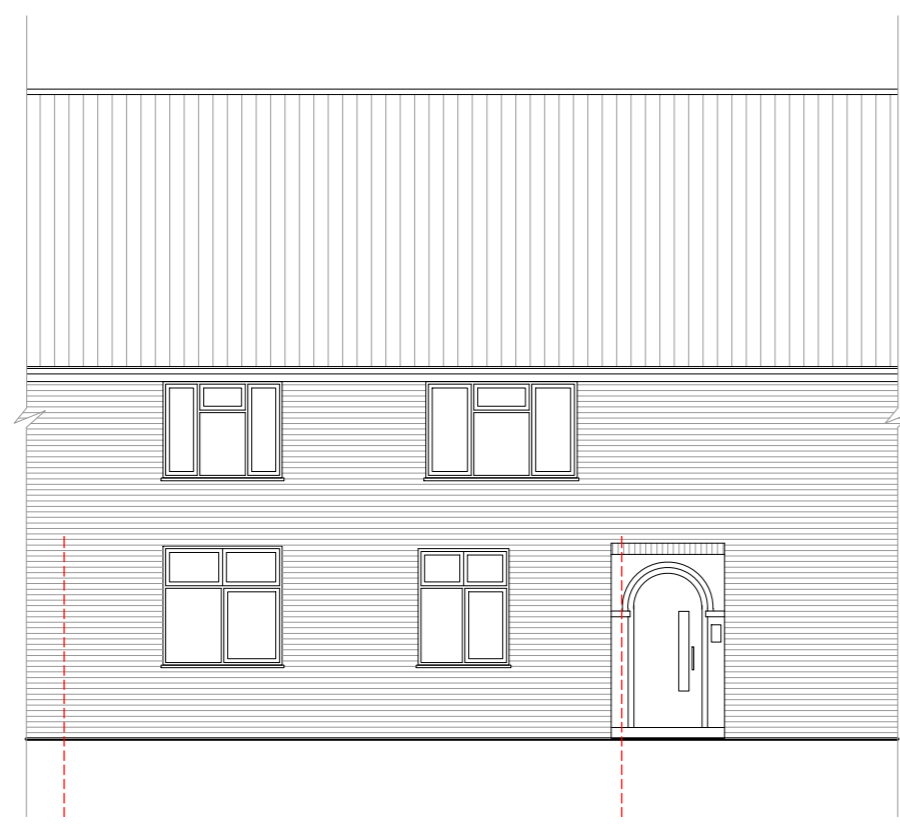
Decision:

Approved

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 Drawings to be read in conjunction with structural engineers drawings specifications and all other associated drawings.
 This drawing is prepared solely for design and planning submission purposes.
 It is not intended or suitable for either Building Regulations or Construction purposes and should not be used for such.
 All written dimension to be checked on site before work commences.
 Any discrepancies, error or omissions are to be clarified and reported to the designers at the earliest opportunity.
 All works commenced on site prior to obtaining Planning and full building control approval will be carried at your own risk.
 All works are to be in accordance with the current relevant statutory regulations, building regulations, British standards, accepted codes of practice and trade association requirements.



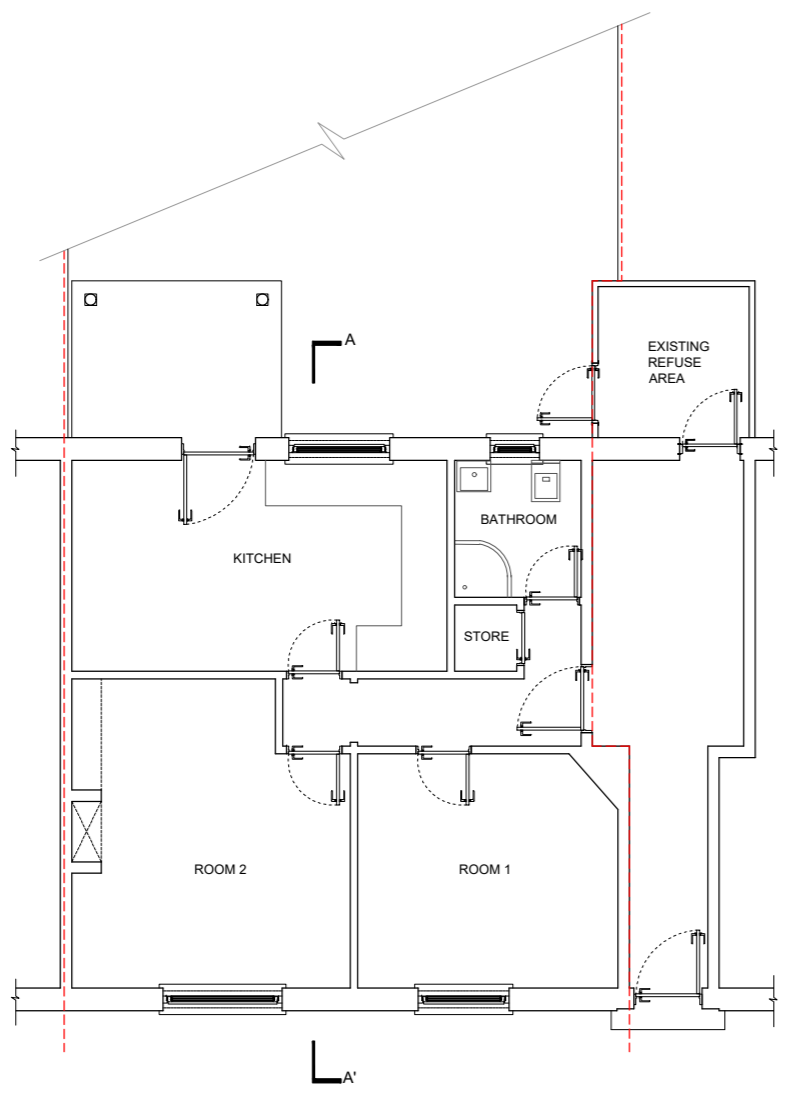
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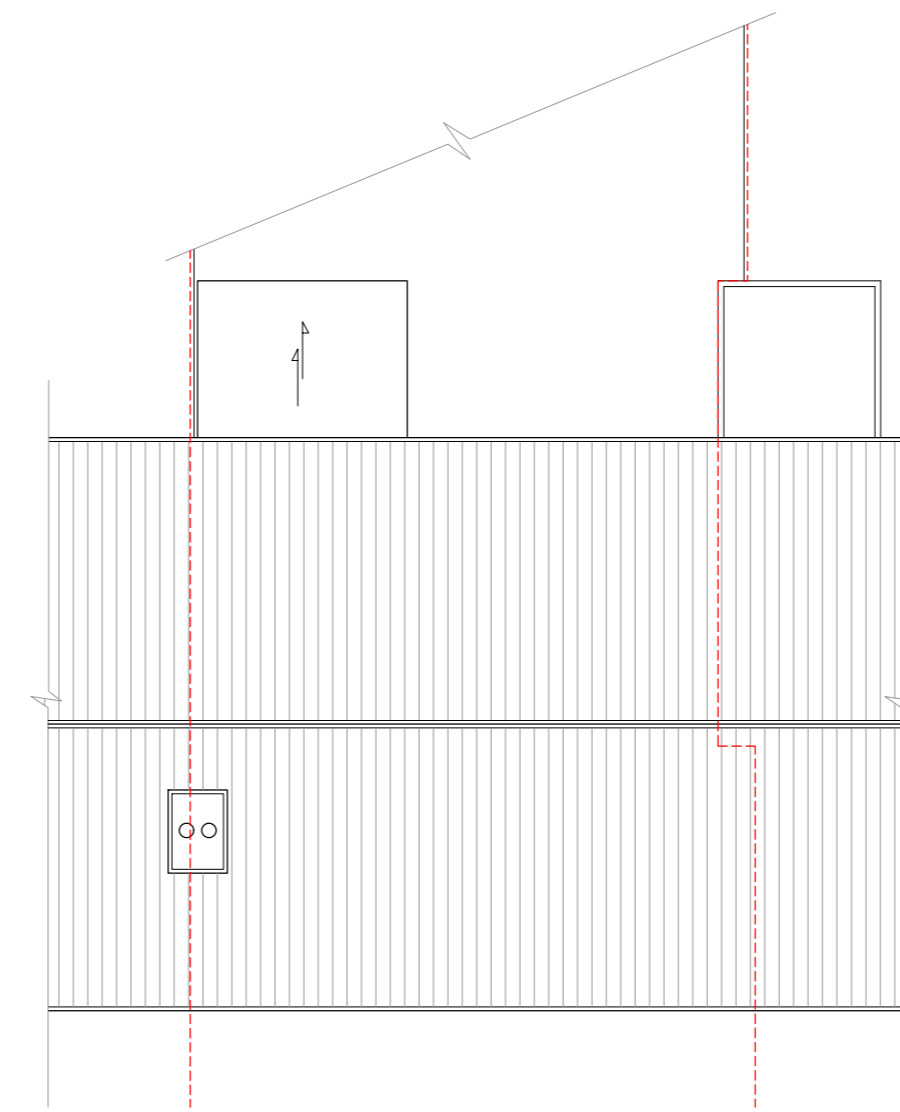
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1:100



