<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>17/01170/FUL</th>
<th><strong>Ward:</strong></th>
<th>Village</th>
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</thead>
<tbody>
<tr>
<td><strong>Reason for Referral to DCB as set out in Section I of the Council Constitution</strong></td>
<td>The application is recommended for approval and involves the conversion of a 3 bedroom maisonette into two 1 bedroom flats without off-street car parking and slightly undersized amenity areas.</td>
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<td><strong>Address:</strong></td>
<td>1 Dunchurch House, 31 Ford Road, Dagenham</td>
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<td><strong>Development:</strong></td>
<td>Internal alterations in connection with the subdivision of maisonette into two x 1 bed flats.</td>
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<td><strong>Applicant:</strong></td>
<td>LBBD – Mr T Taylor</td>
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<td><strong>Contact Officer:</strong></td>
<td>Mark Sleigh</td>
<td><strong>Title:</strong></td>
<td>Development Management Officer</td>
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<tr>
<td><strong>Contact Details:</strong></td>
<td></td>
<td></td>
<td>Tel: 020 8227 3822 E-mail: <a href="mailto:mark.sleigh@lbbd.gov.uk">mark.sleigh@lbbd.gov.uk</a></td>
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**Summary:**

The application property is a four storey building located to the east of Ford Road with the main access from the west. The application property is a Council building currently incorporating 39 housing units. Part of the ground/first floor is used as a three bedroom maisonette accessed internally on the ground floor. The application seeks permission for internal alterations in connection with the subdivision of this maisonette into 2 one bedroom flats.

As there are no external alterations to be made, the proposal would not impact on the character and appearance of the area and therefore complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD.

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

The ground floor flat has a patio and the first floor flat a balcony both measuring 4.0m². This is slightly below the standard stated in the Mayor of London Housing SPG which requires 5m² but the balcony and patio are existing and are replicated in other flats within the block. There is also a communal garden area for residents of the block.

The proposal involves the loss of family accommodation (3 bedroom unit) but it is considered that due to the limited garden space and car parking availability, it is not best suited to family accommodation. Therefore, the conversion to two one bedroom flats is considered acceptable in this instance.

No additional off-street parking provision is proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 3 on a scale of 1-6 where 6 is excellent. However, it is not considered that the development would be likely to materially increase parking pressure within the immediate locality. There is unrestricted parking in surrounding...
streets and any additional parking demand could be accommodated without resulting in highway safety concerns.

**Recommendation:**

That planning permission be granted 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 use hereby permitted shall be carried out in accordance with the following approved plans: A-001 Rev A1, A-002 Rev A2, B-004 Rev A3, B-005 Rev A4.
   
   **Reason:** For the avoidance of doubt and in the interests of proper planning

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1. **Introduction and Description of Development**

   **1.1** The application site is a four storey building located to the east of Ford Road. The building contains 39 housing units and part of the ground/first floor is used as a three bedroom maisonette which is accessed internally. The application seeks permission for internal alterations in connection with the subdivision of this maisonette into two one bedroom, one person flats.

2. **Background**

   **2.1** No planning history.

3. **Consultations**

   **3.1 a) Neighbours/Publicity**

   Site notices were placed outside the entrance of each building and inside on the residents notice board. No responses were received.

   **b) Access Officer**

   Satisfied provided all new elements comply with the relevant building regulations.

   **c) Environmental Health Team**

   The environmental protection issue raised by this application is noise. The ‘stacking’ of the uses within the proposed dwellings with the ground floor bedroom being below the first floor bedroom and the sanitary services being similarly arranged one above the other is appropriate.

   I have no objection to the proposed development.

   **d) Transport Development Officer**
We are satisfied that taking into consideration existing parking availability, the addition of an extra 1 bed flat at these housing blocks will have no significant adverse highway implications and we have no objections to the proposals.

4. Local Finance Considerations

4.1 The application is subject to both the Mayor of London and Council’s Community Infrastructure Levy (CIL) however the building has been in use and no extensions are proposed as part of the application. It is therefore considered that the CIL payment would be £0.

5. Equalities Considerations

5.1 The Equality Act 2010 requires the Council to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it in the exercise of its functions. The proposed new dwellings have been designed as far as possible to provide accessible accommodation in accordance with Buildings Regulations M4(2) which would help enable future occupiers to remain living in the property regardless of age/or disability.

