

Plan: F DC/04/00144/FUL Eastbrook Ward (R)

Address: 24 Gay Gardens, Dagenham.

Development: Erection of two storey 2 bedroom house.

Applicant: Mr E Osuh

Introduction and Description of Development

The application property comprises a two storey end of terrace dwelling house with an attached single garage located on the north eastern side of Gay Gardens, Dagenham. This application relates to the erection of a two storey 2 bedroom house to adjoin the existing dwelling. The existing garage will be demolished in order to make way for the proposed development.

The proposed dwelling will measure 3112mm in width, 9800mm in depth and have an overall height of 7.2 metres comprising a pitched roof. The proposed dwelling will also project 1m beyond the front building line of the existing property will be built up to the north western boundary to adjoin number 26 Gay Gardens. The development will be brick built and the roof will be plain tiled.

Internally the development seeks to create a lounge and kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

Background

1. Planning permission granted in March 1973 under decision notice 73/00101/TP for the erection of single storey rear dining room extension.
2. Planning permission granted in May 1981 under decision notice 81/00244/TP for the erection of single storey rear kitchen extension.

Consultations

a) Adjoining occupiers

During the public consultation exercise a total of 26 adjoining occupiers were consulted of which 3 letters in response were received and 1 petition with 40 signatures, all occupiers of Gay Gardens was received. The following objections/comments were raised:

- Gay Gardens currently has very limited car parking, any additional housing in the road can only aggravate this problem.
- Concerned that if this application was approved, this will encourage others to apply for similar developments.
- Development would not be in keeping with the character of the street.

b) Traffic and Road Safety – No Objections Received.

UDP Policy

Policy H13 New Residential Development
Policy H15 Residential Amenity
Policy H16 Internal Design
Policy H17 Interim Car Parking Standards
Policy H22 Extensions and Alterations and Appendix 7

Policy Issues - Proposal does not reflect the design and character of the existing house or the street scene and provides inadequate habitable floor space.

Analysis

Policy H13 seeks to ensure that amongst other things, all new residential developments respects the height, scale, massing, size, density, materials, form and design of existing buildings and reflects the spaces around them. With regards to this proposal, it is considered that this development is contrary to this policy as the dwelling has been designed in such a way that it does not reflect or respect the design of the existing and surrounding buildings. The majority of the dwellings along Gay Gardens have frontages that measure between 5-6 metres wide and there are also the odd few that are wider, but the proposed dwelling will measure 3112mm wide and is significantly smaller in comparison. It is considered that this proposal creates a development that seriously unbalances the host terrace and creates a incongruous feature in the street scene, out of character with the existing dwelling and surrounding area.

Although this development is for a two storey house, essentially the size and scale of the development is that of a two storey side extension. Policy H22 and Appendix 7 (as modified), states that in order to avoid a terracing effect the first floor of two storey side extensions of residential properties should normally be set in one metre from the boundary, or shall be set back from the front wall by at least 2 metres. Although this development is not a residential extension, it is thought however that as the building will be constructed up to the side boundary, and a terracing will be created as a result, that the principle behind Policy H22 and Appendix 7 should be applied to this application. Therefore it is considered, that in this instance, this application should be recommended for refusal.

Policy H15 seeks to ensure that 2 bedroom houses provides a minimum of 50 square metres of residential amenity space. Based on measurements taken from submitted plans it appears that the existing property benefits from a rear garden that measures in excess of 141 square metres. However the applicant has failed to demonstrate how the rear garden would be reasonably divided between the two properties.

Policy H16 seeks to ensure that new dwellings provide adequate internal space. In the case of a two bedroom house, the development would need to provide a minimum of 40 square metres of total habitable floor area. In respect of this proposal the two bedrooms and the living room together will provide a total of 31.49 square metres of habitable floor area, which is significantly below the Council's requirements and as such is contrary to the Council's policy in this regard.

Policy H17 and the Council's Interim Parking Standards requires that 1 off-street car parking space be provided for 2 bedroom dwellings. In respect of this application the proposed development will result in the loss of an existing garage serving the host

property. The applicants has not submitted a car parking layout for the new development. Although the front of this property has been completely hard surfaced it is considered that the applicants would reasonably only be able to provide 1 off-street car parking space and it is considered that this would not be sufficient to serve the two properties as Gay Gardens itself appears to be restricted in terms of on-street parking.

Overall it is considered that the proposed two storey 2 bedroom house by virtue of its design, size, scale and massing would create an inadequate and cramped form of accommodation and would be out of character to the existing building and surrounding area and as such is considered to be contrary to the aims of policies set out in the Council's Unitary Development Plan 1996.

It should be noted that several attempts were made by the case officer to arrange a site visit with the applicant, however no responses were received to these attempts.

Recommendation

That planning permission be refused for the following reasons:

- 1) The proposed development by virtue of its design represents an incongruous feature in the street scene, out of character with the existing building and surrounding area, contrary to policy H13 of the Council's Unitary Development Plan 1996.
- 2) The proposed development fails to provide adequate habitable floor space for a 2 bedroom dwelling, contrary to policy H16 of the Council's Unitary Development Plan 1996.