<table>
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<tr>
<th>Barking and Dagenham Council Development Control Board</th>
<th>Date: 6 November 2017</th>
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<tbody>
<tr>
<td><strong>Application Number:</strong></td>
<td>17/01405/FUL</td>
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<td><strong>Ward:</strong></td>
<td>Village</td>
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<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 ground floor community rooms and kitchen into a 2 bedroom flat without off-street car parking.</td>
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<tr>
<td><strong>Address:</strong></td>
<td>146-188 Church Elm Lane, Dagenham</td>
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<td><strong>Development:</strong></td>
<td>Change of use and conversion of ground floor community rooms and kitchen into 2 bedroom flat and associated alterations to door and window openings.</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>
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<tr>
<td><strong>Title:</strong></td>
<td>Development Management Officer</td>
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**Summary:**

The application property is a two storey building located to the south of Church Elm Lane with the main access from the north. The application property is a Council building currently incorporating 21 housing units. Part of the ground floor was previously used as two community rooms and a kitchen accessed internally on the ground floor. This related to the former use of the building as elderly persons’ accommodation. The application seeks permission for the conversion of this space into a 2 bedroom flat with associated alterations to the door and window openings.

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

The flat is indicated as having sole access to an existing courtyard (243m2) which is not currently used but was previously accessible through the community rooms. There are, however, concerns that the use of this space by occupiers of the proposed flat could result in noise and nuisance and privacy issues for occupiers of other flats within the block which have windows directly facing this space. Accordingly, it is proposed to impose a condition which would truncate the space available to occupiers of the proposed flat by the erection of boundary treatment which would restrict access to the areas closest to the neighbouring flats.

No additional off-street parking provision is proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 2 on a scale of 1-6 where 6 is excellent. However, it is considered that any additional parking generated by the flat could be
adequately accommodation on neighbouring streets and within the John Parker Close car park.

**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-501 Rev A1, A-502 Rev A1, B-506 Rev A1, B-505 Rev A1

   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.

4. The flat hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme showing a revised location and design of the proposed external amenity space which should seek to safeguard the amenity of neighbouring residential occupiers.

   Reason: To safeguard the amenity of neighbouring properties in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

1. **Introduction and Description of Development**

   1.1 The application site is a two storey building located to the south of Church Elm Lane. The building contains 21 housing units and part of the ground floor was previously used as two community rooms and a kitchen relating to the previous use of the building as elderly persons’ accommodation. The application seeks permission for the conversion of this space into a 2 bedroom flat with associated alterations to the door and window openings.

2. **Background**

   2.1 92/00335/TP – Erection of extension to provide lift installation - Permitted

3. **Consultations**

   3.1 a) Neighbours/Publicity
A site notice was placed outside the entrance of the building. No responses were received.

b) Environmental Health Team

No objections to the proposal.

c) Transport Development Officer

Since there are no restrictions to parking in the John Parker Close car park we believe the demand for an extra parking space could be accommodated. We therefore have no objections.

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 dwelling has 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 community rooms are no longer being used by the current residents of the block as it is no longer providing elderly persons’ accommodation. Therefore, the conversion into a 2 bedroom flat is considered acceptable and would not result in the loss of an active 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 There are minor external alterations proposed as part of this development including changing the signage facing Church Elm Lane to incorporate the additional flat (No. 146) and one window on the front elevation would become obscure glazed as it would serve a bathroom.
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).

6.3.2 The proposed flat is located within existing disused community rooms on the ground floor and there will be no impact upon neighbouring flats in the building with regards to overlooking from within the flat.

6.3.3 There are, however, concerns that the use of the external amenity space could result in noise, nuisance and privacy issues for occupiers of other flats within the block which have windows directly facing this space. Accordingly, it is proposed to impose a condition which would truncate the space available to occupiers of the proposed flat by the erection of boundary treatment which would restrict access to the areas closest to the neighbouring flats.

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, 3 person, 2 bedroom, 1 storey dwellings require a minimum gross internal floor area of 61m$^2$, including 2.0m$^2$ of built-in storage and at least one double bedroom with a floor area of at least 11.5m$^2$ and any additional single bedrooms with a floor area of at least 7.5m$^2$.

6.4.2 The gross internal floor area of the flat is 71.5m$^2$. Bedroom 1 has a floor area of 14.82m$^2$ and Bedroom 2 has a floor area of 8.94 m$^2$. In-built storage is supplied in the kitchen and the hall resulting in 1.52m$^2$ 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. It states that a 2+ bedroom flat should provide at least 40m$^2$ of private, useable, functional and safe external amenity space.

6.5.2 External amenity space is currently provided to the south of the proposed flat with access to a large courtyard (243m$^2$) through the existing community rooms only.

6.5.3 As mentioned above there are concerns regarding the use of the whole of this space as it could impact on the amenity of neighbours and therefore it is proposed that the occupiers of the proposed flat would only have access to part of the courtyard. Although the details of the revised external space would be resolved through details submitted to discharge the proposed condition, officers are confident
that a sufficient area of land could be allocated to the flat to provide a satisfactory sized outdoor area.

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. 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 2 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 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 disused community rooms into a 2 bedroom flat 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 generated by a 3 person, 2 bedroom flat is considered to be minimal and able to be safely accommodated within surrounding streets.

Background Papers

- 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