Title: Town Planning Appeals

Report of the Development Management Manager, Regeneration Division

Open Report For Information

Wards Affected: Abbey, Alibon, Eastbrook, Eastbury, Longbridge, Mayesbrook, River, Whalebone

Key Decision: No

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Accountable Director: John East, Growth and Homes

Summary:
This report advises Members of recent appeals that have been lodged and the outcomes of decisions made.

Recommendation(s)
The Development Control Board is asked to note this report.

1. Appeals Lodged

The following appeals have been lodged:

a) Conversion of outbuilding into two bedroom bungalow (retrospective) – Annexe to 1 Gay Gardens, Dagenham (Ref: 16/01306/FUL)
   Application refused under delegated powers 13 October 2016 – Eastbrook Ward.

b) Erection of single storey detached dwelling - Land To Rear Of 82 Saville Road, Chadwell Heath (Ref: 16/00948/FUL)
   Application refused under delegated powers 8 September 2016 – Whalebone Ward.

c) Change of use from production and storage of cullet to production and storage of secondary aggregates - Land adjoining Gulf House Lane, Perry Road, Dagenham (Ref:16/01295/CTY)
   Application refused under delegated powers 17 November 2016 – River Ward.

d) Erection of first floor side/rear extension – 45 Clare Gardens, Barking (Ref: 16/01717/FUL)
Application refused under delegated powers 23 January 2017 – Longbridge Ward.

e) Erection of single storey detached dwelling - Land to rear of 82 Saville Road, Chadwell Heath (Ref: 16/00948/FUL)

Application refused under delegated powers 8 September 2016 – Whalebone Ward.

f) Erection of two storey side and rear extension – 83 Meadow Road, Barking (Ref: 16/01510/FUL)


2. Appeals Determined

2.1.1 The following appeal has been determined by the Planning Inspectorate:

a) Erection of first floor side/rear extension, conversion of garage to study, and replacement outbuilding in rear garden 7 Oulton Crescent, Barking (Ref: 16/01229/FUL – Longbridge Ward)

Application refused under delegated powers 4 October 2016 for the following reason:

1. The proposed two storey side extension would partly close off an important gap within the street scene which provides relief from the built up nature of the street and would have a gable end roof which is out of character with the prevailing roof design in the area and would therefore fail to maintain the character of the area and would be harmful to the street scene. The proposed development is therefore 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 allowed 14 March 2017 (see attached)

b) Enforcement appeal – Change of use of single dwellinghouse to house in multiple occupation – 79 Oulton Crescent, Barking (Longbridge Ward)


c) Erection of two bedroom bungalow in garden – 44 Rugby Gardens, Dagenham (Ref: 16/00727/FUL – Mayesbrook Ward)

Application refused under delegated powers 19 August 2016 for the following reasons:

1. The proposed bungalow would be out of scale and character with the surrounding development, with a cramped and awkward siting, that would be harmful to the character and appearance of the rear garden environment and street scene, and would create a narrow and oppressive approach to the front doors of the adjacent maisonettes and could create a precedent for future
similar developments, contrary to policy CM1 of the Core Strategy, and policies BP8 and BP11 of the Borough Wide Development Policies DPD.

2. Due to inadequate gross internal area, a lack of storage space and inadequate door widths the proposed bungalow would not provide an acceptable standard of accommodation contrary to the requirements of policies 3.5 and 3.8 of the Minor Alterations to the London Plan.

3. The proposed dwelling would provide no off street parking and would contribute to existing high levels of on street parking demand within Rugby Gardens, that has the potential to harm the amenities of existing residents and be harmful to highway safety, contrary to policies BR9 and BP8 of the Borough Wide Development Policies DPD.


d) Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 2.6 metres and maximum height: 3.35 metres) – 33 Standfield Road, Dagenham (Ref: 16/01101/PRIOR6 – Alibon Ward)

Application refused under delegated powers 22 August 2016 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers by virtue of its excessive depth which would result in a loss of light and outlook and would be detrimental to the amenities of and living standards enjoyed by adjoining occupiers at No.31 Standfield Road contrary to Policies BP8 and BP11 of the Borough Wide Development Polices DPD and the guidance within the Residential Extensions and Alterations SPD.


e) Enforcement appeal – Erection of single storey side extension – 12 Felhurst Crescent, Dagenham (Eastbrook Ward)


f) Enforcement appeal – Conversion of single dwelling into 2 flats – 19 Temple Avenue, Dagenham (Whalebone Ward)


g) Enforcement appeals – Change of use of single dwelling to house in multiple occupation – 21 Somerby Road, Barking (Abbey Ward)


h) 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 – Eastbrook Ward)
Application refused under delegated powers 27 September 2016 for the following reasons:

1. The proposed development, by reason of its design and appearance, would result in an intrusive and dominant addition to the street scene, harmful to the character of the area and visual amenities of existing residential occupiers and contrary to Policy CP3 of the Core Strategy (July 2010) and Policy BP11 of the Borough Wide Development Policies DPD (March 2011).

2. The proposed development would, by reason of its siting and proximity to residential properties in Durham Road, result in a loss of outlook, harmful to the living standards and visual amenities of existing and future occupiers of Durham Road and contrary to Policy BP8 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed energy strategy fails to achieve sufficient carbon dioxide emissions savings contrary to the Mayor's Energy Hierarchy and Policy 5.2 of the London Plan (March 2016).