61. Declaration of Members' Interests

There were no declarations of interest.

62. Minutes (16 January 2017)

The minutes of the meeting held on 16 January 2017 were confirmed as correct.

63. Boleyn Garage, 87 Movers Lane, Barking-16/01353/FUL

The Development Management Manager introduced a report on the application relating to Boleyn Garage, 87 Movers Lane, Barking.

The proposed development involved the demolition of the existing motor repair garage and its replacement with a three storey L shape block of eight 2 bedroom flats.

The development would result in the loss of a small employment site but one that was poorly located in relation to its potential to impact adversely upon the amenities of immediately adjacent residents, and therefore the change in the use of the site was considered desirable and in accordance with the exceptions set out within policy CE3 of the Core Strategy.

The proposed flats would provide a good standard of accommodation with internal and external space that is in accordance with the requirements of the relevant planning policies.

The architecture and urban design was considered to be of good quality providing visual interest and responding well to the context of the surrounding street scene.

There were three parking spaces for eight units however the parking ratio was considered acceptable and the site has a number of dropped kerbs which would need to be re-instated with raised kerbs which may provide an opportunity to increase on-street parking.
In answer to a question, it was noted that the proposed tenure was private because at eight units the scheme fell below the threshold of 10 units where a proportion of affordable housing was required by London Plan policy.

The Board **granted** 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 Section 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: 16005 102 Rev. A; 16005 103 Rev. B; 16005 104 Rev. B and RP-PRE-01.

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

3. No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

   **Reason:** To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. No development above ground level shall take place until a scheme of hard and soft landscaping for the site, including details of materials, species and a planting schedule have been submitted to and approved by the Local Planning Authority in writing. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

   **Reason:** To ensure the development is satisfactorily landscaped in order to improve the visual appearance of the area and in accordance with policies BR3 and BP11 of the Borough Wide Policies Development Plan Document.

5. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. The development shall not be occupied until the approved boundary treatment has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its...
removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

6. No development above ground level shall take place until a scheme showing the provisions to be made for external lighting, CCTV coverage, access control, and any other measures to reduce the risk of crime, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7. The refuse and cycle storage enclosures indicated on drawing No. 16005 102 Rev A; shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality and to promote cycling as a sustainable and non-polluting mode of transport in accordance with policies BR11, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

8. Prior to the commencement of the development a scheme of highway works shall be submitted to and approved by the Local Planning Authority that shall where feasible secure the provision of an additional on-street parking bay within Gordon Road, and that shall secure the vehicular access to the approved parking bays, and the re-instatement of existing obsolete dropped kerbs; the development shall not be occupied until the completion of the approved scheme.

Reason: Details are required prior to the commencement of the development in order to secure any necessary associated works to the highway to enable the provision of the dropped kerb, in the interests of highway and pedestrian safety and convenience and in view of the low level of on-site parking provision and in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

9. The car parking areas indicated on drawing No. 16005 102 Rev A; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with policy BR9 of the Borough Wide

10. Prior to the commencement of the development a drainage scheme that seeks to achieve the ‘green field’ rate of run off shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the completion of the approved scheme.

Reason: Details of the drainage scheme are required prior to commencement in order to secure any underground works required to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.

11. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

12. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

13. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to
carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 11 to 14: Details are required prior to the commencement of development in order to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.

15. Before occupation all of the flats shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

Two additional standard conditions were added:

**Condition16**

“Demolition and construction work and associated activities are only to be carried out between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 0800 and 1800 Monday to Friday unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours
and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

**Condition17**

Construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009 ‘Code of practice for noise and vibration control on construction and open sites’ (Parts 1 and 2).

Reason: To reduce the environmental impact of the construction and to ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

64. **Land to the west of the junction of Church Lane and Siviter Way, Dagenham-16/01408/FUL**

The Development Management Manager introduced a report on the application relating to Land to the west of the junction of Church Lane and Siviter Way, Dagenham.

The application site comprised a 0.16 hectare area of informal open space located on the northern side of Siviter Way, Dagenham. The land was located between the junctions of Siviter Way with St Giles Avenue and Church Lane, Dagenham.

