Application No: 17/00073/FUL
Ward: Eastbrook

Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:
A total of 5 representations objecting to the proposal have been received and the application is recommended for approval.

Address: 15 Foxlands Road, Dagenham

Development:
Erection of part single/part two storey side and rear extension in connection with conversion of house into 1 one bedroom and 1 three bedroom houses.

Applicant: S Dhami

Summary:
The application site comprises a 2 storey detached house located on the southern side of Foxlands Road, Dagenham. The application seeks permission for the construction of side and rear extensions in order to convert the existing 3 bedroom house into a 1 bedroom house and a 3 bedroom house.

The proposed development includes ground floor and first floor rear extensions and a two storey side extension. The impact on the amenity of adjacent properties is considered to be acceptable and the external design of the development would be consistent with the character of the local area.

The proposed internal design is broadly consistent with Policy 3.5 (quality and design) of the London Plan (March 2016) and each house would comply with the applicable minimum gross internal space standards.

The proposed outdoor amenity spaces for each house are sufficiently sized to meet the needs of future occupants and are considered consistent with Policy BP5 (external amenity space) of the Borough Wide Development Policies DPD.

The site has ‘moderate’ accessibility to public transport and Dagenham East Station is a 3 minute walk from the site. The proposed development would not materially impact upon on-street parking availability in the local area because the one bedroom house would be ‘car-free’. The three bedroom house would be allocated one off-street car parking space.

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:

MMFR-16-EP (rev. A) dated Oct 16; and

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

3) The materials to be used in the construction of the external surfaces of the extension 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.

4) All proposed windows in the west and east elevations of the proposed dwellings must be fitted with obscure glazed windows to a minimum privacy level 3 which are not be capable of opening to an angle of more than 20 degrees. The windows must thereafter permanently be maintained as such.

Reason: To avoid overlooking of adjoining properties and in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Residential Extensions and Alterations Supplementary Planning Document.

5) The residential occupiers of the proposed house labelled ‘Flat 1’ on the approved plans shall not be eligible for a parking permit within any adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in adjoining CPZs which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

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1. Introduction and Description of Development

1.1 The application site comprises a 2 storey detached house located on the southern side of Foxlands Road, Dagenham. The area comprises a mix of detached, semi-detached and terraced properties.

1.2 The application seeks permission for the construction of ground floor and first floor side and rear extensions in order to convert the existing 3 bedroom house into a 1 bedroom house and a 3 bedroom house. The one bedroom house would form the east side of the proposed building and the three bedroom house would form the
west side. An off-street car parking space would be allocated to the three bedroom house.

2. Background

2.1 14/01035/PRIOR6 - Prior approval required and granted for 6m deep single storey rear extension.

15/00886/FUL - Permission refused for erection of part single/part two storey side and rear extension in connection with conversion of house into 1 two bedroom and 1 three bedroom flats. Reasons for refusal: loss of family house; poor outlook from proposed ground floor bedrooms; and car parking.

16/00011/REFUSL - Appeal against 15/00886 decision dismissed. Reason for dismissal: outlook from proposed ground floor bedrooms.

16/01549/FUL - Erection of part single/part two storey side and rear extension in connection with conversion of house into two bedroom and three bedroom houses (application withdrawn).

3. Consultations

3.1 Neighbour consultation letters were sent to the occupants of 14 adjacent properties. Objection comments were received from the occupants of 11, 16, 17, 19 and 22 Foxlands Road for the following reasons:

- Overcrowding including noise disturbance
- Overwhelming scale of development
- Damage to foundations of adjacent house at 17 Foxlands Road.
- Loss of outlook and privacy at 17 Foxlands Road.
- Loss of outlook, privacy and light at 11 Foxlands Road.
- Increased pressure on on-street car parking.
- Flood risk.
- Loss of garden.
- Loss of family house.
- Out-of-character in relation to the street-scene.
- Disruption during construction.

Matters relating to damage to foundations would be a private matter between the parties. Any disruption during construction would be time limited and controllable through the Control of Pollution Act. There is no evidence to suggest that the dwellings would be overcrowded. The site is not located in an area with a high probability of flooding. Other matters will be addressed in the report.

3.2 Transport Development Management Team:

There is a car parking space for one ‘flat’ only. We have no objections to this proposal provided the smaller ‘flat’ is to be conditioned as car-free.

4. Analysis
4.1 Principle of Development

4.1.1 The proposed development is to extend and convert the existing 3 bedroom house into a 3 bedroom house and a 1 bedroom house. In accordance with Policy BC4 of the Borough Wide Development Policies DPD a 3 bedroom house would be retained and the principle of development is considered acceptable.

4.2 External Design

4.2.1 Policies BP8 and 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 avoid harm to the amenity of adjacent properties and the character of the local area.