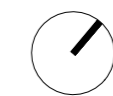
4 Existing Rear Elevation
1:100



1 Existing Ground Floor Plan
1:100



2 Existing Roof Plan
1:100



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 ARCHITECTURE

PIXEL BUSINESS CENTRES
 110 BROOKER Rd, WALTHAM ABBEY EN9 1JH

www.mudaarchitecture.com
 muda@mudaarchitecture.com
 02039084752

SITE ADDRESS
 70, Stamford-Road, Dagenham, RM9 4EX

PROJECT DESCRIPTION
 Ground Floor Rear Extension and Internal Alterations

DRAWING TITLE
 Existing Drawings

DRAWN
 MUDA

ISSUED FOR
 Full Planning

SCALE
 1:100@A2

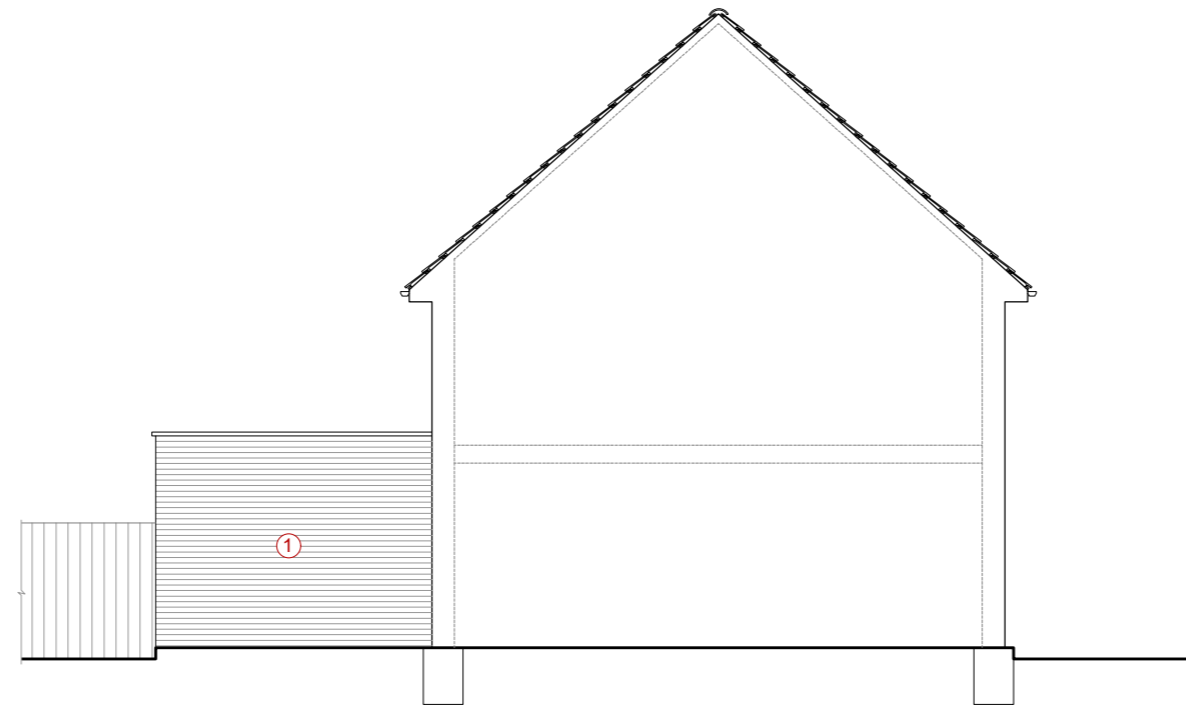
DRAWING No
 54_302

DATE
 December 2020

REVISION



3 Proposed Rear Elevation
1:100



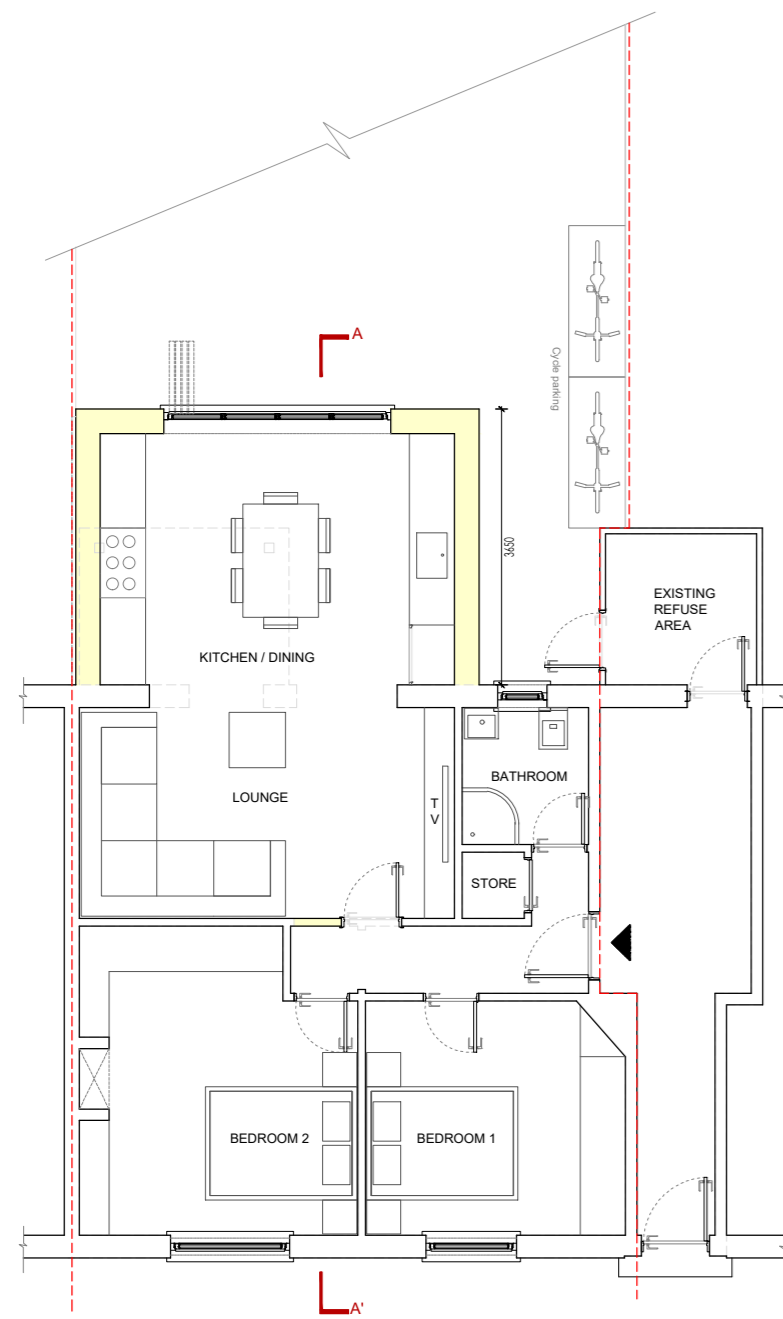
4 Proposed Side Elevation
1:100

Walls to be Demolished
New Walls

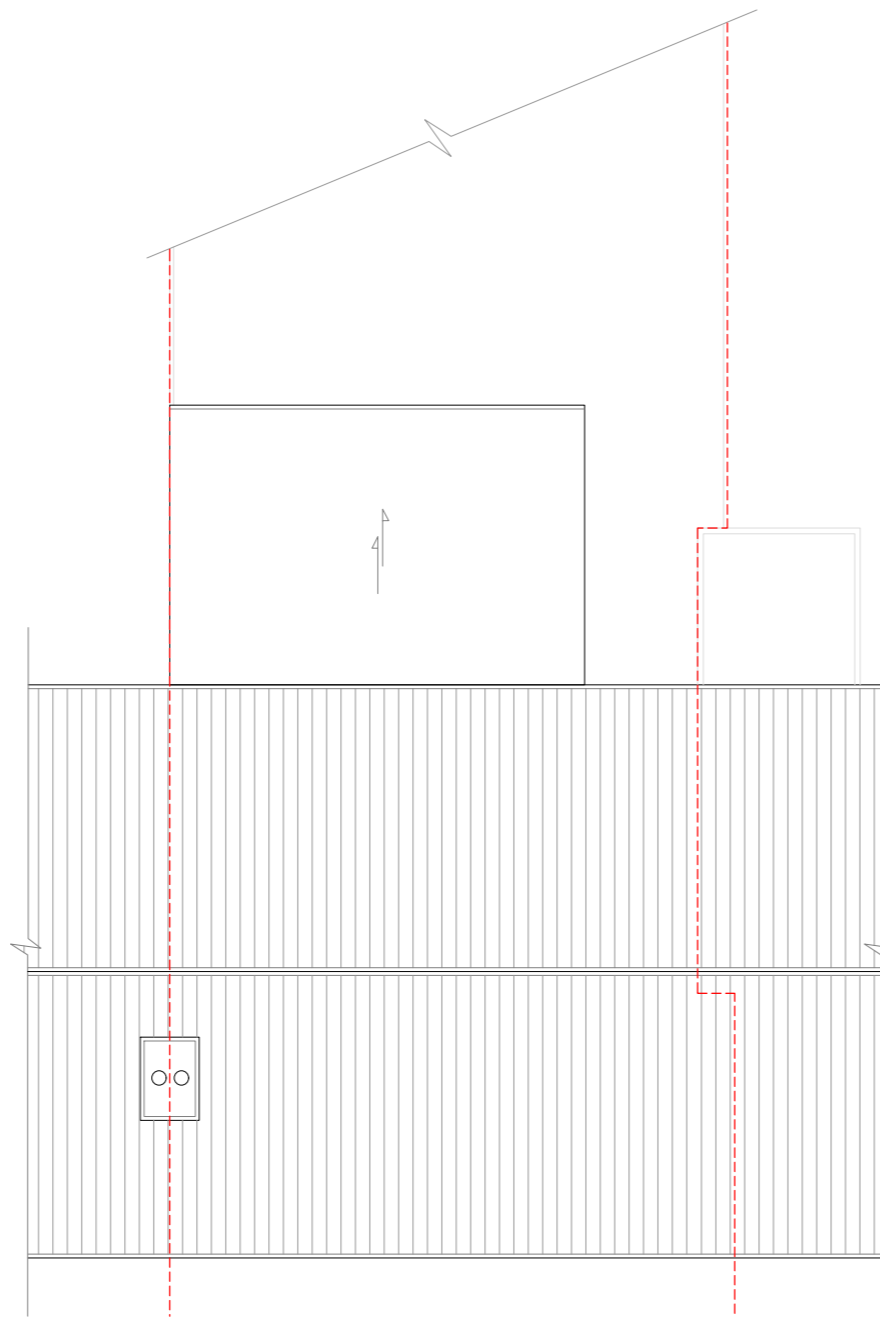
MATERIALS
① Bricks - Matched to Existing

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All written dimension to be checked on site before work commences.
Any discrepancies, error or omissions are to be clarified and reported to the designers at the earliest opportunity.
All works commenced on site prior to obtaining Planning and full building control approval will be carried at your own risk.
All works are to be in accordance with the current relevant statutory regulations, building regulations, British standards, accepted codes of practice and trade association requirements.

