25. Declaration of Members' Interests

There were no declarations of interest.

26. Minutes - 4 September 2017

The minutes of the meeting held on 4 September 2017 were confirmed as correct.

27. Land between Whiting Avenue and Gurdwara Way, Barking- 17/00698/FUL

The Board noted that the decision on the application was being deferred until the 6 November Board due to the late receipt of a petition.

28. Hawkwell House, 2 Gosfield Road, Dagenham-17/01167/FUL, Laburnum House, 89 Bradwell Avenue, Dagenham- 17/01168/FUL and Peverel House, Stour Road, Dagenham-17/01169/FUL

The Development Management Manager (DMM) introduced the report on the applications relating to Hawkwell, Laburnum and Peverel Houses, which were considered together as they related to very similar proposals that raised the same issues.

Hawkwell House, 2 Gosfield Road, Dagenham

A 17-storey building located to the north and west of Gosfield Road with the main access from the north.

Laburnum House, 89 Bradwell Avenue, Dagenham

A 17-storey building located to the north and west of Bradwell Avenue with the main access from the north.

Peverel House, Stour Road, Dagenham

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 residential housing units. The ground floor in each building has a laundry room, which is externally accessed. These laundry rooms had not been used for some time and were now redundant. The applications sought permission for external alterations to each building to enable the conversion of each of the laundry rooms to a one-bedroom flat.

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 was common for flats in high-rise buildings, such as these blocks, not to benefit from such amenity space and in these circumstances the lack of such provision was considered to be acceptable.

No additional off-street parking provision was proposed for the flats. The sites had 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 was excellent. However, it was not considered that the absence of off-street parking provision would materially increase parking pressure within the immediate locality. There was currently unrestricted parking in surrounding streets and any additional parking demand could be accommodated without resulting in highway safety concerns.

In response to a question from Councillors, it was noted that the premises were designed to M Building Regulation Accessibility standards, however, they were not specifically designed for elderly or wheelchair users. Whilst the floor space per flat was around a third more than the London Plan requirements, the Applicant’s Agent advised the internal space level was not conducive for premises specified for fully accessible / wheelchair user needs.

In response to a question on disturbance to those living within the proposed new flats, the Agent advised that the new flats would have sufficient separation from walkways and also decent levels of acoustic insulation, which should reduce the risk of disturbance from other residents passing the windows.

The Board granted planning permission in respect of all three 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:

Hawkwell House (17/01167/FUL):

Laburnum House (17/01168/FUL):

Peverel House (17/01169/FUL):

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.

29. 1 Dunchurch House, 31 Ford Road, Dagenham- 17/01170/FUL

The DMM introduced a report on the application relating to 1 Dunchurch House, 31 Ford Road, Dagenham, which was a four storey building, located to the east of Ford Road with the main access from the west.

The application property was a Council building currently incorporating 39 housing units. Part of the ground / first floor was a three-bedroom maisonette accessed internally on the ground floor. The application sought permission for internal alterations in connection with the subdivision of this maisonette to create two, one-bedroom flats.

As there were no external alterations to be made, the proposal would not impact on the character and appearance of the area and therefore complied 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 was 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 was also a communal garden area for residents of the block.

The proposal involves the loss of family accommodation (three-bedroom unit) but it was considered that due to the limited garden space and car parking availability, it was not best suited to family accommodation. The conversion to two one-bedroom flats was considered acceptable in this instance.
No additional off-street parking provision was proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 3 on a scale of 1-6 where 6 was excellent. However, it was not considered that the development would be likely to materially increase parking pressure within the immediate locality. There was unrestricted parking in surrounding streets and any additional parking demand could be accommodated without resulting in highway safety concerns.

Following discussion on play space, it was noted that there was no private garden space to the existing maisonette but there was a small area of communal green space. The close proximity of Old Dagenham Park to Dunchurch House was also noted.

The Board granted 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 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.

30. Town Planning Appeals

The Board noted details of the following appeals:

(i) 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

Application refused under delegated powers 25 May 2017 – Parsloes Ward

e) Erection of part single / part two storey side and rear extensions- 162 Gorseway, Rush Green

Application refused under delegated powers 28 April 2017 – Eastbrook Ward

f) Erection of two storey one-bedroom detached house – 141 Woodward Road, Dagenham

Application refused under delegated powers 4 July 2017 – Eastbury Ward

(ii) Appeals Determined

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/CLUP- 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 dwelling house 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

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 2011) and Policy W2 of the Joint Waste Development Plan Document for the East London Waste Authority Boroughs (February 2012).

Planning Inspectorate’s Decision: Appeal allowed 23 August 2017

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

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

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

31. **Delegated Decisions**

The Board noted details of delegated decisions for the period 23 May to 23 June 2017.