4.2.2 The ground floor rear extension has a maximum depth of 6.0m. The first floor rear extension will have a maximum depth of 3m and is set 1.4m in from the eastern side boundary shared with 11 Foxlands Road and 3.8m in from the western side boundary shared with 17 Foxlands Road. The two storey side extension will be set 1m in from the boundary shared with 17 Foxlands Road. The proposed roof design of the first floor extensions is hipped to match the existing house. A flat roof is proposed for the ground floor extension.

4.2.3 Potential impacts of the proposed development on the amenity of adjacent properties relate to outlook, light admission and privacy. The principle of a 6.0m deep ground floor rear extension has already been accepted by virtue of the grant of ‘prior approval’ under application 14/01035/PRIOR6. It was noted during consideration of this application that number 11 Foxlands Road extends deeper into the site than the application premises and it was considered that the separation distance between the extension and adjoining properties was sufficient to protect residential amenity. The 3.0m deep first floor rear extension would not project beyond the existing rear elevation of the bungalow at 11 Foxlands Road and complies with guidance within the Residential Extensions and Alterations Supplementary Planning Document (SPD). The two storey side extension would be set in a metre from the boundary with 17 Foxlands Road and approximately 3.8 metres away from this house which is considered to be sufficient to protect residential amenity. All proposed windows facing 11 and 17 Foxlands Road will comprise obscure glazing and this can maintained in perpetuity through the imposition of a condition.

4.2.4 The proposed external design is acceptable and will not harm the character of the local area. The gap between numbers 15 and 17 is uncharacteristically large and the proposed extension would not appear unduly cramped or result in the loss of an important gap in the street scene. The proposed hipped roof design and external materials would match the existing house.

4.3 Internal Design

4.3.1 Policy 3.5 (quality and design) of the London Plan (March 2016) seeks to ensure that internal design is high quality. The minimum gross internal area (GIA) standard for a 1 bedroom, 2 person, 2 storey dwelling is 58m² with built-in storage of 1.5m². The proposed 1 bedroom house has a GIA of 69.1m² with 2.2m² of built-in storage. The minimum GIA standard for a 3 bedroom, 5 person, 2 storey dwelling is 93m²
with built-in storage of 2.5m². The proposed 3 bedroom house has a GIA of 94.3m² with 3.0m² of built-in storage. The dwellings would be dual aspect and generally provide a satisfactory standard of accommodation.

4.4 **External Amenity Space**

4.4.1 Policy BP5 of the Borough Wide Development Policies DPD seeks to ensure that appropriate external private amenity space is provided to meet the needs of future occupants.

4.4.2 There are no minimum garden space standards for a 1 bedroom house. However, the proposed 32m² amenity space for the proposed 1 bedroom house would exceed the minimum standard (20m²) for a 1 bedroom flat, and, on balance, is considered acceptable.

4.4.3 The proposed 60m² rear garden space for the new 3 bedroom house would be at the applicable minimum standard (60m²).

4.5 **Car Parking**

4.5.1 The applicable maximum residential parking standards in Table 6.2 in the Parking Addendum of the London Plan (March 2016) are 1.5 spaces for a 3 bedroom unit and less than 1 for a 1-2 bedroom 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 includes one car parking space for the 3 bedroom house and no spaces for the 1 bedroom house.

4.5.2 The application site is located within a 3 minute walk to the Dagenham East Station and has a moderate Public Transport Accessibility Level rating of 3 which necessitates parking provision requirements to be placed towards the middle range of the maximum standards. The Transport Development Management Team do not raise any objection to the proposal subject to the 1 bedroom house being ‘car-free’. A condition stipulating that the 1 bedroom house is ineligible for a parking permit within the adjoining Controlled Parking Zone (CPZ) is recommended. For the reasons stated above, the parking provision is considered consistent with Policy 6.13 of the London Plan (March 2016) and Policy BR9 of the Borough Wide Development Policies DPD.

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 £1,798.08 and an LBBD contribution of £786.22.

6. **Conclusion**

6.1 The principle of converting the existing 3 bedroom house into 2 dwellings is acceptable as a 3 bedroom house would be retained and is therefore consistent with the relevant Local Plan policy. The extensions would not have a significant adverse impact on the amenity of the adjacent properties and the design would maintain the character of the area. The internal space standard is acceptable and sufficient garden space would be provided for future occupants. Subject to a
limitation on the occupants of the 1 bedroom house from obtaining a CPZ permit it is considered that the impact on car parking is acceptable.

Background Papers

- Planning Application File:
  Search 17/00073/FUL via [http://paplan.lbbd.gov.uk/online-applications/](http://paplan.lbbd.gov.uk/online-applications/)

- Development Plan Policy

  Borough Wide Development Policies:

  Policy BR9 Parking;
  Policy BR10: Sustainable Transport;
  Policy BC4 Residential Conversions and Houses in Multiple Occupation;
  Policy BP5 External Amenity Space;
  Policy BP8 Protecting Residential Amenity;
  Policy BP11 Urban Design.

  The London Plan (March 2016):

  Policy 3.5 Quality and design of housing developments; and
  Policy 6.13 Parking.

  Technical Housing Standards – nationally described space standard (March 2015)