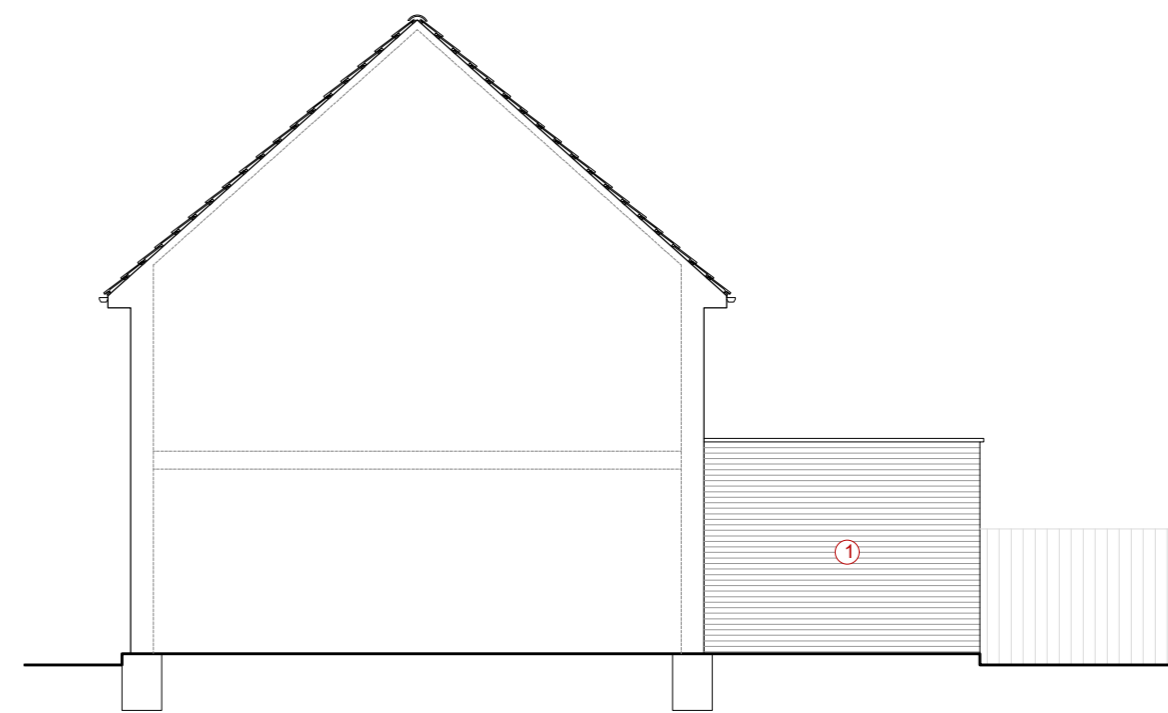
0
1
2
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10m
1:100



1 Proposed Ground Floor Plan
1:100



2 Proposed Roof Plan
1:100



5 Proposed Side Elevation
1:100



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ARCHITECTURE

PIXEL BUSINESS CENTRES
110 BROOKER Rd, WALTHAM ABBEY EN9 1JH
www.mudaarchitecture.com
muda@mudaarchitecture.com
02039084752

SITE ADDRESS
70, Stamford-Road, Dagenham, RM9 4EX

PROJECT DESCRIPTION
Ground Floor Rear Extension and Internal Alterations

DRAWING TITLE
Proposed Drawings

DRAWN
MUDA

ISSUED FOR
Full Planning

SCALE
1:100@A2

DRAWING NO
54_303

DATE
December 2020

REVISION

Delegated Report

Application for Planning Permission

| | | | |
|--------------------------------|---|--------------------------|------------------|
| Case Officer: | Orla Bermingham | Valid Date: | 16 December 2020 |
| Officer Recommendation: | Approve | Expiry Date: | 10 February 2021 |
| Application Number: | 20/02453/FULL | Recommended Date: | 13 January 2021 |
| Address: | 70 Stamford Road, Barking And Dagenham , RM10 4EX | | |
| Proposal: | Construction of a single storey rear extension with internal alterations in an exiting ground floor flat. | | |

Planning Constraints

The application site is located within the Becontree Estate.

Site, Situation and Relevant Background Information

The application site is a terrace on the northern side of Stamford Road. The application seeks permission for the construction of a single storey rear extension with internal alterations in an exiting ground floor flat. The proposed extension projects 3.65 metres from the rear elevations and has a width of 5.3 metres. It will have a flat roof with a maximum height of three metres. The proposed rear extension will provide a kitchen/dining area.

Key Issues

- Principle of the Development
- Design and Quality of Materials
- Impacts to Neighbouring Amenity

ASSESSMENT

Principle of the Development

The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below.

Design and Quality of Materials

The application site is a terrace on the northern side of Stamford Road. The application seeks permission for the construction of a single storey rear extension with internal alterations in an exiting ground floor flat. The proposed extension projects 3.65 metres from the rear elevations and has a width of 5.3 metres. It will have a flat roof with a maximum height of three metres. The proposed rear extension will provide a kitchen/dining area.

The NPPF, specifically paragraphs 127 and 128, outline that planning policies and decisions should aim to ensure that development functions well and adds to the overall quality of an area for both the short term and over the lifetime of the development. Paragraph 130 advises that permission should be refused for proposed developments of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The London Plan Policy 7.1 states the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. Policy D4 of the Draft London Plan discusses the need for good design to be thoroughly scrutinised at the application stage, including elements relating to layout, scale, density, land-uses, materials, detailing and landscaping.

On a more localised level, Policy SP 2 of the Draft Local Plan (Regulation 19) reiterates that the Council will promote high-quality design, providing a safe, convenient, accessible and inclusive built environment and interesting public spaces and social infrastructure for all through recognising and celebrating local character and the borough's heritage, adopting a design-led approach to optimising density and site potential by responding positively to local distinctiveness and site context. Policy DMD 1 of the Draft

Local Plan states that all development proposals should be creative and innovative, recognising that existing local character and accommodating change is not mutually exclusive, architecture should be responsive, authentic, engaging, and have an enduring appeal. Policy BP8 and BP11 of Local Development Framework Borough Wide Development Plan state that all developments are expected to have regard to the local character of the area and help to create a sense of local identity, distinctiveness and place.

The Becontree Estate, the location of the application site and of which this property forms part, was built as Homes for Heroes in the period 1921 to 1934 and at the time was the largest municipal estate in the world. It therefore forms part of the rich local history of the area and is referenced in policy CP2 of the Core Strategy as forming an important symbol of the past. Policy CP2 seeks to respect the local context and reinforce local distinctiveness. Policy BP2 of the Borough Wide DPD also references the heritage value of the Estate and although this dwelling house is not situated in a conservation area, this policy recognises the distinctive local character and historical importance of the Becontree Estate. The policy is concerned with preserving heritage areas of their instinctive and historically important features and ensuring developments do not detract from the heritage area's significance. This is further supported by policy BP11 of the Borough Wide DPD which ensures that development is designed in a sensitive and appropriate manner which minimises impact on surrounding neighbours and respects the character of the area. Policy DMD4 of the Local Plan recognises the importance of other heritage assets and the wider historic environment being identified, celebrated and promoted where relevant through the Council's heritage strategy. Development within or affecting any heritage feature should respect its local context and avoid materially detracting from its significance, including its archaeological, architectural, historic, landscape or biodiversity interest, or harming its setting.

The Supplementary Planning Document states that rear extensions have a much reduced impact upon the street scene, but still recognises the importance of scale, height and design. It is expected that the depth of the extension should not normally exceed 3.65 metres as measured from the original rear wall of the house and if the extension will have a flat roof then its height should not exceed 3 metres. The proposed development meets these requirements, and is therefore considered appropriate in design. The Supplementary Planning Document also seeks to maintain a reasonable amount of private garden space for amenity purposes and to avoid overdeveloping your plot. Any extension should not normally cover more than 50% of your garden space (when taken together with any part of your garden covered by existing extensions or outbuildings). The proposed development meets these requirements, and is therefore considered appropriate in design.

Officers acknowledge that the applicant has applied for the construction of an outbuilding under 20/02478/FULL. However, this outbuilding is not indicated on the plans, and therefore is a separate application and will be assessed individually.

For the reasons above, officers consider the proposed development to be sympathetic in design, and in accordance with the objectives of the NPPF, London Plan Policies 7.1, 7.4, and 7.6, Policy SP 2 and DMD 1 of the Draft Local Plan, Policy BP8 and BP11 of Local Development Framework Borough Wide Development Plan.

Impacts to Neighbouring Amenity

The application site is a terrace on the northern side of Stamford Road. The application seeks permission for the construction of a single storey rear extension with internal alterations in an existing ground floor flat. The proposed extension projects 3.65 metres from the rear elevations and has a width of 5.3 metres. It will have a flat roof with a maximum height of three metres. The proposed rear extension will provide a kitchen/dining area.

The NPPF, The London Plan Policies 7.1, 7.4 and 7.6, all have relevance to the importance of quality development in addressing neighbouring amenity and avoiding unacceptable impacts. Policy DMD 1 of the Draft Local Plan (Regulation 19) states that all development proposals should consider the impact on the amenity of neighbouring properties with regard to significant overlooking (loss of privacy and immediate outlook) and overshadowing (unacceptable loss of daylight and sunlight), wind and microclimate. Policy BP8 and BP11 of the Local Development Framework Borough Wide Development Plan has specific regard to protecting residential amenity.

