

Plan: D DC/04/00313/FUL Village Ward (A)

Address: 35 Western Avenue, Dagenham

Development: Erection of 2 storey rear extension and single storey front extension in connection with conversion of house into two 1 bedroom flats

Applicant: Mr A J Game

Introduction and Description of Development

The application property is an end of terrace house facing south onto Western Avenue. This application relates to a two storey rear extension and the subsequent conversion into two, one bedroom flats. The plans show that each flat will have a bathroom, bedroom and lounge/kitchen area. The plans also show two separate gardens, and two car parking spaces that are accessed from the rear access road.

Background

No relevant history.

Consultations

a) Neighbouring occupiers

Two letters of objection were received, which outlined concerns that the extension would be out of character with the existing properties, that the flat conversion will devalue their properties, the first floor element of the extension will block light to the adjoining property, noise from the proposed flats, and that the neighbour consultation letter was received after the building work had started.

b) Health and Consumer Services- Environmental Protection

Impose condition M.04- Hours of Construction Work

UDP Policy

H10 Conversions
H15 Residential Amenity
H16 Internal Design
H22 and appendix 7 Extensions and Alterations
Car Parking Standards- January 2002

No policy issue.

Analysis

The proposal complies with the above policy, as the car parking standards require a maximum of two off-street spaces, and two spaces are provided at the rear of the garden. Both flats provide a sufficient amount of habitable floor space, in excess of

28.5m², and therefore comply with policy H16. In terms of policy H15, this requires at least 20m² of private garden space, and the proposal provides in excess of 50m² for each flat. In terms of the proposed two storey rear extension, this complies with the current policy laid out in appendix 7, as the extension falls within a 45 degree line taken from the corner of both adjoining properties. The extension will be finished with a pitched roof which will match the original roof design.

With regard to the extension being out of character with the area, this extension is to the rear of the property and cannot be seen from the street and therefore it is felt it would not be out of character with the existing street scene. In terms of the alleged devaluing of neighbouring properties, this is not a planning issue. With regard to the rear extension blocking light from the neighbouring property, as mentioned above the proposed extension complies with the guidelines as set out in appendix 7 which will allow a two storey rear extension where the projection of the extension is no greater than the distance between the extension and the nearest corner of the adjoining buildings. With regards to the concerns surrounding noise from the flats, this is considered to be largely a function of the nature of the occupiers. It is arguable whether 2 flats would result in more noise than a single dwelling occupied by a family. However if the neighbouring properties feel that the noise generated from the flats is excessive, they can contact the Noise Team within the Environment Protection Team. Finally with regard to the fact that the building work had started before the neighbour consultation letters had been received, this was because the initial work was being carried out as permitted development. A maximum volume of 50m³ can be built as permitted development on this type of property. In conclusion the proposal accords with Council policy and it is felt that the objections raised by the objectors are not sufficient to warrant a refusal.

Recommendation

That planning permission be granted, subject to the following conditions:

1. I.6 Completion of Car Parking
2. Q3 Matching Facing Materials
3. The garden areas indicated on drawing no. SK.01 shall be laid out prior to the occupation of the flats, and thereafter retained permanently for the enjoyment of the occupiers of the premises and not used for any other purpose.
4. The first floor flat should be laid out as a one bedroom dwelling, as shown on drawing number 01 rev B, and thereafter permanently retained.