The land was currently owned by the Council which has entered into an agreement to sell to the applicant subject to planning permission.

The site was adjacent to, but not within, the Dagenham Village Conservation Area and is not designated as protected open space. Therefore the proposed residential development of the site is policy compliant and acceptable in principle.

The development related to the erection of 4 x three bedroom houses and 5 x four bedroom houses. The proposal will comprise two separate terraces fronting St Giles Avenue and Church Lane respectively.

The proposed design and layout was considered to be of a satisfactory quality and responsive to neighbouring buildings and adjoining residential occupiers.

The scale, form and massing of the development would be acceptable and would not detract from the character of the street scene and surrounding area or impact on neighbouring residential amenities.

All the dwellings meet the London Plan space standards in terms of gross internal floor area, bedroom size and in-built storage provision. Each dwelling will also meet the Council’s policy with regards to minimum private amenity space.

One objection has been received as a result of the public consultation exercise
raising concerns with regards to the loss of the amenity green and overdevelopment of the area generally. However, it is considered that the loss of this informal space, would not undermine local plan policies. Similarly the existence of other housing developments in the vicinity eg the redevelopment of the former Butterkist factory and the Telephone Cables sports ground, does not preclude the redevelopment of this site.

The site has a Public Transport Accessibility Level (PTAL) of 2 which is low. The proposal would provide each dwelling with an off-street car parking space, of which two spaces would comprise private motor garages accessed from Siviter Way. This is an acceptable level of off-street parking provision. The development would require new vehicular access points from St Giles Avenue, Siviter Way and Church Lane. All new access points have been considered to be acceptable by the Transport Development Management Team.

The applicant had agreed to a contribution of £5,000 for the implementation of double yellow lines along Siviter Way together with the costs of the associated Traffic Management Order. This will ensure that the development does not result in any material increase in on-street parking pressures within the locality which could adversely affect highway safety.

The Chair invited Councillor Phil Waker, Village Ward Member, to address the Board. He stated that local residents had approached him with concerns about this proposed development. The open space was at the heart of the ward and was a valuable resource, having been used for events such as Dagfest. He felt that as the Council needed to sell the land, it should have been for social housing. He asked the Board to consider the views of the Village Ward Councillors who were opposed to this application and asked that they refuse the application.

The Chair invited Councillor Lee Waker, Village Ward Member, to address the Board. He felt that the proposed development area was a valuable green space and whilst recognising that additional housing was needed, he considered that residents needed open spaces too. He was concerned particularly with what he considered the massive urbanisation of the area. He supported the use of brownfield sites being used for housing but felt that the development of this site would not add value to the community and take away a valuable open space.

Andrew Sargent, on behalf of the applicant stated that he was available for any questions from Members but stated that the applicant had complied with national planning policies and it would provide nine much needed homes for people.

Members asked about landscaping conditions for this proposed development and the Development Management Manager responded that such a condition was proposed and that the submitted drawings indicated new tree planting in all rear gardens.

Members did query about whether the development could be used for social housing, however it was noted that the decision to sell the land had been taken by Cabinet. In addition as the proposed development was for nine units, there was not a planning requirement for affordable housing and the applicant bought the site in good faith and was following planning policies correctly. Members
were also mindful that this was in accordance with London Plan policy and that this was very clear. The Council has a responsibility to follow the policy.

The Board granted planning permission subject to the conclusion of a Section 106 agreement securing the payment to the Council of £5,000 for the cost of making an appropriate Traffic Management Order to allow the implementation of double yellow lines in the vicinity and 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 Section 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; 467/16-01 Rev A, 467/16-02, 467/16-03 Rev B, 467/16-04 Rev B, 467/16-05 Rev B, 467/16-06 Rev A.
   
   Reason: For the avoidance of doubt and in the interests of proper planning.

3. No above ground development shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
   
   Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. Before occupation, the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.
   
   Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the Housing Standards to the London Plan March 2016.

5. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site. which shall include indications of all existing trees and shrubs on the site and details of those to be retained.
   
   Reason: To safeguard and improve the appearance of the area 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.

6. The landscaping scheme as approved in accordance with condition No. 5; shall be carried out in the first planting and seeding seasons following the occupation of any of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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.

