<table>
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<th>Barking and Dagenham Council Development Control Board</th>
<th>Date: 15 January 2018</th>
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<tbody>
<tr>
<td><strong>Application Number:</strong> 17/01658/FUL</td>
<td><strong>Ward:</strong> Abbey</td>
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<td><strong>Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:</strong> The application is recommended for approval and involves the construction of a first floor 2 bedroom flat without off-street car parking.</td>
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<td><strong>Address:</strong> 98 Longbridge Road, Barking, IG11 8SF</td>
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<td><strong>Development:</strong> Erection of part single/part two storey rear extension and first floor rear extension to provide additional floor space to serve existing health clinic and a 2-bedroom self-contained flat, with provision of first floor roof terraces and associated railings to serve existing and proposed flats, and creation of new window and door openings to existing flat.</td>
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<td><strong>Applicant:</strong> Mr A Seibuti</td>
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<td><strong>Contact Officer:</strong> Mark Sleigh</td>
<td><strong>Contact Details:</strong> Tel: 020 8227 3822 E-mail: <a href="mailto:mark.sleigh@befirst.london">mark.sleigh@befirst.london</a></td>
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<td><strong>Summary:</strong> The application property is a two-storey building located on the south-eastern side of Longbridge Road. The building contains a dental and medical centre on the ground floor and a 2 bedroom flat at first floor. The application seeks permission for the erection of a part single/part two storey rear extension and a first floor rear extension to provide additional floor space to serve the existing health clinic and a 2 bedroom self-contained flat including the provision of first floor roof terraces to serve the existing and proposed flats and the creation of new window and door openings to the existing flat. The proposed new dwelling accords with the Technical Housing Standards – nationally described space standards (March 2015). The proposed flat has sole access to private and useable external amenity space measuring 12.23m² and the proposal also creates an external amenity space for the existing flat measuring 38.95m². No off-street parking provision is proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 6a on a scale of 1-6 where 6 is excellent. It is therefore considered that due to the site’s location approximately 320 metres from Barking Station and with access to a number of bus routes, there is no requirement for car parking. It is noted that most of the commercial premises and flats on this side of Longbridge Road do not have access to car parking.</td>
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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: LOCATION-101, BLOCK-101, EX-101, EX-200, PRO-101, PRO-201, PRO-203
   
   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. A scheme specifying the provisions to be made for the control of noise emanating from the ground floor dental surgery shall be submitted to and approved by the Local Planning Authority. The scheme, which may include physical and/or administrative measures, shall be designed to ensure that noise emissions from the surgery do not exceed 35 LAeq dB (5 min) in any habitable room in adjoining residential premises and shall be implemented prior to the occupation of the flat hereby approved.
   
   Reason: The noise control scheme is required prior to the commencement of development in order to minimise the transmission of noise and thereby safeguard the amenity of neighbouring occupiers and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

5. Before occupation, the dwelling shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.
   
   Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

6. The 1.8 metre high boundary fence facing No. 96 Longbridge Road as indicated on drawing PRO-201 shall be constructed in accordance with the approved plans prior to the use of the proposed terrace for the existing flat and thereafter permanently retained.
Reason: To provide satisfactory privacy for the occupants of the adjoining residential property in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

1. **Introduction and Description of Development**

1.1 The application property is a two-storey building located on the south-eastern side of Longbridge Road. The building contains a dental and medical centre on the ground floor and a 2 bedroom flat at first floor. There is a side access pathway to the north-east of the application site. The application seeks permission for the erection of a part single/part two storey rear extension and a first-floor rear extension to provide additional floor space to serve the existing health clinic and an additional 2 bedroom self-contained flat including the provision of first floor roof terraces to serve the existing and proposed flats and the creation of new window and door openings to the existing flat.

