| **Barking and Dagenham Council**  
| **Development Control Board**  
| **Date:** 16 January 2017 |  
| **Application No:** 16/00633/FUL | **Ward:** Valence |  
| **Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:** The application involves the creation of one new flat without off-street parking and is recommended for approval. |  
| **Address:** 759 Becontree Avenue, Dagenham |  
| **Development:** Erection of ground floor shop extension and erection of first and second floor extensions in connection with conversion of 2 bedroom flat into two 1 bedroom flats. |  
| **Applicant:** Mr Azadul Hussain Chowdhury |  
| **Summary:** The application site is a mid terrace property located on the northern side of Becontree Avenue, Dagenham. The ground floor unit is occupied by a newsagent/convenience store, the first floor and roof space above comprises of a 2 bedroom flat split over 2 levels. The application seeks permission for the erection of a ground floor extension at the rear of the shop and extensions to the upper floor levels in order to convert the 2 bedroom flat into two separate 1 bedroom flats. An external staircase located in the rear service yard is proposed to provide separate access to the flats above. The proposed development also includes alterations to the external rear façade. The premises forms one of a tight cluster of buildings characterised by disjointed rear elevations with little design merit. As such the proposal would have little impact on the character and appearance of the area. Each of the flats accords with the Technical Housing Standards – nationally described space standards (March 2015) as reflected in the Housing Standards of the London Plan March 2016 The application does not make any provision for access to amenity space, however, it is common for flats above shops not to benefit from such amenity space and in these circumstances the lack of such provision is considered to be acceptable. The existing 2 bedroom flat does not benefit from any outdoor space. There is no existing or proposed off-street parking provision for this development. This is not, per se, contrary to policy, and given the moderate public transport accessibility level (PTAL) rating for the site and the minor nature of the proposal which is unlikely to generate much, if any, parking demand the absence of off-street parking is considered to be acceptable. |  
| **Recommendation** That the Development Control Board grant planning permission subject to the following conditions: |
1) The development permitted shall be begun before the expiration of three years from the date of this permission.

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

2) The development hereby permitted shall be carried out in accordance with the following approved plans: F7-01, F7-02, F7-03, F7-04, F7-05, F7-06, F7-07, F6-08, F7-12

   Reason: For the avoidance of doubt and in the interest of proper planning.

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

   Reason: To ensure the development respects the appearance of the existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

| Contact Officer | Title: Development Management Officer | Contact Details: Tel: 020 8227 3067 E-mail: Ian.Drew@lbld.gov.uk |

1. Introduction and Description of Development

1.1 The application site is a mid terrace property located on the northern side of Becontree Avenue, Dagenham. 759 Becontree Avenue is a 2 storey building with roof accommodation located in a shopping parade forming part of The Merry Fiddlers neighbourhood centre. The ground floor retail unit is a newsagent/convenience store ‘Becontree News’, the first floor and roof space above comprises of a 2 bedroom flat split over 2 levels.

1.2 The application seeks permission for the erection of a ground floor extension at the rear of the shop and extensions to the upper floor levels in order to convert an existing 2 bedroom flat into two separate one bedroom flats. Entrance to the flats would be from the rear of the property via a new access whereas the existing flat is only accessible through the shop.

2. Background

2.1 12/00138/FUL – Erection of single storey rear extension. Application permitted but not implemented.

14/00203/FUL – Erection of ground floor shop extension and erection of first and second floor extensions and external staircase in connection with conversion of 2 bedroom flat into 1 two bedroom and 1 one bedroom flats – Refused on grounds of poor design and impact of extension on neighbouring property.

14/01303/FUL - Erection of ground floor shop extension and erection of first and second floor extensions and external staircase in connection with conversion of 2
bedroom flat into 1 two bedroom and 1 one bedroom flats – Refused on grounds of poor internal and external design.

15/01199/FUL - Erection of ground floor shop extension and erection of first and second floor extensions in connection with conversion of 2 bedroom flat into 2 separate one bedroom flats – Refused on grounds of poor internal design and impact of extension on neighbouring property.

3. **Consultations**

3.1 7 Neighbouring occupiers were consulted. No responses were received.

3.2 Transport Development Management Team;

The current Public Transport Accessibility Level (PTAL) rating has been determined at a level 3, on a scale of 1 to 6 where 6 is excellent. There is a high demand for parking in this area with very limited available parking spaces. There is no dedicated parking provision to this site and we have concerns that this proposed development will add to the existing parking pressure.

4. **Analysis**

4.1 **Principle of Development**

4.1.1 The first floor and roof space of the premises is currently used as residential accommodation in the form of a 2 bedroom flat accessed via the ground floor retail unit. The first floor accommodation within the majority of neighbouring premises is also in residential use, as such the principle of conversion of the existing flat into 2 self contained flats in this location with separate access provided is considered acceptable.

4.2 **External Design**

4.2.1 Policy BP11 of the Borough Wide Development Policies DPD sets out the principles which should be applied to the design and layout of new development in order to achieve a good standard of design.

