Title: Town Planning Appeals

Report of the Head of Planning

<table>
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<th>Open Report</th>
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<td><strong>Wards Affected:</strong> Becontree, Eastbrook, Eastbury, Heath, Longbridge, Mayesbrook, River, Thames, Valence, Whalebone</td>
<td><strong>Key Decision:</strong> No</td>
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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) Loft conversion involving construction of gable end roof and rear dormer window and erection of part single/part first floor rear extension (retrospective) – 28 Castle Road, Dagenham (Ref: 17/00598/FUL)

Application refused under delegated powers 2 June 2017 – Eastbury Ward

b) Application for prior approval of proposed single storey rear extension (depth: 5.95 metres; height to eaves: 2.95 metres and maximum height: 3.3 metres) – 158 Valence Road, Dagenham (Ref: 17/00952/PRIOR6)

Application refused under delegated powers 17 July 2017 – Valence Ward

c) Alterations to front elevation of garage and erection of first floor side extension – 146 Marston Avenue, Dagenham (Ref: 17/00453/FUL)

Application refused under delegated powers 30 June 2017 – Heath Ward

d) Erection of two storey side and part single/part two storey rear extension – 75 Davington Road, Dagenham (Ref: 17/01072/FUL)
Application refused under delegated powers 21 August 2017 – Mayesbrook Ward

e) Erection of two storey building comprising 2 one bedroom flats – 8 Bonham Gardens, Dagenham (Ref: 17/00097/OUT)

Application refused under delegated powers 4 April 2017 – Valence Ward

f) Erection of two storey 2 bedroom end of terrace house – 33 Temple Avenue, Dagenham (Ref: 17/00858/FUL)

Application refused under delegated powers 20 July 2017 – Whalebone Ward

2. Appeals Determined

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

a) Erection of two storey side and part single/part two storey rear extension – 58 Melford Avenue, Barking (Ref: 17/00458/FUL – Longbridge Ward)

Application refused under delegated powers 15 May 2017 for the following reason:

1. The proposed two storey side extension would partly close off an important gap, detrimental to the spatial quality of the area and harmful to the character and appearance of the host property and surrounding area. The proposed design and gabled roof treatment would be incongruous and out of keeping in the street scene and would fail to preserve the character of the area contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate's Decision: Appeal dismissed 26 October 2017 (see attached)

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

Application refused under delegated powers 1 August 2017 for the following reason:

1. The proposed development by reason of its size and siting, would constitute a prominent and unsympathetic addition, harmful to the symmetry of the pair of dwellings and character of the area and contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the guidance in the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate's Decision: Appeal dismissed 1 November 2017 (see attached)

c) Demolition of existing garages and erection of 8 two bedroom flats with associated car parking and landscaping - Garages to the rear of 82 - 94 High Road, Chadwell Heath (Ref: 16/01708/OUT – Whalebone Ward)
Application refused under delegated powers 29 December 2016 for the following reasons:

1. The proposed development would result in the loss of a large proportion of the garden areas for the existing dwellings at 82-94 High Road which would result in inadequate garden space remaining which would be harmful to the amenity of existing occupiers and contrary to policies BP5, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

2. The proximity of the proposed development to the existing dwellings at 82-94 High Road would lead to significant overlooking and loss of privacy which would be harmful to the amenity of existing and proposed residents and contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

3. The proposed development would fail to retain adequate parking provision for existing residents and thereby result in increased parking pressures, which would be harmful to highway safety and contrary to policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.

4. The access to the new dwellings would be via a narrow unadopted service road without a dedicated footway which would be likely to compromise pedestrian safety contrary to policy BR10 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 7 November 2017 (see attached)

d) Erection of one bedroom bungalow – 84C Westminster Gardens, Barking
(Ref: 16/01272/FUL – Thames Ward)

Application refused under delegated powers 8 December 2016 for the following reasons:

1. The principle of the provision of a bungalow in a private rear garden is inappropriate and fails to protect the character and amenity of the local area, the residential amenity of neighbouring occupiers and the biodiversity of the area, contrary to policy 7.19 of the London Plan, policy CP3 of the Core Strategy and policies BR3, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

2. The proposed bungalow, by reason of its form, massing, siting and design, would be dominant and out of character in the rear garden location, detrimental to the residential amenity of neighbouring occupiers, and susceptible to crime by reason of its siting away from the road, contrary to policy CP3 of the Core Strategy and policies BC7, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

3. The existing single width vehicular crossover from Westminster Gardens which is located at a bend in the road is not considered to be suitable as an access for multiple dwellings and this also has the potential to be detrimental to highway
and pedestrian safety; the new access road is not considered to be sufficiently wide to prevent vehicle strikes to the existing house and fence and to ensure there is no conflict between pedestrians and vehicles using the access road; and the close proximity of the new access road and car parking to the rear gardens of neighbouring occupiers has the potential to adversely affect residential amenity; contrary to policy 6.13 of the London Plan and policies BR9, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 2 November 2017 (see attached)

e) 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 – River Ward)

Application refused under delegated powers 8 June 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 dwellinghouse. Consequently, the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A1. (j), (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015

Planning Inspectorate’s Decision: Appeal dismissed 2 November 2017 (see attached)

f) Erection of part single/part two storey side and rear extensions – 162 Gorseway, Rush Green (Ref: 17/00374/FUL – Eastbrook Ward)

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

1. The proposed two storey side extension by reason of its design, width and siting would result in the closing of the gap with the adjoining property which would not respect the established spacing pattern of development and therefore fail to reflect the open and spacious characteristic pattern of development in this part of Gorseway. The proposal would therefore be detrimental to the character and appearance of the street scene and the locality contrary to the design objectives of policies BP8 and BP11 to the Development Plan Document and the Supplementary Planning Document: Residential Extensions and Alterations (2012).

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

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

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

1. The proposed two storey side extension, by reason of its siting and excessive scale, would be disproportionately wide and erode the importance of the full
height 'bookend' architectural feature to the terrace; the proposed roof comprises irregular shaped roof slopes and would appear unsympathetic to the roof of the host house and the orderly hipped roof design of the adjacent houses. Overall, the proposal would be harmful to the character of the local area contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011) and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 22 November 2017 (see attached)