Officers acknowledge that the applicant has applied for the construction of an outbuilding under 20/02478/FULL. However, this outbuilding is not indicated on the plans, and therefore is a separate application and will be assessed individually.

Due to its appropriate scale and design, officers consider the proposed development to have minimal impact on neighbouring amenity. Therefore, the proposed development is in accordance with the NPPF, The London Plan Policies 7.1, 7.4 and 7.6, Policy DMD 1 of the Draft Local Plan, and Policies BP8 and BP11 of the Local Development Framework Borough Wide Development Plan.

CONCLUSION

The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.

APPENDIX 1

| Development Plan Context | |
|---|---|
| The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance: | |
| National Planning Policy Framework (NPPF) (MHCLG, February 2019) | |
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.1 - Lifetime Neighbourhoods Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture Policy 7.8 - Heritage Assets and Archaeology |
| <i>The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm Policy HC1 - Heritage Conservation and Growth |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |
| <i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making unless other material considerations indicate that it would not be reasonable to do so.</i> | |
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020) | Policy SP2 - Delivering a well-designed, high quality and resilient built environment Policy SP4 - Delivering quality design in the borough. Policy DMD1 - Securing high quality design Policy DMD4 - Heritage assets and archaeology remains Policy DMNE3 - Nature conservation and biodiversity |
| Supplementary Planning Documents | Housing Supplementary Planning Guidance (GLA, March 2016, Updated August 2017) |

APPENDIX 2

| Relevant Planning History | | | |
|----------------------------------|--|---------|-----------------------|
| Application Number: | 20/02478/FULL | Status: | Pending Consideration |
| Description: | Construction of a rear outbuilding in an existing ground floor flat. | | |

APPENDIX 3

| Consultations | | |
|--------------------------------|-----------------|--------------------------------|
| Consultee: | Date Consulted: | Summary of response: |
| Stephen Knell (Access Officer) | 16/12/2020 | "I am happy with these plans." |

APPENDIX 3

| | |
|---------------------------------------|------------|
| Neighbour Notification | |
| Date Consultation Letter Sent: | 16/12/2020 |
| <i>No response received.</i> | |

LBBB Reference: 20/02453/FULL

Gretel Muller
Pixel Business Centres, 110 Brooker Road
Waltham Abbey
EN9 1JH

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/02453/FULL
Address: 70 Stamford Road, Barking And Dagenham , RM10 4EX
Development Description: Construction of a single storey rear extension with internal alterations in an existing ground floor flat.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

Graeme Cooke

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Gretel Muller
Pixel Business Centres, 110 Brooker Road
Waltham Abbey EN9 1JH

Applicant: Gheorghe Marius Ivan
70 Stamford Road, Barking And
Dagenham , RM10 4EX

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/02453/FULL
Application Type: Full Planning Permission
Development Description: Construction of a single storey rear extension with internal alterations in an existing ground floor flat.
Site Address: 70 Stamford Road, Barking And Dagenham , RM10 4EX
Date Received: 15 December 2020
Date Validated: 16 December 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents: -

- 54-301 - Existing and Proposed Site Plan - December 2020
- 54-303 - Proposed Drawings - December 2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 7.1 - Lifetime Neighbourhoods

Policy 7.4 - Local Character

Policy 7.5 - Public Realm

Policy 7.6 - Architecture

Policy 7.8 - Heritage Assets and Archaeology

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy D8 - Public Realm

Policy HC1 - Heritage Conservation and Growth

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CR2 - Preserving and Enhancing the Natural Environment

Policy CP2 - Protecting and Promoting our Historic Environment

Policy CP3 - High Quality Built Environment

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BP8 - Protecting Residential Amenities

Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making unless other material considerations indicate that it would not be reasonable to do so.

Policy SP2 - Delivering a well-designed, high quality and resilient built environment

Policy SP4 - Delivering quality design in the borough.

Policy DMD1 - Securing high quality design

Policy DMD4 - Heritage assets and archaeology remains

Policy DMNE3 - Nature conservation and biodiversity

Supplementary Planning Documents

Housing Supplementary Planning Guidance (GLA, March 2016, Updated August 2017)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has

implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106> . CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 28/01/2021

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1401

Application Reference:

20/02496/HSE

Application Description:

Construction of a part two storey part single storey rear extension.

Decision:

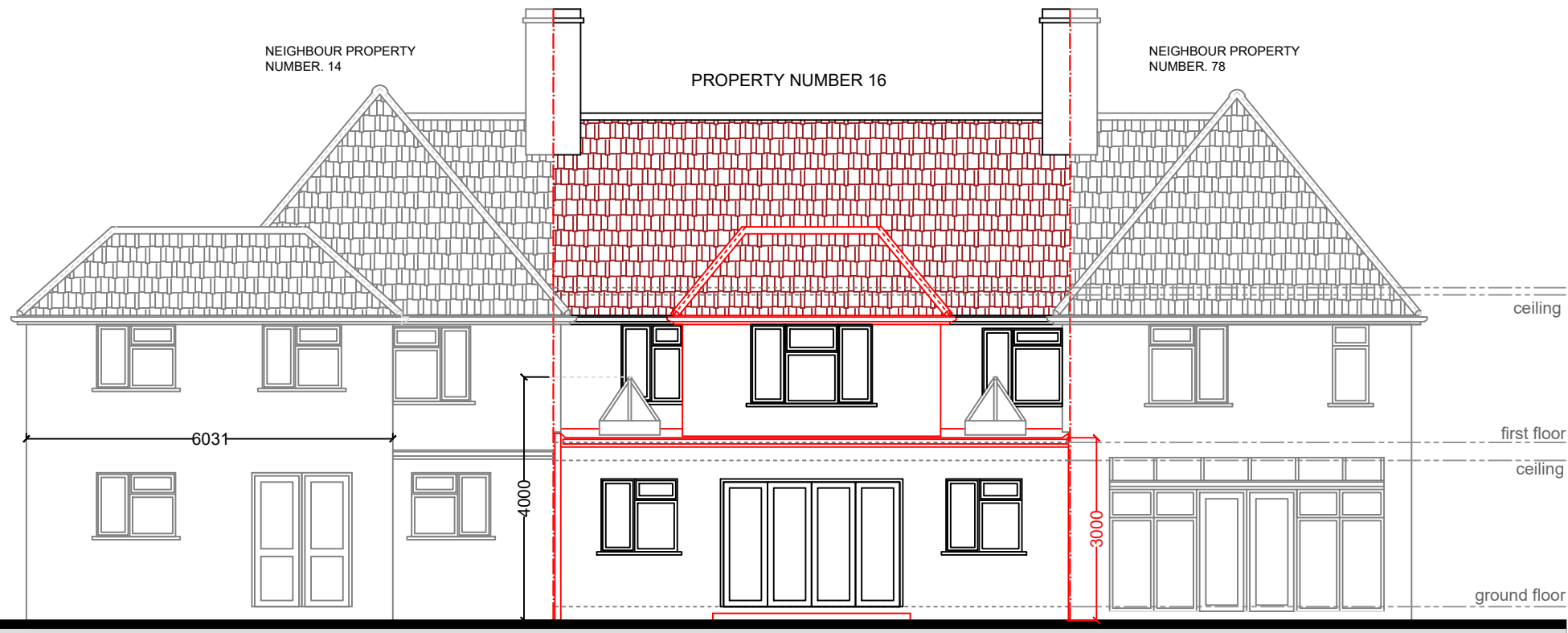
Approved

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A3



8 REAR ELEVATION - EXISTING
1:100



9 REAR ELEVATION - PROPOSED
1:100

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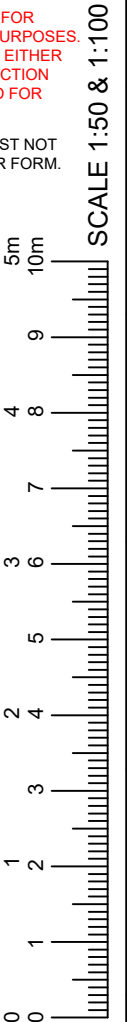
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16 ST GEORGES ROAD, DAGENHAM,
RM9 5JH

PROJECT
DOUBLE STOREY REAR EXTENSION

TITLE
REAR ELEVATIONS

DRAWN AT HEAD OFFICE SCALE **1:100 @A3**

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| L27-8 | | |
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| | | 25-11-2020 |

