Application No: 17/00060/FUL
Ward: Mayesbrook

Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:
The application involves the creation of two 3 bedroom dwellings without off-street car parking and is recommended for approval.

Address: 79 Lodge Avenue, Dagenham

Development: Erection of two 2 storey, 3 bedroom semi-detached houses.

Applicant: Mr R Nash

Summary:
The application site comprises a two storey end of terrace house located on the eastern side of Lodge Avenue, Dagenham. The proposal seeks to erect two 2 storey semi-detached houses on land to the side of No.79 Lodge Avenue.

The surrounding area is predominantly comprised of short terraces of 2 storey dwellings and semi-detached pairs with hipped roofs typical of the Becontree Estate. The erection of a 2 storey semi-detached pair in this location would not materially impact on the character and appearance of the area.

The proposed development would not result in unacceptable levels of overlooking or loss of privacy and complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD 2011 which seek to protect residential amenity.

The proposed new dwellings accord with the Technical Housing Standards – nationally described space standards (March 2015).

Each proposed new dwelling provides a private amenity space of approximately 63sqm with a depth of 9 metres. The depth corresponds with the rear private amenity area of the donor property and that of the rear gardens of the neighbouring terrace and is considered to be acceptable.

No off-street parking provision is proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 2 on a scale of 1-6 where 6 is excellent. However, it is not considered that the absence of off-street parking provision will materially increase parking pressure within the immediate locality. Officers share the view of the Transport Development Management Team that there are an adequate number of on-street parking bays fronting Lodge Avenue to satisfactorily accommodate the parking requirements of an additional 2 properties.

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: LA/04, LA/05, LA/06, LA/07.

   Reason: For the avoidance of doubt and in the interest 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 showing the provisions to be made for external street lighting has 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 the interests of enhancing security and safety, and safeguarding neighbouring amenity in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

5) 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 London Plan.

| 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 comprises a two storey end of terrace house located on the eastern side of Lodge Avenue, Dagenham. The proposal seeks to erect two 2 storey semi-detached houses on land to the side of No.79 Lodge Avenue.
2. Background

2.1 No planning history

3. Consultations

3.1 10 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 2, on a scale of 1 to 6 where 6 is excellent. This house at no.79 is the last in a block of 4 houses facing an amenity green, which are only accessible via an un-adopted footway ending at this house. These houses are restricted by their location to have vehicular crossovers. However, there are adequate parking spaces available on-street in Lodge Avenue and Ilchester Road. We have no objections in principle for works to be carried out to extend the existing footpath up to the proposed development. The works are to be carried out by the developer at their own cost and the following conditions should be met;

- Confirmation is received from our refuse collection services that they are serviceable (the pedestrian access is at present 26m)
- Adequate street lighting is provided that covers both proposed houses and approved by our street lighting department.

3.3 Waste Management

No objections raised. Waste services will supply each property with a 140 litre grey wheeled bin for general waste and a 240 litre brown bin for dry mixed recycling materials.

3.4 Street Lighting

Confirmation that one additional 5 metre high street lighting column will be required outside the new properties.

3.5 Housing Management

No response received.

Officer note: An informative will be attached requiring the applicant to obtain separate consent from the Council’s Housing Management Team with regard to the proposed footpath extension.

3.6 Access Officer

Comments and recommendations have been made with regards to corridor/stair widths, and door openings to comply with Part M of Building Regulations.
4. Local Finance Considerations

4.1 The application is subject to both the Mayor of London and Council’s Community Infrastructure Levy and would generate a Mayoral CIL contribution of £4173.39 and an LBBD CIL contribution of £1906.66.

5. Equalities Considerations

5.1 The proposed new dwellings will provide suitable accessibility provision in accordance with Buildings Regulations M4(2) and would enable future occupiers to remain living in the properties regardless of age and/or disability.

