# Barking and Dagenham Council Development Control Board

**Date:** 9 October 2017

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**Reason for Referral to DCB as set out in Section I of the Council Constitution:**
The applications are recommended for approval and would involve the creation of 1 bedroom flats without off-street car parking or amenity space.

**Address:**
Hawkwell House, 2 Gosfield Road, Dagenham
Laburnum House, 89 Bradwell Avenue, Dagenham
Peverel House, Stour Road, Dagenham

**Development:**
External alterations to building in connection with the change of use of laundry rooms to 1 x one bedroom flats.

**Applicant:**
LBBD – Mr T Taylor

**Contact Officer:**
Mark Sleigh
**Title:** Development Management Officer
**Contact Details:**
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E-mail: mark.sleigh@lbbd.gov.uk

**Summary:**
These 3 applications are considered together as they relate to very similar proposals which raise the same issues.

**Hawkwell House**
The application property is a 17 storey building located to the north and west of Gosfield Road with the main access from the north.

**Laburnum House**
The application property is a 17 storey building located to the north and west of Bradwell Avenue with the main access from the north.

**Peverel House**
The application property is a 17 storey building located to the north and east of Stour Road with the main access from the north.

The application properties are Council buildings currently incorporating 93 housing units. The ground floors in each building contain a laundry room which is externally accessed. The applications seek permission for external alterations to each building in connection with changing the use of each of the laundry rooms to one bedroom flats.
The proposal would not materially impact on the character and appearance of the area and would not result in unacceptable levels of overlooking or loss of privacy and therefore complies with policies BP8 and BP11 of the Borough Wide Development Policies DPD.

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

The applications do not make provision for access to any private amenity space, however, it is common for flats in tall buildings such as these not to benefit from such amenity space and in these circumstances the lack of such provision is considered to be acceptable.

No additional off-street parking provision is proposed for the flats. The sites have a PTAL (Public Transport Accessibility Level) of 2 (Hawkwell House and Peverel House) and 3 (Laburnum House) 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. There is currently 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 in respect of all 3 applications 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:


   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 development 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.
1. Introduction and Description of Development

1.1 The application sites are all 17 storey tall buildings. Hawkwell House is located to the north and west of Gosfield Road, Laburnum House is located to the north and west of Bradwell Avenue, and Peverel House is located to the north and east of Stour Road. Each building contains 93 housing units and the ground floor of each incorporates a laundry room. The application seeks permission for external alterations to each of the buildings in connection with changing the use of each of the laundry rooms into one bedroom, two person flats.

2. Background

2.1 None relevant.

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 regarding any of the three applications.

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 the potential for noise disturbance associated with the use of what appears to be a store room adjoining the bedroom of the proposed new flat. However, I note that there is a dwelling directly above this area, I have no record of complaint of noise disturbance relating to the store room and so I am confident that the residents of the proposed flat will enjoy satisfactory aural amenity.

I do not wish to object to the application.

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 all of the buildings have been in use and no extensions are proposed as part of the applications. It is therefore considered that the CIL payments 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 ground floor laundry rooms in each building are not used by current residents. Therefore, their conversion into one bedroom flats is considered acceptable and would not result in the loss of a useful communal facility.

6.2 External Appearance

6.2.1 Policy 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 achieve a good standard of design.

6.2.2 The external elevations of the buildings will only need to be minimally altered in connection with the proposed change of use. The existing windows will be replaced and new external doors will be incorporated to allow access to the new flats.

6.2.3 The proposed external alterations are satisfactory in appearance and considered to be in accordance with policy BP11 of the Borough Wide Development Policies DPD.

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 The proposed flats are located within existing disused laundry rooms on the ground floor and therefore there would be no impact upon neighbouring flats in the building with regards to overlooking or overshadowing. All the units would be dual aspect and receive a satisfactory amount of daylight.

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, 2 person, 1 bed, 1 storey dwellings require a minimum gross internal floor area of 50m², including 1.5m² of built-in storage and a minimum bedroom size of 11.5m².

6.4.2 Hawkwell House: The gross internal floor area is 66.26m² and the bedroom floor area is 15.18m². In-built storage is provided in the bedroom and in the hall resulting in 3.27m² storage space. As such, the gross internal floor area, bedroom floor area
and storage space comfortably exceeds the minimum requirement and is in accordance with the London Plan.

6.4.3 Laburnum House: The gross internal floor area is 67.07m$^2$ and the bedroom floor area is 15.6m$^2$. In-built storage is supplied in the bedroom and in the hall resulting in 3.54m$^2$ storage space. As such, the gross internal floor area, bedroom floor area and storage space comfortably exceeds the minimum requirement and is in accordance with the London Plan.

6.4.4 Peverel House: The gross internal floor area is 66.08m$^2$ and the bedroom floor area is 17.67m$^2$. In-built storage is supplied in the hall resulting in 1.44m$^2$ storage space. Given that the gross internal floor area and bedroom floor area comfortably exceeds the minimum requirement, the slight 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 applications do not make any provision for direct access to amenity space, however it is not considered to be reasonably possible to provide any in this instance and it is common for flats in tall buildings not to benefit from such amenity space. In addition, the flats benefit from their location in close proximity to Central Park which is sited a short distance away to the east. In these circumstances, the lack of such external amenity provision is considered to be acceptable.

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 should be provided for 1-2 bedroom units.

6.6.2 The proposed conversions do not provide any car parking spaces. The absence 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 2 (Hawkwell House and Peverel House) and 3 (Laburnum House) on a scale of 1-6 where 6 is excellent. Despite the poor to moderate PTAL rating, the site is served by a number of bus routes, furthermore there is currently unrestricted parking provision in all nearby streets. The Transport Development Management Officer does not consider that there will be any adverse highway implications from the proposal and therefore raised no objection.

6.6.4 In view of the minor nature of the developments which are unlikely to generate much, if any, additional parking demand, it is considered that a refusal on the grounds of parking would be difficult to substantiate. 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 ground floor disused laundry room in each of the three buildings (Hawkwell House, Laburnum House and Peverel House) into one bedroom flats is acceptable and is broadly in line with the relevant Local Plan policies. The proposed development would provide good quality accommodation and would have no adverse affect on the character and appearance of the respective locations. Whilst the development does not propose off-street parking, the additional parking demand for a one bedroom flat in each of the buildings is considered to be minimal and able to be safely accommodated within surrounding streets.

Background Papers

- Planning Application Files:
  - Hawkwell House: http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSZ2JZBLJW600
  - Laburnum House: http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSZ2LVBLJW900
  - Peverel House: http://paplan.lbbd.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSZ2NQBLJWC00

- 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