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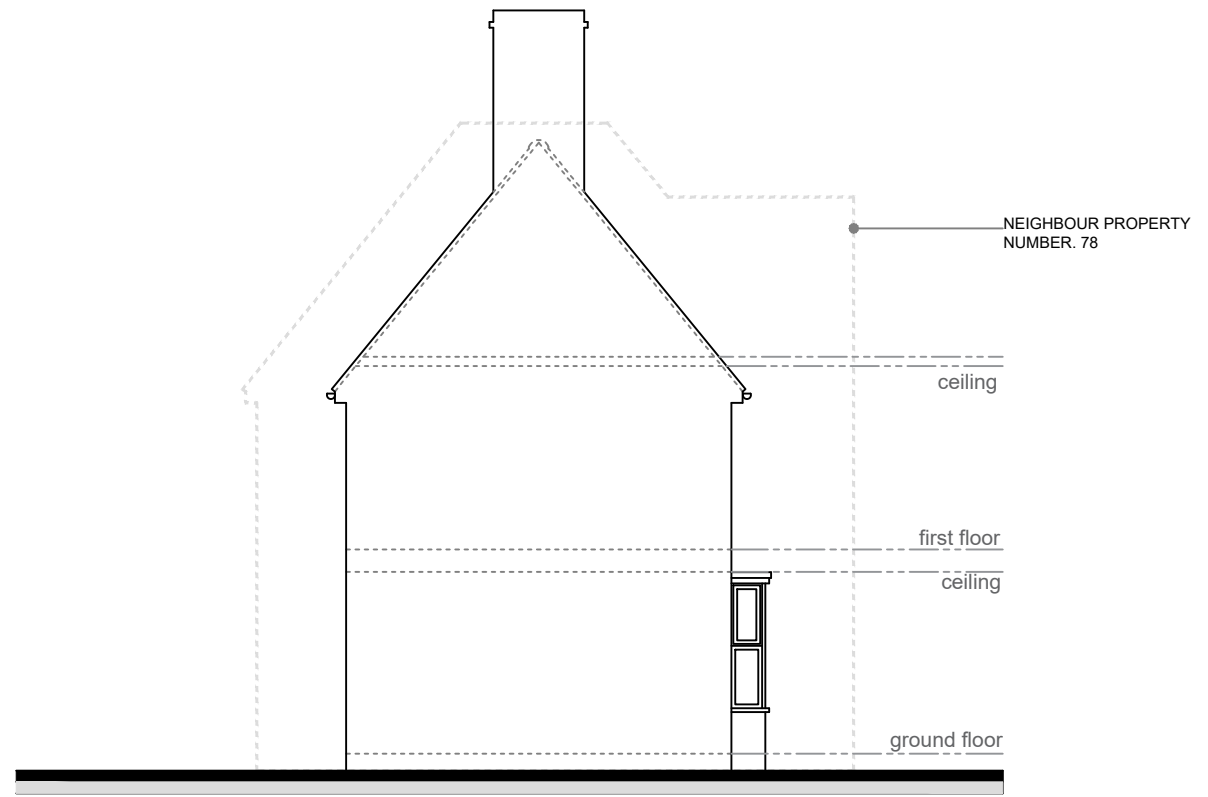
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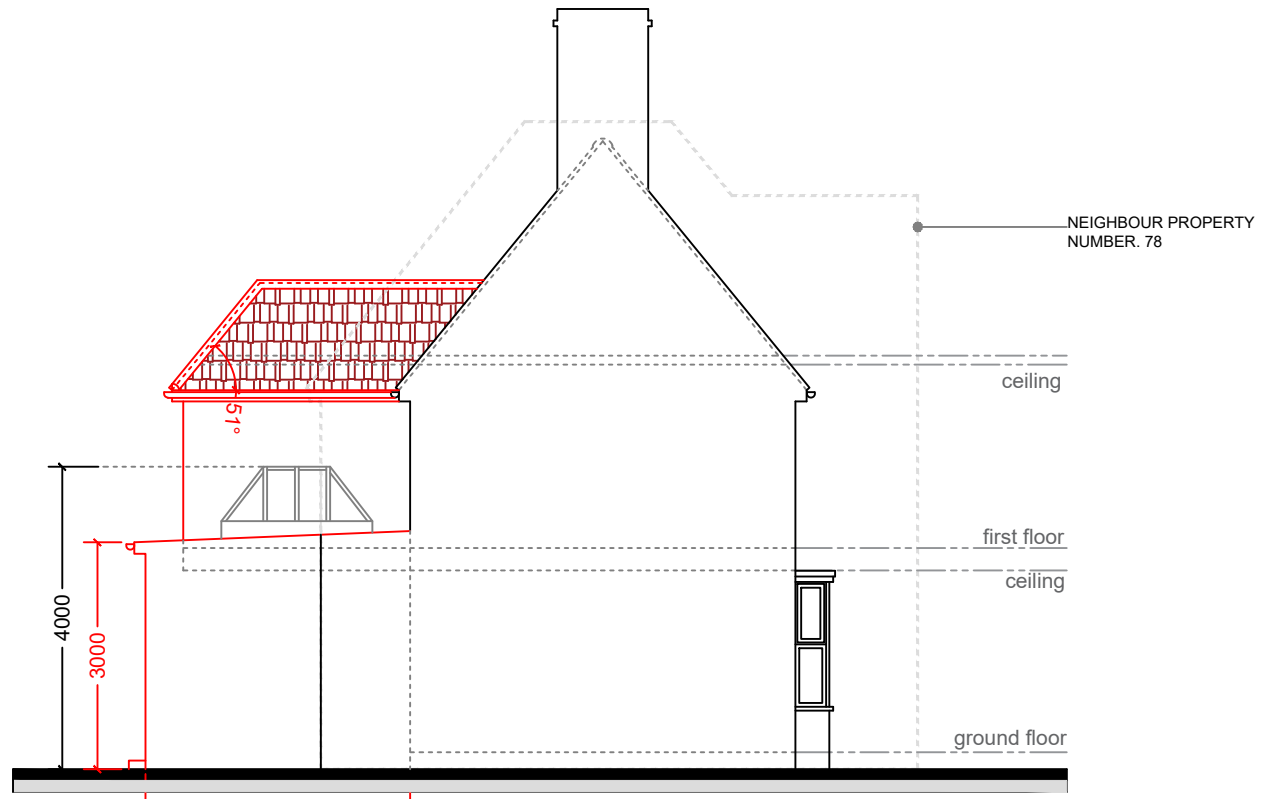
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1:100



11 L.H SIDE ELEVATION - PROPOSED
1:100

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MEASURED SURVEY DOES NOT INCLUDE FOR INTRUSIVE SURVEY TO DETERMINE EXACT LOCATION OF STEELWORK/SUPPORTING STRUCTURE.
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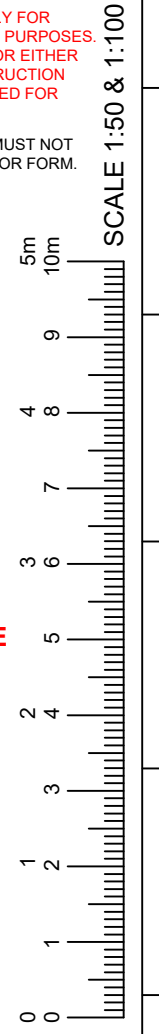
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PLANNING ISSUE
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169 Southpark Drive Ilford IG3 9AD
Email: getrapidplans@gmail.com
Website: getrapidplans.co.uk

ADDRESS 16 ST GEORGES ROAD, DAGENHAM, RM9 5JH

PROJECT DOUBLE STOREY REAR EXTENSION

TITLE L.H SIDE ELEVATIONS

DRAWN AT HEAD OFFICE SCALE **1:100 @A3**

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| | REVISION | DATE 25-11-2020 |

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Delegated Report

Householder Application for Planning Permission for Works or Extension to a Dwelling

| | | | |
|--------------------------------|--|--------------------------|------------------|
| Case Officer: | Orla Bermingham | Valid Date: | 17 December 2020 |
| Officer Recommendation: | Approve | Expiry Date: | 11 February 2021 |
| Application Number: | 20/02496/HSE | Recommended Date: | 15 January 2021 |
| Address: | 16 St Georges Road, Dagenham, Barking And Dagenham, RM9 5JH | | |
| Proposal: | Construction of a part two storey part single storey rear extension. | | |

Planning Constraints

The application site is located within the Becontree Estate.

Neighbour Notification

Date Consultation Letter Sent: 17/12/2020

Number of Neighbours Consulted: 7

No response received.

Relevant Planning History

| | | | |
|----------------------------|---|----------------|-----------------------------|
| Application Number: | 20/02495/CLUP | Status: | Lawful |
| Description: | <i>Application for a lawful development certificate (proposed) for the construction of a rear dormer extension including four roof lights to the front to facilitate conversion of roof space into habitable accommodation.</i> | | |
| Application Number: | 20/02492/PRIEXT | Status: | Prior Approval Not Required |
| Description: | <i>Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 4.25 metres. The maximum height of the proposed extension from the natural ground level is 4.00 metres. The height at eaves level of the proposed extension measured from the natural ground level is 3.00 metres.</i> | | |

Development Plan Context

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

| | |
|--|--|
| The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016) | Policy 7.4 - Local Character Policy 7.5 - Public Realm Policy 7.6 - Architecture Policy 7.8 - Heritage Assets and Archaeology |
|--|--|

The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|---|---|
| Draft London Plan (Intend to Publish version December 2019) | Policy D1 - London's Form, Character and Capacity for Growth Policy D4 - Delivering Good Design Policy D8 - Public Realm Policy HC1 - Heritage Conservation and Growth |
| Local Development Framework (LDF) Core Strategy (July 2010) | Policy CR2 - Preserving and Enhancing the Natural Environment Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment |
| Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011) | Policy BP2 - Conservation Areas and Listed Buildings Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design |

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an

"advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

| | |
|--|---|
| The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020) | Policy SP2 - Delivering a well-designed, high quality and resilient built environment Policy SP4 - Delivering quality design in the borough. Policy DMD1 - Securing high quality design Policy DMD4 - Heritage assets and archaeology remains Policy DMD6 - Householder extensions and alterations Policy DMNE3 - Nature conservation and biodiversity |
| Supplementary Planning Documents | Residential Extensions and Alterations (SPD) (February 2012) |

ASSESSMENT

Principle of the Development

Is the proposed development acceptable 'in principle'? **YES**

Officer Comment: The overriding objective of the local policies is to deliver high quality development which improves the quality and distinctive identity of places and meets the housing needs of existing and future residents. As such, it is acknowledged that extensions to existing family dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality, neighbourly design. Such matters are addressed below.

Achieving High Quality of Urban Design

Does the proposed development respect the character and appearance of the existing dwelling? **YES**

Does the proposed development respect and accord to the established local character? **YES**

Is the proposed development acceptable within the street scene or when viewed from public vantage points **YES**

Is the proposed development acceptable and policy compliant? **YES**

The application site is a terrace house on the southern side of St Georges Road. The application seeks permission for construction of a part two storey part single storey rear extension.

On the proposed ground floor, the extension projects 3.5 metres from the existing rear elevations and spans the width of the property. It will have a flat roof, with a maximum height of 3 metres, and two rooflights. On the proposed first floor, the extension will sit in the middle of the property, 2.1 metres setback from either boundary lines. The proposed first floor extension will project 3 metres and have a width of 4.25 metres. The proposed first floor rear extension will have a half pitched roof, similar to the extension at no 14 St Georges Road.

