Title: Town Planning Appeals

Report of the Head of Planning

Open Report

For Information

Wards Affected: Abbey, Becontree, Mayesbrook, River, Whalebone

Key Decision: No

Report Author: Dave Mansfield, Development Management Manager

Tel: 020 8227 3999
E-mail: dave.mansfield@befirst.london

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) Erection of two storey side/rear extension – 80 Gainsborough Road, Dagenham (Ref: 17/00926/FUL)

Application refused under delegated powers 1 August 2017 – Becontree Ward

b) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 3.0 metres existing and 3.0 metre proposed; height to eaves: 3.0 metres and maximum height: 3.0 metres) – 150 Third Avenue, Dagenham (Ref: 17/00717/PRIOR6)

Application refused under delegated powers 8 June 2017 – River Ward

c) Erection of two storey side extension and single storey front and rear extensions – 105 Arnold Road, Dagenham (Ref: 17/00714/FUL)

Application refused under delegated powers 28 June 2017 – River Ward
2. Appeals Determined

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

a) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 3.0 metres) – 41 Victoria Road, Barking (Ref: 17/00527/PRIOR6 – Abbey Ward)

Application refused under delegated powers 9 May 2017 for the following reason:

1. The proposed rear extension would project beyond a side wall of the original house and form a side extension which is more than half the width of the original dwelling, consequently the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning Inspectorate’s Decision: Appeal dismissed 29 September 2017 (see attached)

b) Subdivision of house into 2 one bedroom flats – 69 Salisbury Avenue, Barking (Ref: 16/01871/FUL – Abbey Ward)

Application refused under delegated powers 25 January 2017 for the following reasons:

1. The development will result in the loss of a family dwelling, further reducing the Borough’s existing stock of family housing contrary to Policy BC4 of the Borough Wide Development Policies Development Plan Document.

2. The development does not provide sufficient gross internal floor space (58m² required) or any dedicated storage provision (1.5m² required) in respect of the first floor flat and as such the development will result in a substandard unit of accommodation detrimental to the living standards and amenities enjoyed by occupiers of the development, contrary to policy 3.5 of the London Plan (March 2016).

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

Costs application – allowed 5 October 2017

c) Demolition of existing conservatory and erection of a part single/part two storey side extension – 4 Dronfield Gardens, Dagenham (Ref: 17/00122/FUL – Mayesbrook Ward)

Application refused under delegated powers 28 March 2017 for the following reason:

1. The overall design, height, scale, bulk and massing of the proposed development would be incongruous and out of keeping with the street scene and original design of the host property and terrace in a prominent location disrupting the architectural character and rhythm of neighbouring properties, to the
detriment of the character and appearance of the streetscene and surrounding area, contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011), the Supplementary Planning Document for Residential Extensions and Alterations (February 2012) and policies 7.4 and 7.6 of the London Plan 2016.

Planning Inspectorate's Decision: Appeal dismissed 27 September 2017 (see attached)

d) Erection of two storey 2 bedroom dwelling – 12 Hainault Road, Chadwell Heath (Ref: Whalebone Ward)

Application refused under delegated powers 30 March 2017 for the following reasons:

1. The proposed development, by virtue of its rearward depth, would have an overbearing presence and have an adverse impact on outlook and loss of light to the neighbouring residents, 12 Hainault Road and would therefore be harmful to the amenity of neighbouring occupiers contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the guidance within the Residential Extensions and Alterations Supplementary Planning Document.

2. The proposed development would fail to provide any off-street parking for the existing dwelling and the proposed dwelling in an area of low public transport accessibility, which would result in an increase to the existing parking pressures harmful to highway safety and contrary to Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document and Table 6.2 of the London Plan (March 2016).

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

e) Demolition of bungalow and erection of 3 two storey two bedroom dwellings – 37 Gordon Road, Chadwell Heath (Ref: 16/01503/FUL – Whalebone Ward)

Application refused at Development Control Board 6 March 2017 for the following reason:

1. The development does not make provision for any off-street car parking and would therefore result in increased demand for on-street parking within an area of poor public transport accessibility to the detriment of highway safety and the amenity of local residents contrary to policies BR10 and BP8 of the Borough Wide Development Policies DPD, March 2011.

Planning Inspectorate’s Decision: Appeal dismissed 16 October 2017 (see attached)

f) Retention of 3 canopy roofs and roller shutter to side of industrial unit - Emperor House, Freshwater Road, Dagenham (Ref: 17/00328/FUL – Whalebone Ward)
Application refused under delegated powers 15 May 2017 for the following reason:

1. The development, by reason of its siting, design and use would result in poor levels of air quality, loss of light and outlook and general nuisance, harmful to the amenity of adjoining occupiers and contrary to Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 19 October 2017 (see attached)