

Plan : A DC/04/00361/FUL Valence Ward (A)

Address : 16 Chittys Lane, Dagenham

Development : Erection of two storey rear extension and loft conversion in connection with the conversion of the existing dwelling into one 1 bedroom flat and one 2 bedroom flat.

Applicant : Mr & Mrs Qureshi

Introduction and Description of Development

The application property is a two storey mid terrace dwellinghouse on the west side of Chittys Lane. The current proposal is to erect a two storey rear extension and loft conversion in connection with the conversion of the existing dwelling into one 1 bedroom flat and one 2 bedroom flat. The extension extends the depth of the rear of the house by 3.6 metres and does not run the entire width of the rear of the house, a one metre wide space being left to the south to enable access to the rear garden. The loft conversion does not entail the formation of a dormer window.

Background

No previous planning history.

Consultations

a) Adjoining occupiers were consulted. Three letters of objection were received, one from each of the two adjacent properties and one from a property on Greenway whose garden backs onto the rear garden of 18 Chittys Lane (the property to the south of the application property).

Objections raised were:

1. Noise from use.
2. Noise from works.
3. Air pollution from works.
4. Loss of light.
5. Loss of privacy
6. Character of future tenants.
7. Design.

8. Loss of wildlife (not protected species).
9. Overdevelopment.
10. Increase in demand for parking in the street.
11. Increase in demand for parking by builders.
12. Disruption of services during construction.
13. Contravention of the 45 degree rule specified in the UDP Appendix 7.3(d).
14. Reduction of the garden space to an area below that required in UDP policy H15.
15. That the proposal will adversely affect the character and amenity of the area (policy H10 and H11).
16. That the tenants will be transient.
17. Structural considerations and the qualifications of the builders.
18. Disruptions due to work.

U.D.P. Policy

H10 – Residential Conversions and Appendix 6.7 - Parking.

H15 – Residential Amenity.

H16 – Internal design.

H17 – Car Parking / Interim Parking Standards

H22 – Extensions and Alterations - Appendix 7.

No policy issue.

Analysis

The proposed flat conversion complies with all relevant UDP proposals. The one bedroom flat has a habitable floor area of 31 square metres; The two bedroom flat has a habitable floor area of 47.4 square metres. Both exceed the minimum requirements. The garden space required for a two bedroom flat is 40 square metres and for a one bedroom flat 20 square metres giving a total requirement of 60 square metres. The rear garden of 16 Chittys Lane currently has an depth of 17 metres, this would be reduced to 13.4 metres which is over the 12 metres required by policy. The rear garden has an area of 93 square

metres which would be reduced to 73 square metres, this is in excess of the 60 square metres required by policy.

Parking Standards require a maximum of 2 off street parking spaces for the development. The dwelling already has off street parking for two cars on the hardstand to the front of the property and thus complies with policy.

The objections received have been noted, but Members are advised that the following comments are not planning issues and cannot be considered in this analysis: Character of future tenants, loss of wildlife (not protected species), increase in demand for parking by builders, disruption of services during construction, transience of tenants, structural considerations and the qualifications of the builders and disruptions due to work.

Noise from works and air pollution from works will be controlled by Housing and Health.

The remaining objections will be considered on a point by point basis.

1. Noise from use: There is no evidence to suggest that the noise levels from a flat conversion would be significantly in excess of those generated by a family house.
2. Loss of light: Both of the adjoining buildings have single storey rear extensions. In the case of 14 Chittys Lane the extension has a depth of 2.58 metres which means that the proposed 3.6 metre extension will project beyond it by 1.02 metres, the distance between the two is 1.2 metres and is therefore acceptable. In the case of 18 Chittys Lane the extension has a depth of 3.1 metres which means that the proposed 3.6 metre extension will project beyond it by 0.5 metres, the distance between the two is 2.85 metres and is therefore acceptable.
3. Loss of privacy: The proposed extension has no windows to the sides and there would be no overlooking to the adjoining premises. To the rear, the nearest house is 60 metres away and no overlooking would occur as it is screened by foliage. It is not felt that this situation will be significantly altered by the velux window to the second bedroom.
4. Design: The proposed extension is not visible from the street or any public place, it has a pitched roof which matches the pitch of the existing roof and thus conforms to policy.
5. Overdevelopment: 16 Chittys Lane has a large rear garden of which the extension would cover a relatively small area. The extension does not cover the entire width of the house and the first floor is set in by 1.1 metres to the south and to the north the front of the extension is set in by one metre. It is not considered that the extension is overdevelopment.
6. Contravention of the 45 degree rule specified in the UDP Appendix 7.3(d): This has been covered under loss of light above.

9. The proposal will adversely affect the character and amenity of the area (policy H10 and H11): Many of the points in these policies have been addressed above. The remainder will be addressed here-

The number of houses converted into flats or multiple occupation housing in any road should not exceed 10% of the number of houses in the road and no two adjacent properties apart from dwellings separated by a road should be converted.

None of the other houses in the road has planning permission for conversion. The policy is thus not contravened.

Adequate storage should be achieved as outlined in Appendix 4 on refuse collection and storage standards. This can be covered by the imposition of a condition to cater for the provision of a refuse enclosure which will be kept as low as possible, constructed in materials to match the front elevation of the property and provided with a waterproof lid and doors.

In conclusion, the proposed development is considered to be appropriate in size, siting and design and complies with the Borough's policy.

Recommendation

That planning permission is granted subject to the following conditions:

1. O1 Details of dustbin enclosures.
2. Q3 Matching facing materials
3. The two parking spaces to the front of the property shall be retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.