7. No development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

8. The car parking areas indicated on drawing No. 467/16-03 Rev B; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

9. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, materials and type of boundary treatment to be erected. No part of the development shall be occupied until the approved boundary treatment for that part has been provided. The approved boundary treatment shall be retained unless the Local Planning Authority gives prior written approval for its removal.

Reason: To ensure the boundary treatment protects or enhances the character and amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

10. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on
the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a. a survey of the extent, scale and nature of contamination;
b. an assessment of the potential risks to:
   i. human health,
   ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
   iii. adjoining land,
   iv. groundwaters and surface waters,
   v. ecological systems,
   vi. archaeological sites and ancient monuments;
c. an appraisal of remedial options, and proposal of the preferred option(s).

d. This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

11. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

12. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

13. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11 which is subject to the approval in
writing of the Local Planning Authority.

15. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason for Conditions 10-15: Contamination must be identified prior to commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document and policy 5.21 of the London Plan.

16. Demolition and construction work and associated activities are only to be carried out between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 0800 and 1800 Monday to Friday unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

17. Construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009 ‘Code of practice for noise and vibration control on construction and open sites’ (Parts 1 and 2).

Reason: To reduce the environmental impact of the construction and to ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

18. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

a. construction traffic management;
b. the parking of vehicles of site operatives and visitors;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development;
e. the erection and maintenance of security hoarding(s) including
decorative displays and facilities for public viewing, where appropriate;
f. wheel washing facilities;
g. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements.
h. a scheme for recycling/disposing of waste resulting from demolition and construction works;
i. the use of efficient construction materials;
j. methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The construction environmental management plan and site waste management plan are required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

19. No development shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: The proposed levels of the development are required prior to commencement in order to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

65. Barking Riverside, Renwick Road, Barking-16/00131/OUT

The Acting Head of Regeneration and Planning (Planning) introduced a report on the application relating to Barking Riverside, Renwick Road, Barking.

This report asked the Board to agree two revisions to the outline permission they granted for Barking Riverside (ref 16/00131/OUT) on 27 July 2016.

The first was to amend the draft Section 106 Heads of Terms to introduce more flexibility to the delivery of the A13 (Renwick Road) scheme in the light of current progress with the replacement of the Lodge Avenue flyover and the A13 Riverside Tunnel and in the interests of ensuring an optimal scheme is delivered which meets the Council’s objectives.

The second was to allow for the revised Outline Planning Permission to be
issued subject to the completion of the new Section 106 agreement and for the Deed of Variation to be updated thereafter. This was because the existing Section 106 legal agreement contains many obligations which apply to Stage 1 only but it also contains obligations which have been updated in the new Section 106 legal agreement and therefore it is necessary to remove these to avoid duplication. This was not a straightforward task and is likely to take several months.

This would enable work on the revised Outline Planning Permission to proceed (e.g. this will allow Barking Riverside Limited to submit the District Centre sub framework plan and the Site Wide Infrastructure Plan in March 2017 to the Council) whilst the Deed of Variation is worked on in parallel.

The Board agreed to change the permission it granted for 16/00131/OUT as follows:

- Update the Draft Section 106 Heads of Terms as set out in Appendix 1 to the report to 27 July 2016 Development Control Board to introduce more flexibility to the delivery of the A13 (Renwick Road) Scheme as follows:
  
  No more than 2500 homes to be occupied before payment of the A13 scheme contribution and 4000 before scheme open to the public. If at 2500 homes TfL confirm it cannot fund and undertake the works so that the scheme is open to the public by 4000 homes than in accordance with the evidence submitted by TfL a new limit of occupations will be agreed along with any necessary interim measures to enable the continued occupation of homes in accordance with the submitted phasing scheme and land disposal programme.

- Remove the requirement to grant permission for subject to the completion of a Deed of Variation to the existing legal agreement.

66. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged

The following appeals have been lodged:

a) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres and maximum height: 3.0 metres) – 70 Hurstbourne Gardens, Barking (Ref: 16/00916/PRIOR6)

Application refused under delegated powers 21 July 2016 (Longbridge Ward).

b) Erection of two bedroom bungalow in garden – 44 Rugby Gardens, Dagenham (Ref: 16/00727/FUL)
Application refused under delegated powers 19 August 2016 (Mayesbrook Ward).

c) Erection of first floor side and rear extension and single storey front extension - 85 Lodge Avenue, Dagenham (Ref: 16/01084/FUL)

Application refused under delegated powers 13 October 2016 (Mayesbrook Ward).

d) Erection of bungalow – Land to rear of 225 Rush Green Road, Romford (Ref: 16/00653/FUL)

Application refused under delegated powers 8 July 2016 (Eastbrook Ward).

e) Demolition of single storey building and erection of three storey building comprising 10 dwellings – Land between 487 - 535A Rainham Road South, Dagenham (Ref: 16/00938/FUL)

Application refused under delegated powers 27 September 2016 (Eastbrook Ward).

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Subdivision of house into 1 two bedroom and 1 three bedroom houses - 2 St Erkenwald Road, Barking (Ref: 16/00431/FUL – Abbey Ward)

Application refused under delegated powers 17 May 2016 for the following reason:

1. The proposed external amenity space for both houses fails to meet the requirements of policy BP5 of the Borough Wide Development Policies Development Plan Document and would be detrimental to the living standards and amenities enjoyed by future occupants.

Planning Inspectorate’s Decision: Appeal dismissed 9 December 2016

b) Conversion of house into 2 two bedroom flats – 16 Gordon Road, Chadwell Heath (Ref: 16/00858/FUL – Whalebone Ward)

Application refused under delegated powers 1 August 2016 for the following reasons:

1. The development has resulted in the loss of a family dwelling, further reducing the Borough’s existing stock of family housing contrary to Policy BC4 of the Borough Wide Development Policies Development Plan Document.
2. The development cannot provide sufficient off-street parking spaces and as such has resulted in an increase in existing parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017

c) Erection of two storey side extension to provide new dwelling – 18 Martin Road, Dagenham (Ref: 16/00389/FUL – Mayesbrook Ward)

Application refused under delegated powers 25 May 2016 for the following reasons:

1. The proposed development would cause harm to the appearance of the street scene by virtue of its scale, design and prominent siting on this corner plot contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011), Policy CP3 of the Core Strategy Document 2010 and the adopted Supplementary Planning Document for Residential Extensions and Alterations guidance (February 2012).

2. The proposed development does not comply with policy 3.5 of the Minor Alterations to the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015) in that the potential second bedroom is too small and as such the house would fail to meet the space standards required for the potential number of occupants.

3. The proposed development fails to provide adequate amenity space for the proposed dwelling to the detriment of the amenity of future occupiers contrary to Policy BP5 of the Borough Wide Development Policies DPD (March 2011).

4. The proposed development would result in increased on-street parking demand within an area of poor public transport accessibility to the detriment of highway safety and the amenity of local residents contrary to Policies BR9 and BR10 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017

d) Conversion of existing dwelling into 2 self-contained flats – 24 Salisbury Avenue, Barking (Ref: 16/00074/FUL – Abbey Ward)

Application refused under delegated powers 4 April 2016 for the following reasons:

1. The conversion of the existing house to flats would result in the loss of a three-bedroom family dwelling to the detriment of the stock of family
housing in the borough and contrary to policy BC4 of the Borough Wide Development Policies Development Plan Document.

2. The development does not comply with policy 3.5 of the Minor Alterations to the London Plan (March 2016) and the Technical Housing Standards - nationally described space standards (March 2015) and as such the proposed flats would provide insufficient space for daily living detrimental to the living standards and amenities enjoyed by future occupiers.

Planning Inspectorate’s Decision: Appeal dismissed 16 January 2017

e) Erection of annexe in rear garden to provide independent living accommodation for disabled daughter - 25 Charlotte Road, Dagenham (Ref: 16/00550/FUL – Village Ward)

Application refused under delegated powers 21 June 2016 for the following reasons:

1. The proposed development, due to its size and siting to the south of the neighbouring garden at 27 Charlotte Road, would appear overbearing and result in a loss of sunlight to the adjoining garden area to the detriment of the amenities of neighbouring occupiers and contrary to policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development, by reason of its siting and design would constitute an unacceptable form of backland development that would be harmful to the character of the area and out of keeping with the prevailing built form, contrary to Policy CP3 of the Core Strategy (July 2010), Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the National Planning Policy Framework.