2. **Background**

2.1 72/00837/TP – Installation of new shop front and alterations to provide shop on ground floor with self-contained flat above – Permitted

83/00134/TP – Erection of single storey rear workshop/store extension – Permitted

86/00396/TP – Alterations to shop front to provide separate access to first floor – Permitted

11/00019/FUL – Alterations to front and rear elevations in connection to use of shop as private medical clinic (Class D1) – Permitted

16/00525/FUL – Loft conversion involving construction of rear dormer windows and front rooflights – Permitted

17/01272/FUL – Erection of single storey rear extension to clinic - Permitted

3. **Consultations**

3.1 a) Neighbours/Publicity

Neighbours were consulted on 24 October 2017 and one response was received from the occupiers of 9 Cranleigh Gardens (located to the rear of the application site) raising objection for the following reasons:

- Loss of daylight/sunlight/privacy to rear garden.
- Loss of view.
- Disturbance and noise. Already suffered stress and noise pollution due to people living opposite neighbour building an extension.
- Borough is becoming overpopulated and many rear gardens converted to unsuitable accommodation. Council should prioritise conservation of green spaces.
- Overpopulating will cause health and safety risk.
b) Environmental Health Team

Potential for noise disturbance to be caused to residents of the proposed first floor flat from the normal operation of the dentists’ surgery. A noise control condition should be included.

c) Transport Development Management Officer

The current Public Transport Accessibility Level (PTAL) rating has been determined at a level 6a on a scale of 1 to 6 where 6 is excellent.

We have no objections to this proposal, with the following provisos:

- Confirmation from our Environmental Services that the refuse strategy for storage and collection are acceptable.
- Confirmation from our emergency services that the proposed extensions and dwelling can be reached and attended to in an emergency, especially by a fire tender.

d) Refuse Services

The refuse provisions are located to the rear of the property at 36 metres from the road, which exceeds the maximum distance for collection points. It is recommended to be within the limit of 25 metres.

There is no mention for the refuse provisions of the clinic in the D&A Statement; I understand it will have a separate secured refuse storage from the residential.

- Officer Note: The location of the refuse storage will not change from the existing. It is understood that the existing residents store rubbish to the rear of the clinic and move this to the front of the application site on collection days. This will also be the arrangement with the new flat.

e) Fire Safety

Access to the ground floor is considered acceptable. In the case of the proposed flat, there should be access for a pump appliance parked in Longbridge Road to within 45m of all points within the proposed flat, measured along a route suitable for the laying of hose.

Officer Note: The above distance would be 47.5m exceeding the limit set by the Fire Safety Officer. Following discussions, the Fire Safety Officer agreed that the infringement was minimal and acceptable.

4. Local Finance Considerations

4.1 The application is subject to both the Mayor of London and Council’s Community Infrastructure Levy (CIL) and would generate a Mayoral CIL contribution of £2,964.40 and an LBBD CIL contribution of £448.82 for the clinic and £5,558.49 for the new residential flat as it part of the Zone 1 charging schedule.
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 would provide suitable accessibility provision in accordance with Buildings Regulations M4(2) which would help enable future occupiers to remain living in the property regardless of age and/or disability.

6. **Analysis**

6.1 **Principle of Development**

6.1.1 The application site is currently in use as a dental and medical clinic on the ground floor with a two-bedroom residential flat above. The extension to the surgery, which would provide two additional consulting rooms, is considered to be acceptable and, indeed, permission was granted for a similar proposal in November 2017 (17/01272/FUL refers).

6.1.2 The first-floor extension to provide a new flat is considered to be acceptable in principle provided that the quality and living environment for the proposed occupants is acceptable.

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 to the existing first floor flat including the creation of a new window and door openings for access to the proposed external amenity space. It is considered that these minor alterations are acceptable.

6.2.3 The proposed ground floor rear extension to the clinic would measure 11.1 metres in depth and would be similar in appearance to the existing rear extension. The first floor extension, whilst extending deep into the site, would not look out of character as there are similar large first floor extensions at 102 (Ariana restaurant) and 104 Longbridge Road (Great Commission Church) in close proximity.

6.2.4 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) or overshadowing (loss of daylight and sunlight).