4.2.2 The proposed development comprises of a large extension to the rear of the ground floor shop with extensions to the first and second floors above. The ground floor extension has a maximum depth of 8.8m and a height of 2.8m. The first and second floor extensions will be inset from the northern boundary with 763 Becontree Avenue by 1.7 metres, the second floor will be designed as a mansard roof to replace the existing rear dormer window and would project 6.7m from the existing roof plane, with a total height of 8.6m from ground level. Two rooflights will be inserted on the main roof.

4.2.3 It is considered that whilst there will be an increase in the bulk of the building and the mansard roof would be out of character with the remainder of the terrace, the premises form part of a tight cluster of buildings characterised by disjointed rear elevations with little design merit. The extensions would not be readily visible from any public vantage point and, as such, the proposal would have little impact on the character and appearance of the area.
4.3 Internal Design

4.3.1 The Technical Housing Standards – nationally described space standards (March 2015) as reflected in the Housing Standards to the London Plan March 2016 sets out the criteria for adequate internal space provision. The minimum gross internal floor area for a 1 bedroom 2 person flat is 50sqm with built-in storage of 1.5sqm. The proposed first floor flat has a gross internal floor area of approximately 55sqm with 1.8sqm of built-in storage, the proposed second floor flat has a gross internal floor area of approximately 62sqm with 2.72sqm of built-in storage. The floor to ceiling height of the loft area will be increased to 2.55m from 2.1m and that of the second floor will be reduced to 2.4m from 2.85m. As such the proposed development complies with the required internal space standards.

4.4 External Amenity Space

4.4.1 Policy BP5 of the Borough Wide Development Policies DPD seeks to ensure that appropriate external private and/or communal amenity space to meet the needs generated by the development is provided. Where developments in town centre locations are not able to provide external amenity space to the usually expected standards the application should demonstrate that suitable alternatives such as roof terraces and balconies have been considered and incorporated wherever possible.

4.4.2 The site forms part of the town centre hierarchy as it forms part of the Merry Fiddlers Neighbourhood Centre. The application does not make any provision for access to amenity space, however, it is not considered to be reasonably possible to provide any in this instance and it is common for flats above shops not to benefit from such amenity space. Other flats above shops in this parade do not benefit from amenity space and neither does the existing 2 bedroom flat. In these circumstances the lack of such provision is considered to be acceptable.

4.5 Car Parking

4.5.1 Policy 6.13 and Table 6.2 in the Parking Addendum of the London Plan (2016) state that the maximum residential parking standards for a unit with 1-2 beds is less than 1 per unit. Policy BR9 of the Borough Wide Development Policies DPD follows the guidance set out in the London Plan with respect to parking. The proposed development provides no car parking spaces as per the existing arrangement. The absence of car parking is not contrary to policy but needs to be assessed to ensure that it would not have any adverse highway safety implications.

4.5.2 The Transport Development Management Team have raised concerns based on there being a high demand for parking in this area with very limited parking spaces available. The application site has a Public Transport Accessibility Level (PTAL) rating of 3 (on a scale of 1-6 where 6 provides the best accessibility) due to good bus links. In view of the moderate PTAL rating for the site and the minor nature of the development which is unlikely to generate much, if any, additional parking demand, it is considered that a refusal on the grounds of parking would be difficult to substantiate. Members will also recall that an application to build 2 retail units and 3 flats without any car parking provision at 1146A Green Lane, which is located very close to the application site, was granted permission at the Board meeting held on 8 June 2015. A proposal to build a shop with a one bedroom flat above at 684A...
Becontree Avenue, which is almost opposite the application site, was granted permission at the Board meeting held on 23 July 2012 despite the absence of any car parking.

5. **Local Finance Considerations**

5.1 The application is subject to both the Mayor of London and Council’s Community Infrastructure Levy and would generate a Mayoral CIL contribution of £760.62 and an LBBDD contribution of £332.58.

6. **Conclusion**

6.1 It is considered that the principle of extending the upper floors in order to convert an existing flat split over 2 levels into 2 separate flats is acceptable and broadly in line with the relevant Local Plan policies. The flats would be able to be independently accessed rather than through the existing shop as at present which is an improved arrangement. The proposed development will have minimal impact on the character and appearance of the application property and the surrounding area. Whilst the development does not propose off-street parking the likelihood of car dependency and subsequent parking demand is considered to be minimal for the prospective occupiers of these properties.

**Background Papers**

- Planning Application File [http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O6BV8SBLIL000](http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O6BV8SBLIL000)

- **Local Plan Policy**

  Core Strategy Policies:

  Policy CP3 – High Quality Built Environment

  Borough Wide Development Policies Development Plan Document:

  Policy BP5 – External Amenity Space  
  Policy BP8 – Residential Amenity  
  Policy BP11 – Urban Design  
  Policy BR9 – Parking

  The London Plan 2016

  Policy 3.8 – Housing Choice  
  Policy 6.13 – Parking  
  Technical Housing Standards – nationally described space standard (March 2015)

National Planning Policy Framework  
Planning Practice Guidance