Officers acknowledge that the applicant has recently explored their rights to a prior approval (20/02492/PRIEXT). However, this is a separate application and each will be assessed individually.

The NPPF (2019), specifically paragraphs 127 and 128, outline that planning policies and decisions should aim to ensure that development functions well and adds to the overall quality of an area for both the short term and over the lifetime of the development. Paragraph 130 advises that permission should be refused for proposed developments of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The London Plan Policy 7.1 states the design of new developments and the spaces they create should help reinforce the character of the neighbourhood. Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and other forms of development. It is required that in areas of poor, or ill-defined, character, new development should build on the positive existing elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.6 seeks the highest quality materials and design appropriate to its context. Policy 7.8 seeks to ensure London's heritage assets are identified so that their significance can be enhanced and used positively for place shaping.

On a more localised level, Policy SP 2 of the Draft Local Plan (Regulation 19) reiterates that the Council will promote high-quality design, providing a safe, convenient, accessible and inclusive built environment and interesting public spaces and social infrastructure for all through recognising and celebrating local character and the borough's heritage, adopting a design-led approach to optimising density and site potential by responding positively to local distinctiveness and site context. Policy DMD 1 of the Draft Local Plan states that all development proposals should be creative and innovative, recognising that

Officer Comment:

existing local character and accommodating change is not mutually exclusive, architecture should be responsive, authentic, engaging, and have an enduring appeal. Policy DMD 6 of the Draft Local Plan notes that householder extensions and alterations will need to be designed in a sensitive and appropriate manner, being sympathetic to the design of the original dwelling with regards to scale, form, materials and detailing.

The Becontree Estate, the location of the application site and of which this property forms part, was built as Homes for Heroes in the period 1921 to 1934 and at the time was the largest municipal estate in the world. It therefore forms part of the rich local history of the area and is referenced in policy CP2 of the Core Strategy as forming an important symbol of the past. Policy CP2 seeks to respect the local context and reinforce local distinctiveness. Policy BP2 of the Borough Wide DPD also references the heritage value of the Estate and although this dwelling house is not situated in a conservation area, this policy recognises the distinctive local character and historical importance of the Becontree Estate. The policy is concerned with preserving heritage areas of their instinctive and historically important features and ensuring developments do not detract from the heritage area's significance. Policy DMD 4 of the Draft Local Plan states that other heritage assets and the wider historic environment, aside from the four conservation areas and other areas that are locally distinctive and historically important (e.g. Becontree Estate) will be identified, celebrated and promoted where relevant through the Council's heritage strategy (or its updated equivalent).

Proposed Ground Floor Rear Extension

On the proposed ground floor, the extension projects 3.5 metres from the existing rear elevations and spans the width of the property. It will have a flat roof, with a maximum height of 3 metres, and two rooflights.

The Supplementary Planning Document states that rear extension have a reduced impact on the street scene, but still recognises the importance of appropriate height, scale and design. If the house is terraced, the depth of the extension should not normally exceed 3.65 metres as measured from the original rear wall of the house and if the extension will have a flat roof then its height should not exceed 3 metres. The proposed ground floor rear extension meets these requirements, and is therefore considered appropriate in design, complimenting the appearance of the existing dwellinghouse and surrounding area. In addition, officers also acknowledge that the applicant has been approved a 4.25 metre rear extension under 20/02492/PRIEXT.

Proposed First Floor Rear Extension

On the proposed first floor, the extension will sit in the middle of the property, 2.1 metres setback from either boundary lines. The proposed first floor extension will project 3 metres and have a width of 4.25 metres.

The Supplementary Planning Document the importance that the design of a first floor rear extension is sympathetic towards the original house. Particular attention should be paid to ensure the roof treatment reflects the character of the original dwelling. For example, where the main roof of the house is pitched, this should be continued over the extension. Flat-roofed extensions will not be considered acceptable in the vast majority of circumstances. The proposed first floor rear extension will have a half pitched roof, similar to the extension at no 14 St Georges Road. Although a fairly irregular roof design, officers consider the roof treatment to be sympathetic to the surrounding area, due to the extension at no 14 St Georges Road.

Officer did have raised concerns over the proposed first floor rear extension as it is a fairly large scale development which is not a common feature in the surrounding area. However, officers acknowledge the large scale of the development at no 14 St Georges Road. Therefore the proposed development is considered to respect the established local character.

For the reasons above, officers consider the proposed development to be appropriate in design and in accordance with the objectives of the NPPF, The London Plan Policies 7.1, 7.4, 7.6, and 7.8, Policies SP 2, DMD 1, DMD 4 and DMD 6 of the Draft Local Plan, Policy CP2 of the Core Strategy, Policies BP2, BP8 and BP11 of the Local Development Framework Borough Wide Development Plan, and the Supplementary Planning Document.

| Delivering Neighbourly Development | | | | | | | | |
|------------------------------------|--------------------|----------------|-----|----------------|--|--------------------|----------------|-----|
| | 14 St Georges Road | 78 Verney Road | N/A | | | 14 St Georges Road | 78 Verney Road | N/A |
| Outlook: | | | | Overshadowing: | | | | |

| | | | | | | | |
|----------------------------|--|-----|--|----------------------------|-----|-----|--|
| Loss from habitable rooms? | NO | NO | | Shadow cast into rooms? | NO | NO | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | |
| | | | | Shadow into garden? | YES | YES | |
| Loss of Privacy: | | | | <i>Is it unacceptable?</i> | NO | NO | |
| Overlooking the garden? | YES | YES | | | | | |
| <i>Is it unacceptable?</i> | NO | NO | | Overbearing: | | | |
| Overlooking into rooms? | NO | NO | | Impact on habitable rooms? | NO | NO | |
| <i>Is it unacceptable?</i> | | | | <i>Is it unacceptable?</i> | | | |
| | | | | Impact on gardens? | YES | YES | |
| Loss of Daylight: | | | | <i>Is it unacceptable?</i> | NO | NO | |
| Loss into habitable rooms? | NO | NO | | | | | |
| <i>Is it unacceptable?</i> | | | | | | | |
| <i>Officer Comment:</i> | <p>The application site is a terrace house on the southern side of St Georges Road. The application seeks permission for construction of a part two storey part single storey rear extension. On the proposed ground floor, the extension projects 3.5 metres from the existing rear elevations and spans the width of the property. It will have a flat roof, with a maximum height of 3 metres, and two rooflights. On the proposed first floor, the extension will sit in the middle of the property, 2.1 metres setback from either boundary lines. The proposed first floor extension will project 3 metres and have a width of 4.25 metres. The proposed first floor rear extension will have a half pitched roof, similar to the extension at no 14 St Georges Road.</p> <p>Officers acknowledge that the applicant has recently explored their rights to a prior approval (20/02492/PRIEXT). However, this is a separate application and each will be assessed individually.</p> <p>The NPPF, The London Plan Policies 7.1, 7.4, 7.6, all have relevance to the importance of quality development in addressing neighbouring amenity and avoiding unacceptable impacts. Policy DMD 1 of the Draft Local Plan (Regulation 19) states that all development proposals should consider the impact on the amenity of neighbouring properties with regard to significant over looking (loss of privacy and immediate outlook) and overshadowing (unacceptable loss of daylight and sunlight), wind and microclimate. Policy DMD 6 of the Draft Local Plan (Regulation 19) notes that householder extensions and alterations will need to be designed in a sensitive and appropriate manner, considering the impact on the amenity of neighbouring properties, avoiding significant over looking (loss of privacy and immediate outlook) and overshadowing (loss of daylight and sunlight). Policy BP8 and BP11 of the Local Development Framework Borough Wide Development Plan has specific regard to protecting residential amenity. The Supplementary Planning Document states that rear extensions have a much reduced impact upon the street scene. However, a rear extension can have a significant impact on your neighbour's amenity.</p> <p>Proposed Ground Floor Rear Extension</p> <p>Due to its appropriate height, scale and design, officers consider the proposed ground floor rear extension to present minimal impact to neighbouring amenity. In addition, officers also acknowledge that the applicant has been approved a 4.25 metre rear extension under 20/02492/PRIEXT.</p> <p>Proposed First Floor Rear Extension</p> <p>The Supplementary Planning Document states that double storey extensions have the potential to significantly impact upon your neighbour's property due to their scale. As such, they will only be considered acceptable if there is no material impact on neighbouring amenity. The depth of any proposed first floor extension as measured from the main rear wall should not exceed the distance from the proposed extension to the corner of the adjacent property. Where the adjacent property has a solid roof extension, the distance shall be taken from the corner of the extended part. As such, no part of the proposed extension should extend beyond a 45 degree angle as taken from the corner of the adjoining property. The proposed development meets these requirements.</p> | | | | | | |

Due to the south-west facing gardens, the proposed development will overshadow no 14 St Georges Road in the mornings. It will also result in overlooking to their garden and a sense of overbearingness. However, officers consider this to be of acceptable levels, especially due to the large extension which has occurred at no 14 St Georges Road.

Due to the south-west facing gardens, the proposed development will overshadow no 78 Verney Road in the evenings. It will also result in overlooking to their garden and a sense of overbearingness. However, due to its appropriate scale and sitting, officers consider this to be of acceptable levels.

For the reasons above, officers consider the proposed development to protect neighbouring amenity and is in accordance with the objectives of the NPPF, The London Plan Policies 7.1, 7.4, 7.6, Policies SP 2, DMD 1 and DMD 6 of the Draft Local Plan, Policies BP8 and BP11 of the Local Development Framework Borough Wide Development Plan, and the Supplementary Planning Document.