6. Analysis

6.1 Principle of Development

6.1.1 The existing three bedroom maisonette which is currently located on part of the ground and first floor of Dunchurch House is to be converted into two one bedroom flats. Although this involves the loss of family accommodation (3 bedroom unit) it is considered that, due to the limited garden space and car parking availability, the location is not best suited to family accommodation. Therefore, the conversion to two one bedroom flats is considered acceptable in this instance.

6.3 Residential Amenity

6.3.1 Policy BP8 of the LDF Borough Wide DPD seeks to protect residential amenity stating among other things that new development should not lead to significant overlooking (loss of privacy and immediate outlook) or overshadowing (loss of daylight and sunlight).

6.3.2 There are no external alterations proposed as part of this development and therefore, it is considered there will be no impact upon neighbouring properties with regards to overlooking or overshadowing.

6.4 Internal Design

6.4.1 In accordance with the Technical Housing Standards – nationally described space standards which is incorporated into the London Plan Policy 3.5, 1 person, 1 bed, 1 storey dwellings (with shower room) require a minimum gross internal floor area of 37m², including 1.0m² of built-in storage and a minimum bedroom size of 7.5m².
6.4.2 The gross internal floor area of the ground floor flat is 37.28m$^2$ and the bedroom floor area is 12.18m$^2$. In-built storage is supplied in the hall resulting in 0.78m$^2$ storage space. The slight shortfall in storage space is considered acceptable.

6.4.3 The gross internal floor area of the first floor flat is 47.86m$^2$ and the bedroom floor area is 11.38m$^2$. In-built storage is supplied in the hall resulting in 0.9m$^2$ storage space. The minimal shortfall in storage space is considered acceptable.

6.5 **External Amenity Space**

6.5.1 Policy BP5 of the LDF Borough Wide DPD seeks to ensure that new dwellings provide appropriate levels of external private and/or communal amenity space.

6.5.2 The application provides a 4.0m$^2$ patio area for the ground floor flat and a 4.0m$^2$ balcony for the first floor flat. This is slightly below the standard stated in the Mayor of London Housing SPG which requires 5m$^2$ per unit but the balcony and patio are existing and are replicated in other flats within the block. There is also a communal garden area for residents of the block. In addition, the flats benefit from their location in close proximity to Old Dagenham Park situated to the south-east. The provision for outdoor space is considered acceptable and, indeed, better suited to one bedroom flats as opposed to a 3 bedroom family sized unit.

6.6 **Parking**

6.6.1 Policy BR9 of the LDF Borough Wide DPD states that the car parking standards set out in the London Plan will be used as maximum parking standards for new developments. In this regard, Table 6.2 of the London Plan requires that less than 1 car parking space is provided for 1-2 bedroom units.

6.6.2 The proposed development provides no additional car parking spaces and the block only has 8 spaces in total. The lack 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.

6.6.3 The application site has a Public Transport Accessibility Level (PTAL) rating of 3 on a scale of 1-6 where 6 is excellent. Despite the moderate PTAL rating, the site is served by a bus route which runs along Church Elm Lane to the north of the application site. The Transport Development Management Officer does not consider that there would be any adverse highway implications from the conversion and therefore raised no objection.

6.6.4 However, it is not considered that the development would be likely to materially increase parking pressure within the immediate locality. There is unrestricted parking in surrounding streets and any additional parking demand could be accommodated without resulting in highway safety concerns. The National Planning Policy Framework (NPPF) states that developments should only be refused on transport grounds where the residual cumulative impacts of development are severe.

7. **Conclusion**
7.1 It is considered that the principle of converting the existing maisonette into two 1 bedroom flats is acceptable and broadly in line with the relevant Local Plan policies. The proposed development will provide satisfactory accommodation and would have no adverse affect on the character and appearance of the area. The additional parking demand for two one bedroom flats is considered to be minimal and able to be safely accommodated within surrounding streets. In view of the limited access to outdoor space it is considered that the building is better suited to smaller housing units rather than larger family accommodation.

Background Papers

- Planning Application Files: http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSZ5DBBLJY300

- Local Plan Policy

  Core Strategy

  Policy CP3 – High Quality Built Environment

  Borough Wide Development Policies DPD

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

- The London Plan 2016

  Mayor’s Supplementary Planning Guidance for Housing (2016)

  Policy 3.5 – Quality and Design of Housing Development
  Policy 6.13 – Parking

  Technical Housing Standards – nationally described space standards

- National Policy

  National Planning Policy Framework

  National Planning Practice Guidance