6. Analysis

6.1 External Design

6.1.1 Policy CP3 of the Core Strategy and Policy BP11 of the Borough Wide Development Polices DPD set out the principles which should be applied to the design and layout of new development in order to achieve a good standard of design. Policy BP8 of the Borough Wide Development Polices DPD requires all developments to protect residential amenity by having regard to the local character of the area.

6.1.2 The proposed semi-detached pair will have a combined width of 11.4 metres, a depth of 8.5 metres, and a maximum height of 8.7 metres with a hipped roof design. The proposed new dwellings would have a white external rendered finish, featuring UPVC windows and doors and red clay tiled roofs. However, it is considered that a brickwork finish would be more appropriate in this location, this can be secured by condition.

6.1.3 The surrounding area is predominantly comprised of short terraces of 2 storey dwellings and semi-detached pairs with hipped roofs typical of the Becontree Estate. As such it is considered that the erection of a 2 storey semi-detached pair in this location would not materially impact on the character and appearance of the area.

6.2 Residential Amenity

6.2.1 The proposed development will extend to within 1.5 metres of the southern boundary with shared with No.79 Lodge Avenue, projecting 1 metre beyond the rear wall of the donor property.

6.2.2 It is noted that a 45 degree angle would be maintained from the corner of the donor property to the proposed new dwellings. Given the separation distance and orientation of the properties, which are to the north of the donor house, it is not considered that the proposed development would result in unacceptable loss of daylight/sunlight or levels of overlooking or loss of privacy. Consequently the
proposal complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD 2011 which seek to maintain residential amenity.

6.3 Internal Design

6.3.1 In accordance with the Technical housing standards – nationally described space standard, 4 person 3 bedroom 2 storey dwellings require a minimum gross internal floor area of 84sqm.

6.3.2 Each of the proposed new dwellings has a gross internal floor area of approximately 85sqm. Whilst no dedicated storage space is indicated it is not considered that this materially affects the overall functionality of the dwellings which would still provide sufficient space for daily living.

6.4 External Amenity Space

6.4.1 Policy BP5 of the Borough Wide Development Policies DPD seeks to ensure that new dwellings provide appropriate levels of external private and/or communal amenity space. In this instance, the minimum standard for a 3 bed house is 60sqm. In addition, Policy BP5 requires rear gardens of houses to have a minimum depth of 12 metres.

6.4.2 Each proposed new dwelling provides a private amenity space of approximately 63sqm with a depth of 9 metres. The depth corresponds with the rear private amenity area of the donor property and that of the rear gardens of the neighbouring terrace and provides an acceptable level of garden space for future residents.

6.5 Parking

6.5.1 The application site has a Public Transport Accessibility Level (PTAL) rating of 2 which represents a low level of access to public transport links. Policy BR9 of the Borough Wide Development Policies DPD states that car parking standards set out in the London Plan will be used as maximum parking standards for new developments. The London Plan advises that for units of 3 bedrooms, up to 1.5 car parking space per unit may be provided. The footnote to table 6.2 advises that developments in areas of good public transport accessibility should aim for significantly less than 1 space per unit.

6.5.2 The proposed development faces directly onto a large amenity green and therefore it would not be reasonably practicable to provide a vehicular access onto Lodge Avenue. As such it is likely that the occupiers of the proposed development would rely upon on-street parking.

6.5.3 Officers share the view of the Transport Development Management Team that there are an adequate number of marked parking bays in the area, particularly fronting Lodge Avenue to satisfactorily accommodate the parking requirements of an additional 2 properties. Members are advised that paragraph 32 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. It is not considered that the proposed development would have such an impact.

7. Conclusion
7.1 In taking all matters into account the proposal is considered acceptable and accords with the aims and objectives of the relevant policies of the Borough Wide Development Policies Development Plan Document (March 2011) and is therefore recommended for approval.

Background Papers

- Planning Application File http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OJOF9ZBLMH300

- 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 3.5 - Quality and design of housing developments
  Policy 3.8 – Housing Choice
  Policy 6.13 – Parking

  Technical Housing Standards – nationally described space standard