Delivering Sustainability

| | |
|---|-----------|
| <i>Does the proposed development promote or enhance biodiversity?</i> | NO |
|---|-----------|

| | |
|--|-----------|
| <i>Has established vegetation been preserved or appropriately relocated/mitigated against?</i> | NO |
|--|-----------|

| | |
|-------------------------|---|
| <i>Officer Comment:</i> | The application has not incorporated any proposed biodiversity enhancement measures and the extension will result in the loss of a portion of grassed area. Whilst there is scope to compensate for such loss and to further improve the biodiversity value of the site, the lack of any compensatory or enhancement measures in this instance would not warrant reason for refusal noting there is still ample garden remaining. |
|-------------------------|---|

Meeting the Needs of Homeowners

| | |
|--|------------|
| <i>Are all proposed rooms well-lit by daylight and naturally vented through opening windows?</i> | YES |
|--|------------|

| | |
|---|------------|
| <i>Are the sizes of all proposed rooms appropriate in size for the purpose they are designed for?</i> | YES |
|---|------------|

| | |
|-------------------------|--|
| <i>Officer Comment:</i> | The proposed extension is intended to rationalise and expand the layout of the existing dwelling through the provision of appropriately sized and lit home extensions. |
|-------------------------|--|

CONCLUSION

The proposed development would respect the character and appearance of the area without having any unacceptable impact on the living conditions of neighbouring properties. The proposal is therefore considered to accord with the Development Plan policies and guidance specified above, and it is recommended that planning permission be granted.

LBBB Reference: 20/02496/HSE

Dilnashin Nawab
169 South Park Drive
Ilford
IG3 9AD

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

Dear Sir / Madam,

Application Number: 20/02496/HSE
Address: 16 St Georges Road, Dagenham, Barking And Dagenham, RM9 5JH
Development Description: Construction of a part two storey part single storey rear extension.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

Graeme Cooke

Graeme Cooke
Director of Inclusive Growth
London Borough of Barking and Dagenham

PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

Agent: Dilnashin Nawab
169 South Park Drive
Ilford IG3 9AD

Applicant: Ricky & Emma Inayat
16 St Georges Road, Dagenham, Barking
And Dagenham, RM9 5JH

PART 1 - PARTICULARS OF THE APPLICATION

Application Number: 20/02496/HSE
Application Type: Householder Planning Permission
Development Description: Construction of a part two storey part single storey rear extension.
Site Address: 16 St Georges Road, Dagenham, Barking And Dagenham, RM9 5JH
Date Received: 17 December 2020
Date Validated: 17 December 2020

PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

Conditions:

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

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

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- L27-2 - Proposed Ground Floor Plan - 25/11/2020
- L27-4 - Proposed First Floor Plan - 25/11/2020
- L27-6 - Proposed Roof Plan - 25/11/2020
- L27-8 - Proposed Rear Elevations - 25/11/2020
- L27-9 - L.H Side Elevations - 25/11/2020
- L27-10 - R.H Side Elevations - 25/11/2020
- L27-12- Proposed Site Plan - 25/11/2020

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwellinghouse.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National

Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 7.4 - Local Character

Policy 7.5 - Public Realm

Policy 7.6 - Architecture

Draft London Plan (Intend to Publish version, December 2019)

The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy D1 - London's Form, Character and Capacity for Growth

Policy D4 - Delivering Good Design

Policy D8 - Public Realm

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CR2 - Preserving and Enhancing the Natural Environment

Policy CP3 - High Quality Built Environment

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BP8 - Protecting Residential Amenity

Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020)

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and substantial weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.

Policy SP2 - Delivering a well-designed, high quality and resilient built environment

Policy SP4 - Delivering quality design in the borough.

Policy DMD1 - Securing high quality design

Policy DMD4 - Heritage assets and archaeology remains

Policy DMD6 - Householder extensions and alterations

Policy DMNE3 - Nature conservation and biodiversity

Supplementary Planning Documents

Residential Extensions and Alterations (SPD) (February 2012)

The above policies can be viewed on the Council's website: www.lbbd.gov.uk/planning.

Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106>. CIL forms can be submitted to: S106CIL@befirst.london

DATE OF DECISION: 28/01/2021

Yours sincerely,

Graeme Cooke

Graeme Cooke

Director of Inclusive Growth

London Borough of Barking and Dagenham

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Performance Review Sub-Committee

16th February 2021

Sample Selection Number:

1439

Application Reference:

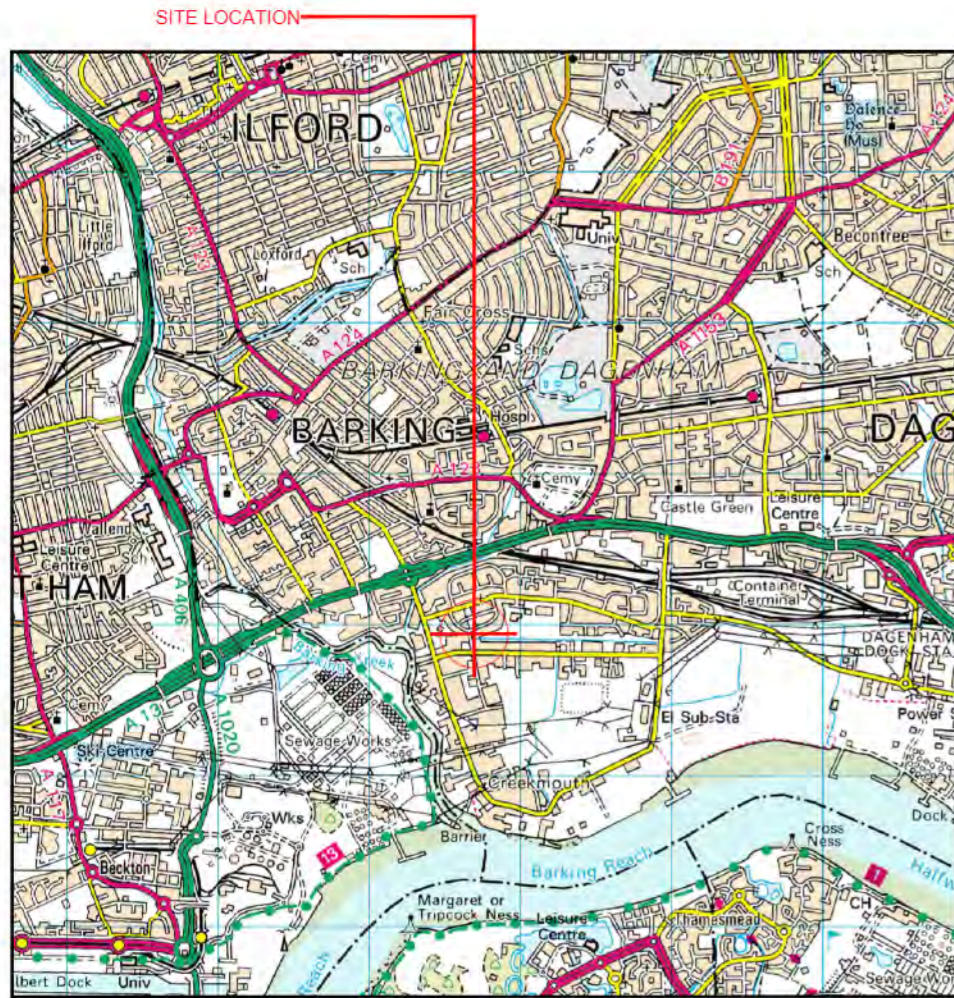
21/00106/COM

Application Description:

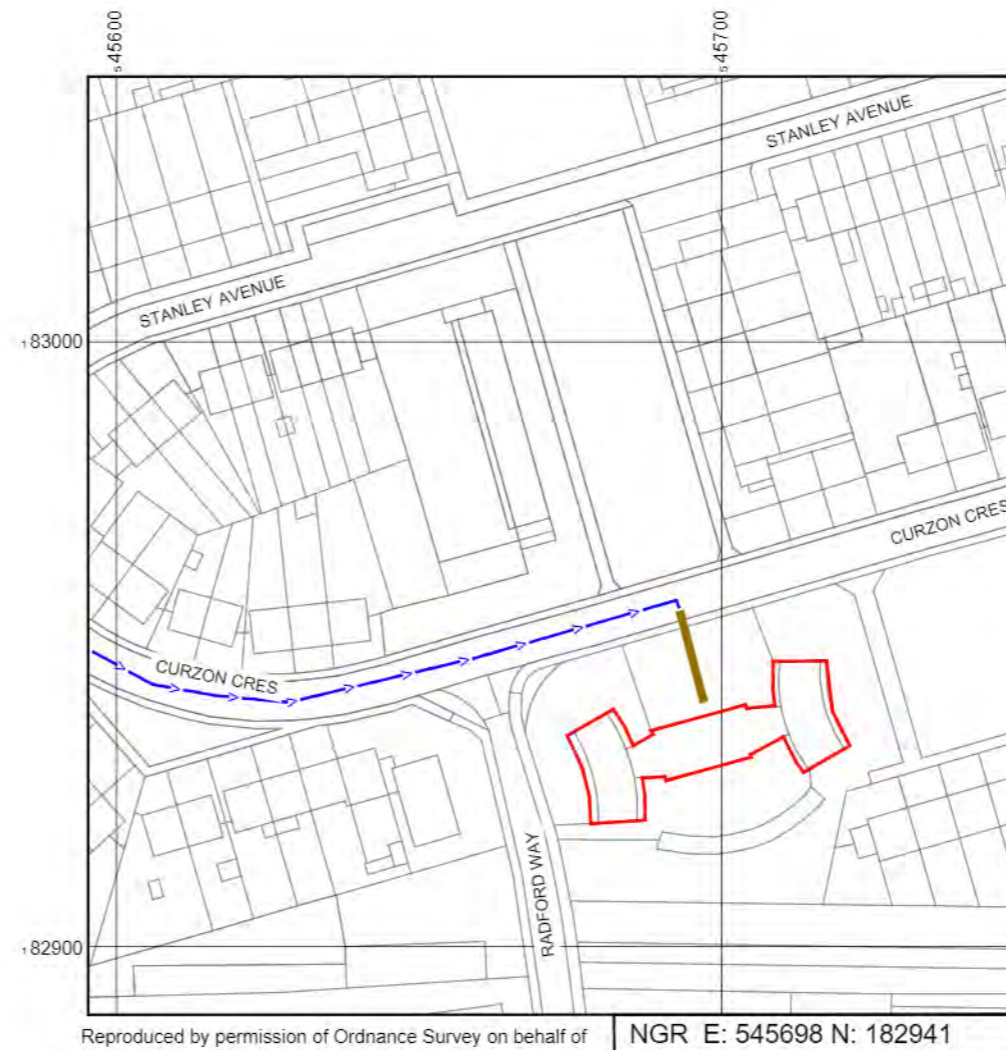
Proposed installation of 1No. GPS unit affixed to an antenna support pole and ancillary development thereto.

Decision:

Approved



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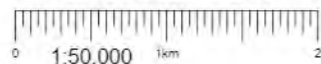


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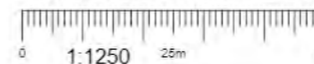
NGR E: 545698 N: 182941

SITE LOCATION

SITE AREA PLAN



SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

GOOGLE MAPS -<https://goo.gl/maps/uxq9r7gUvYGQ5rgM8>

GOOGLE STREET VIEW -<https://goo.gl/maps/aTr3EBsFDu4JUy6X6>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

HEAD SOUTH ON M25. TAKE THE A13(W) EXIT TOWARD LONDON (E & C). AT MAR DYKE INTERCHANGE. TAKE THE 4TH EXIT ONTO THE A13 (W) RAMP TO LONDON (E)/LONDON (C). MERGE WITH A13. CONTINUE STRAIGHT ONTO RIPPLE RD/A13. TAKE THE EXIT TOWARD CREEKMOUTH. MERGE WITH RIVER RD. TURN LEFT ONTO BASTABLE AVE. TURN RIGHT ONTO CURZON CRES. DESTINATION WILL BE ON THE RIGHT.

Demise:



Access Route To Site:



Access Route:



| | | | | |
|------------------|-----------------|---|----------------------------|----------|
| Master: M003 | MBNL / EE / H3G | Project: Grissom | Purpose of Issue: Planning | Issue: C |
| Date: 13/12/2020 | Drawn: DvB | Revision / Upgrade Description: Proposed Antenna - Radio comments | | |
| Checked: KTL | Approved: KTL | | | |
| Master: M002 | MBNL | Project: Grissom | Purpose of Issue: Planning | Issue: B |
| Date: 30/11/2020 | Drawn: DvB | Revision / Upgrade Description: T&T and radio comments. | | |
| Checked: KTL | Approved: KTL | | | |
| Master: M001 | MBNL / EE / H3G | Project: Grissom | Purpose of Issue: Planning | Issue: A |
| Date: 15/11/2020 | Drawn: KAR | Revision / Upgrade Description: First Issue | | |
| Checked: GA | Approved: PG | | | |



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001

Design & Principal Consultant:



UK Office:
UBC Building, 1310 Solihull Parkway,
Birmingham Business Park, B37 7YU

Tel: +44 (0)1908 377 766
Email: info@kttl.ie

Site Name: ENTERPRISE HOUSE

Site ID: 710052

Address:
ENTERPRISE HOUSE
CURZON CRESCENT
BARKING
IG11 0JZ

Title: 002 SITE LOCATION PLAN

Project: GRISSOM

Purpose of Issue: GENERAL ARRANGEMENT

| | | |
|----------------------|-------------------------|------------------------|
| EE Cell ID: 98204 | MBNL Cell ID: BAD030 | 3UK Cell ID: IG0066 |
|----------------------|-------------------------|------------------------|

| | |
|---|-------------|
| Master Drawing No: 710052_BAD030_98204_IG0066_M003 | Issue: C |
|---|-------------|



GROUND LEVEL 0.0m

Existing EE 1No. Huawei AOC4518Rv06 antenna on tripod support pole

Existing EE 1No. Mk2 BOB, 1No. Commscope E14R00P42 MHA & 1No. RD0725 active router on tripod support pole behind antenna

Proposed EE 2No. Ericsson 2600 filters on antenna support pole behind antenna

Existing EE 6No. 7-50 feeders, 3No. Multimode fibre truing, 3No. Single Mode Fibres & DC Cables in cable tray to be reused

Approx trees level +4.0m AGL

Existing H3G 1No. Huawei AHP4517R7v06 antenna on existing tripod support pole (Installed under the tactical upgrade)

Existing H3G 1No. 5501 RRU, 2No. 5301 RRUs, 1No. 18/21 MHA, fibre BOB & power BOB fixed to rooftop

Proposed EE 1No. 4480 ERS, 1No. 4419 ERS & 1No. 8863 ERS units on existing tripod support pole. Existing EE 3No. 3262 RRHs & 6No. 5507 RRHs to be removed

Existing 1.1m high hand rail on roof level

Existing EE equipment cabin on steel Grillage. To be upgraded internally. Refer to cabin layout for details

Roof Level +24.2m AGL

Existing Anti slip matting from access ladder to tripod location

Approx trees level +4.0m AGL

Existing EE/H3G 2No. Ø300mm dishes on existing Monopole

Existing EE/H3G 450mm wide Cable tray c/w vertical section to upper level

Existing EE/H3G 450mm wide Cable tray

Existing steppover to be Keesafety STMF4005

Roof Level +24.2m AGL

Roof Level +27.0m AGL

Existing hooped access ladder

Existing rooftop access door

Existing H3G 1No. Huawei AHP4517R7v06 antenna on existing tripod support pole (Installed under the tactical upgrade)

Existing EE 1No. Huawei AOC4518Rv06 antenna on tripod support pole

Existing EE 1No. Mk2 BOB, 1No. Commscope E14R00P42 MHA & 1No. RD0725 active router on tripod support pole behind antenna

Proposed EE 2No. Ericsson 2600 filters on antenna support pole behind antenna

Proposed EE 1No. 4480 ERS, 1No. 4419 ERS & 1No. 8863 ERS units on existing tripod support pole

Existing H3G 1No. 5501 RRU, 2No. 5301 RRUs, 1No. 18/21 MHA, fibre BOB & power BOB fixed to rooftop

Approx trees level +15.0m AGL

Proposed EE 1No. 4480 ERS, 1No. 4419 ERS & 1No. 8863 ERS units on existing tripod support pole

Existing H3G 1No. 5501 RRU, 2No. 5301 RRUs, 1No. 18/21 MHA, fibre BOB & power BOB fixed to rooftop

Proposed EE GPS node on top of sector 2 antenna pole mounted 200mm above antenna. Existing GPS node to be removed

Existing EE 1No. Huawei AOC4518Rv06 antenna on tripod support pole

Existing EE 1No. Mk2 BOB, 1No. Commscope E14R00P42 MHA & 1No. RD0725 active router on tripod support pole behind antenna

Proposed EE 2No. Ericsson 2600 filters on antenna support pole behind antenna

Existing H3G 1No. Huawei AHP4517R7v06 antenna on existing tripod support pole (Installed under the tactical upgrade)

Approx trees level +4.0m AGL

Existing EE/H3G Meter cabinet at ground level c/w 3 phase 100A REC supply

Approx trees level +4.0m AGL



PROPOSED SITE PLAN

0 1:200 5m 8

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Note: Structural Calcs Required for new antennas & new equipments on steelwork

Note: All existing feeder & 2No. fibre cables to be re-used. Subject to testing.

| | | | | |
|------------------|-----------------|---|----------------------------|----------|
| Master: M003 | MBNL / EE / H3G | Project: Grissom | Purpose of Issue: Planning | Issue: C |
| Date: 13/12/2020 | Drawn: DvB | Revision / Upgrade Description: Proposed Antenna - Radio comments | | |
| Checked: KTL | Approved: KTL | | | |
| Master: M002 | MBNL | Project: Grissom | Purpose of Issue: Planning | Issue: B |
| Date: 30/11/2020 | Drawn: DvB | Revision / Upgrade Description: T&T and radio comments. | | |
| Checked: KTL | Approved: KTL | | | |
| Master: M001 | MBNL / EE / H3G | Project: Grissom | Purpose of Issue: Planning | Issue: A |
| Date: 15/11/2020 | Drawn: KAR | Revision / Upgrade Description: First Issue | | |
| Checked: GA | Approved: PG | | | |



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Site Name: ENTERPRISE HOUSE

Site ID: 710052

Address: ENTERPRISE HOUSE
CURZON CRESCENT
BARKING
IG11 0JZ

Title: 150 PROPOSED SITE PLAN

Project: GRISSOM

Purpose of Issue: GENERAL ARRANGEMENT

| | | |
|-------------------|----------------------|---------------------|
| EE Cell ID: 98204 | MBNL Cell ID: BAD030 | 3UK Cell ID: IG0066 |
|-------------------|----------------------|---------------------|

Master Drawing No: 710052_BAD030_98204_IG0066_M003 Issue: C

Delegated Report

Notification of Proposed Development by Telecommunications Code System Operators

| | | | |
|--------------------------------|--|--------------------------|------------------|
| Case Officer: | Harry Moorhouse | Valid Date: | 20 January 2021 |
| Officer Recommendation: | Close | Expiry Date: | 10 February 2021 |
| Application Number: | 21/00106/COM | Recommended Date: | 26 January 2021 |
| Address: | Enterprise House Curzon Crescent, Barking, Barking And Dagenham, IG11 0JZ | | |
| Proposal: | Proposed installation of 1No. GPS unit affixed to an antenna support pole and ancillary development thereto. | | |

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 16

ASSESSMENT

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 16 Criteria

Does the proposed development comply with the relevant conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

YES

CONCLUSION

Close

The proposed Telecommunications development complies with the relevant conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval of the Local Authority and/or Planning Permission is not required for the proposed works.