6.3.2 The proposed first floor rear extension would measure 17.2 metres in depth and would be situated 5.0 metres from the main rear elevation wall of the existing first
floor flat which serves a bedroom. The first-floor extension would have a shallow gable ended pitched zinc roof and would measure 6.5 metres in height. Although close to the existing flat above the clinic it is not considered that the extension would result in unacceptable living conditions. The proposal also involves the installation of a large new side window to the rear facing bedroom of the existing flat to provide extra light.

6.3.3 There would be a 22.2 metres between the rear wall of the proposed first floor rear extension and the existing rear wall of the residential property to the rear at No. 9 Cranleigh Gardens and 5.5 metres between the proposed rear elevation wall and the shared boundary with that property. Therefore, it is considered that this property will not be substantially impacted with regards to loss of light or enjoyment of their external amenity space.

6.3.4 Moreover, there are no rear elevation windows proposed to the first-floor rear extension and so there will be no issues with regards to loss of privacy to the properties to the rear. The proposed external amenity space for the existing and proposed first floor flats would also be designed to avoid any overlooking of the properties to the rear.

6.3.5 The neighbouring first floor flat at No. 96 does not have any external amenity space and only one rear elevation facing window. However, to avoid any loss of privacy from the new terrace for the existing flat to No. 96, the application proposes a 1.8 metre high fence on the boundary with No. 96.

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, 4 person, 2 bed, 1 storey dwellings require a minimum gross internal floor area of 70m$^2$, including 2.0m$^2$ of built-in storage and at least one double bedroom with a floor area of at least 11.5m$^2$.

6.4.2 The gross internal floor area of the flat is 70.8m$^2$. The bedroom towards the rear has a floor area of 20.36m$^2$ and the other bedroom has a floor area of 15.77m$^2$. In-built storage is provided in excess of the standards (5.76m$^2$). The main bedroom and living room would have full height glazed sliding doors leading onto a proposed terrace. The general quality of the flat is considered to be 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. Policy BP5 accepts that in town centre locations it may not be possible to provide this level of external amenity space on site and that roof terraces and balconies may provide a suitable alternative. Furthermore, the London Plan Housing SPG sets a standard of 7m$^2$ for 2 bedroom 4 person dwellings.
6.5.2 The existing first floor flat does not currently benefit from any external amenity space but the proposal would make provision for a large external terrace measuring approximately 39 m².

6.5.3 The proposed new 2-bedroom flat would benefit from a terrace space measuring 12.23m² which is enclosed within the layout of the new flat and to which there is direct access from the larger bedroom and living room. The spaces would be useable, convenient and private. Therefore, it is considered that the provision of external amenity space for both the existing and proposed flats are acceptable.

6.6 Parking and Highways Matters

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 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 6a on a scale of 1-6 where 6 is excellent. The Transport Development Management Officer does not consider that there would be any adverse highway implications from the development and raised no objections. It is considered that the development, due to its location approximately 320 metres from Barking Station and served by a number of bus routes, is not likely to materially increase parking pressure within the immediate locality.

6.6.4 The same refuse storage and collection arrangements will be in place for the proposed flat as are currently for the existing flat and this is considered to be acceptable. The Fire Brigade have also confirmed that the site can be reached by a fire tender and raise no objections.

7. Conclusion

7.1 It is considered that the principle of extending the application property to provide additional consulting rooms for the clinic and a 2-bedroom self-contained flat is acceptable and broadly in line with the relevant Local Plan policies. The proposed development will provide satisfactory accommodation and additional space for the clinic and would have no adverse effect on the character and appearance of the area. The additional parking demand for a 2-bedroom flat is considered to be minimal due to the location of the application site and its proximity to Barking Station and local bus routes.

Background Papers

- Local Plan Policy

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
Policy 3.5 – Quality and Design of Housing Development
Policy 6.13 – Parking

Mayor’s Supplementary Planning Guidance for Housing (2016)

Technical Housing Standards – nationally described space standards

• National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance