DEVELOPMENT CONTROL BOARD

9 October 2017

Title: Town Planning Appeals

Report of the Development Management Manager, Regeneration Division

Open Report

For Information

Wards Affected: Abbey, Alibon, Eastbrook, Eastbury, Longbridge, Parsloes, River, Village, 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:

The Development Control Board is asked to note this report.

1. Appeals Lodged

The following appeals have been lodged:

a) Change of use of a single family dwelling (Use Class C3) to a House in Multiple Occupation (Class C4) – 7 Cecil Avenue, Barking (17/00631/FUL)

Application refused under delegated powers 13 June 2017 – Abbey Ward

b) Application for a certificate of lawfulness for an existing use: Use of outbuilding as independent dwelling – 106 Manor Road, Dagenham

Application refused under delegated powers 14 February 2017 – Village Ward

c) Erection of two storey side and part single/part two storey rear extension – 58 Melford Avenue, Barking

Application refused under delegated powers 15 May 2017 – Longbridge Ward

d) Demolition of side extension and erection of two storey 2 bedroom end of terrace house - 40 Cornwallis Road, Dagenham
2. Appeals Determined

2.1.1 The following appeals have been determined by the Planning Inspectorate:

a) Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof, rear dormer window and front rooflights – 378 Heathway, Dagenham (Ref: 16/01684/CLU_P - Alibon Ward)

Application refused under delegated powers 23 December 2016 for the following reason:

1. The roof addition would extend beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, and therefore does not comply with the requirements of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 18 August 2017 (see attached)

b) Change of use from production and storage of cullet to production and storage of secondary aggregates – Former Berryman Site, Perry Road, Dagenham (Ref: 16/01295/CTY – River Ward)

Application refused under delegated powers 17 November 2016 for the following reason:

1. The Joint Waste Development Plan Document for the East London Waste Authority Boroughs (February 2012) demonstrates that the Borough does not require any new Construction, Excavation and Demolition facilities. Accordingly, the proposed development is contrary to Policies 5.17 and 5.18 of the London Plan (March 2016), Policy CR3 of the Core Strategy (July 2010) and BR15 of the Borough Wide Development Policies DPD (March 2011) and the Joint Waste Development Plan Document for the East London Waste Authority Boroughs (February 2012).

2. The loss of a safeguarded site for apportioned waste is contrary to Policies 5.17 and 5.18 of the London Plan (March 2016), Policy CR3 of the Core Strategy (July 2010) and BR15 of the Borough Wide Development Policies DPD (March

Planning Inspectorate’s Decision: Appeal allowed 23 August 2017 (see attached)

c) Enforcement appeal – Material change of use to a place of worship/community centre – Land and premises at the rear of 246 Oxlow Lane, Dagenham (Alibon Ward)

Planning Inspectorate’s Decision: Appeal allowed 25 August 2017 (see attached)

d) Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres) – 56 Stratton Drive, Barking (Ref: 17/00286/PRIOR6 – Longbridge Ward)

Application refused under delegated powers 27 March 2017 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.58 Stratton Drive contrary to Policies BP8 and BP11 of the Borough Wide Development Polices DPD and the Residential Extensions and Alterations SPD.

Planning Inspectorate’s Decision: Appeal allowed 29 August 2017 (see attached)

e) Enforcement appeal – Unauthorised erection of an independent residential unit at the rear of a commercial premises – 100 High Road, Chadwell Heath (Whalebone Ward)

Planning Inspectorate’s Decision: Appeal dismissed 4 September 2017 (see attached)

f) Erection of two storey 1 bedroom dwelling – 1 Rockwell Road, Dagenham (Ref: 16/02006/FUL – Alibon Ward)

Application refused under delegated powers 17 February 2017 for the following reason:

1. The siting and scale of the proposed development would result in a cramped form of development detrimental to the spacious character of the streetscene and the wider Becontree Estate contrary to Policies CP2 and CP3 of the Core Strategy (July 2010) and Policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 5 September 2017 (see attached)