Title: Town Planning Appeals

Report of the Head of Planning

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<th>Open Report</th>
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<td><strong>Wards Affected:</strong> Abbey, Chadwell Heath, Eastbury, Heath, Mayesbrook, Parsloes, 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 Baron Road, Dagenham (Ref: 17/00952/PRIOR6)**
  
  Application refused under delegated powers 17 July 2017 – Valence Ward

- **c) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.5 metres and maximum height: 2.9 metres) – 23 Mill Lane, Chadwell Heath (Ref: 17/01472/PRIOR6)**
  
  Application refused under delegated powers 6 October 2017 – Chadwell Heath Ward
d) Erection of single storey rear extension and loft conversion involving construction of rear dormer window and hip to gable roof extension and external insulation and rendering – 10 Herbert Gardens, Chadwell Heath (Ref: 17/01473/FUL)

Application refused under delegated powers 20 November 2017 – Whalebone Ward

2. Appeals Determined

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

a) Demolition of side extension and erection of two storey 2 bedroom end of terrace house – 40 Cornwallis Road, Dagenham (Ref: 17/00291/FUL - Parsloes Ward)

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

1. The development, by reason of its siting and excessive scale, would result in a dominant and intrusive addition in the side garden of this corner plot. The proposed roof ridge is set below the ridge of the main building and would appear incongruous with the form of the terrace building and detrimental to the character of the street scene and Becontree Estate. Overall the development would be harmful to the character and appearance of the area and contrary to policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document, policy CP2 of the Core Strategy and the guidance contained in the Supplementary Planning Document 'Residential Extensions and Alterations'.

2. The external amenity space for the existing house at 40 Cornwallis Road would be reduced to 41m² which would not be of sufficient size to meet the needs of the occupants of a two bedroom house contrary to Policy BP5 of the Borough Wide Development Policies Development Plan Document.

3. The proposed development would result in the loss of a family dwelling house to the detriment of the stock of family housing in the borough, contrary to Policy BC4 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal dismissed 30 November 2017 (see attached)

b) Change of use of a single family dwelling (Use Class C3) to a House in Multiple Occupation (Class C4) – 7 Cecil Avenue, Barking (Ref: 17/00631/FUL – Abbey Ward)

Application refused under delegated powers 13 June 2017 for the following reason:

1. The proposed development would result in the loss of a 7 bedroom family house to the detriment of the stock of family housing in the borough, contrary to policy BC4 of the Borough wide Development Policies DPD (March 2011).

Planning Inspectorate’s Decision: Appeal allowed 5 December 2017 (see attached)
c) Erection of two storey side extension and single storey rear and front extensions – 12 Fordyke Road, Dagenham (Ref: 17/01094/FUL – Whalebone Ward)

Application refused under delegated powers 25 August 2017 for the following reason:

1. The proposed two storey side extension would compromise an important gap between the application site and No. 14 Fordyke Road, to the detriment of the spatial character of the streetscene contrary to BP8 and BP11 of the Borough Wide Development Policies DPD and the Supplementary Planning Document for Residential Extensions and Alterations.

Planning Inspectorate's Decision: Appeal dismissed 8 December 2017 (see attached)

d) Erection of two storey one bedroom detached house – 141 Woodward Road, Dagenham (Ref: 17/00523/FUL – Eastbury Ward)

Application refused under delegated powers 4 July 2017 for the following reasons:

1. The proposed development by virtue of its siting and scale would constitute an unacceptable form of back garden development which would materially reduce the open and spacious character of the application site's garden and would be harmful to the character of the area and out of keeping with the prevailing built form. Overall, the proposal would fail to maintain the character of the Becontree Estate and is contrary to Policies CP2 and CP3 of the Core Strategy (July 2010) and Policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

2. The proposed house, by reason of its siting and scale, would result in a dominant addition in the private garden environment resulting in loss of outlook and light to the occupiers of 84 Ellerton Road, and loss of outlook and privacy to the occupiers of 139 Woodward Road. The amenity of the neighbouring properties would be significantly reduced, and the proposal is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate's Decision: Appeal allowed 8 December 2017 (see attached)

e) Erection of two storey side and part single/part two storey rear extension – 75 Davington Road, Dagenham (Ref: 17/01072/FUL – Mayesbrook Ward)

Application refused under delegated powers 21 August 2017 for the following reason:

1. The proposed side extension would partially close off an important gap within the street scene and would fail to maintain the spacious character of the Becontree Estate and be harmful to the street scene. The proposed development is therefore contrary to policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March

Planning Inspectorate’s Decision: Appeal dismissed 12 December 2017 (see attached)

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

Application refused under delegated powers 30 June 2017 for the following reason:

1. The siting and design of the proposed development would be detrimental to the character and appearance of the streetscene and the surrounding area contrary to Policy CP3 of the Core Strategy (July 2010) and Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the guidance within the Residential Extensions and Alterations SPD (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 8 December 2017 (see attached)

g) 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 Baron Road, Dagenham (Ref: 17/00952/PRIOR6 – Valence Ward)

Application refused under delegated powers 17 July 2017 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers at 156 and 160 Baron Road by virtue of its excessive depth and height which would result in a loss of light and outlook at Numbers 156 and 160 and would be detrimental to the amenities of and living standards enjoyed contrary to Policies BP8 and BP11 of the Borough Wide Development Policies DPD and the Residential Extensions and Alterations SPD.

Planning Inspectorate’s Decision: Appeal dismissed 12 December 2017 (see attached)

h) Enforcement appeal – The erection without planning permission of a single storey rear extension – 53 Winding Way (Becontree Ward)

Planning Inspectorate’s Decision: Appeal dismissed 27 December 2017 (see attached)