Planning Inspectorate’s Decision: Appeal dismissed 20 December 2016

f) Erection of two storey two bedroom house – Land adjacent to 33 Braintree Road, Dagenham (Ref: 16/00751/FUL – Heath Ward)

Application refused under delegated powers 27 July 2016 for the following reasons:

1. The proposed development by virtue of its scale, siting and location would represent inappropriate development of a residential garden and significantly close the gap between numbers 31 and 33 Braintree Road and as such would materially reduce the open and spacious character of the side garden of the application property and of the area, contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

2. The proposed new dwelling will be finished with a hipped roof which
does not reflect the roof design of and would be out of character with the host dwelling and terrace and as such contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

3. The development cannot provide any off-street parking spaces and as such would result in an increase in existing on-street parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017

3. The development cannot provide any off-street parking spaces and as such would result in an increase in existing on-street parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Policy 6.13 of the London Plan 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 January 2017

g) Loft conversion involving construction of gable end roof and rear dormer window – 42 Beccles Drive, Barking (Ref: 16/00760/FUL – Longbridge Ward)

Application refused under delegated powers 19 July 2016 for the following reason:

1. The proposed hip to gable roof alteration would, by reason of its design, bulk and appearance, be unduly harmful to the character and appearance of the host dwelling and disrupt the prevailing pattern of development in the street scene, contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Supplementary Planning Document for Residential Extensions and Alterations (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 20 December 2016

h) Erection of single storey front and two storey side extension – 51 Melford Avenue, Barking (Ref: 16/00711/FUL – Longbridge Ward)

Application refused under delegated powers 7 July 2016 for the following reason:

1. The proposed two storey side extension, by virtue of its gabled roof design and set back, would be incongruous and out of keeping with the street scene and original design of the host property and terrace and would partly close off an important gap within the street scene which provides relief from the built up nature of the street and would therefore fail to maintain the character of the area and be harmful to the street scene. The proposed development is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 20 December 2016

i) Construction of front dormer window - 78 Keir Hardie Way, Barking (Ref: 16/00880/FUL – Eastbury Ward)
Application refused under delegated powers 8 August 2016 for the following reason:

1. The proposed front dormer window would look conspicuous and out of keeping in the streetscene, disrupting the rhythm and balance of the roofscape and would fail to protect the character of the area contrary to policies BP8 and BP11 of the Local Plan (March 2011) and the Residential Extensions and Alterations SPD (February 2012).

**Planning Inspectorate’s Decision: Appeal dismissed 19 January 2017**

j) **Conversion of single dwelling into 6 bedroom house in multiple occupation (retrospective) - 259 Valence Wood Road, Dagenham (Ref: 16/00028/FUL – Heath Ward)**

Application refused under delegated powers 29 March 2016 for the following reasons:

1. The proposed development would result in the loss of a family dwelling house to the detriment of the stock of family housing in the borough, contrary to Policy BC4 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development, by virtue of the intensification of the existing residential dwelling, would lead to an unacceptable material increase in levels of noise and disturbance to the detriment of the residential amenity of the neighbouring occupiers, contrary to Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The non-provision of external amenity space for the proposed dwelling unit would result in a cramped and substandard unit of residential accommodation, detrimental to the amenities of the future inhabitants of the unit. The proposal is therefore contrary to policy 3.5 of the London Plan, the DCLG Technical Housing Standards - Nationally Described Space Standard March 2015 and policy BP5 of the Borough Wide Development Policies DPD 2011.

4. In the absence of off-street parking provision, the proposed development would result in increased parking demand within an area of poor public transport accessibility to the detriment of highway safety and the amenity of local residents contrary to Policies BR9, BR10 and BP8 of the Borough Wide Development Policies DPD (March 2011).

**Planning Inspectorate’s Decision: Appeal dismissed 24 January 2017**

67. **Delegated Decisions**

The Board noted details of delegated decisions for the period 28 November- 21 December 2016.