

PLANNING PERFORMANCE REVIEW SUB COMMITTEE

18 February 2020

REPORT OF THE PLANNING DECISIONS MANAGER

Planning Performance Review Sub Committee	FOR INFORMATION AND DISCUSSION	
<u>Summary</u> <p>The Planning Performance Review Sub-Committee is appointed by the Planning Committee each year to consider and report back on an annual basis on a random sample of planning applications and examine and evaluate a number of them to assess whether relevant planning policies and criteria were applied in each case.</p> <p>As part of the review process the Chair of Planning Committee has randomly selected 20 planning applications, received since 1 January 2019, to evaluate as listed in Appendix 1.</p>		
<u>Recommendation</u> <p>The Sub-Committee is being asked to:</p> <ul style="list-style-type: none">• Select between 5 and 10 applications from the random sample of 20 received since 2019 as listed in Appendix 1 for discussion, and• Review both the 42 appeal decisions issued and the one decision that was overturned (out of a total of 27 applications submitted to Committee) since 1 January 2109 as listed in Appendix 2 and 3 respectively.		
Contact Officer: Marilyn Smith	Title: Planning Decisions Manager	Contact Details: Tel: 020 8227 5351 E-mail: marilyn.smith@lbbd.gov.uk

1. Introduction

- 1.1 Part 2 Chapter 9 of the Council Constitution sets out the responsibility for functions for the Planning Committee. Paragraph 2.1 (ix) explains that one of the functions of the Board is to appoint a Performance Review Sub Committee consisting of the Chair and Deputy Chair of the Board and three other Members of the Board to be appointed at the first meeting in the municipal year, to consider and report back to the Planning Committee on an annual basis in respect of:

- a random sample of up to 20 delegated decisions on a range of applications and examine and evaluate between 5 and 10 of them to assess whether relevant planning policies and criteria were applied in each case;
- planning appeal performance; and
- scrutiny of overturned decisions.

1.2 The Performance Review Sub-Committee select a sample of between 5 and 10 applications, received since 2019. Appendix 1 shows the 20 random applications to be discussed. For each application submitted, the Sub Committee will assess

Planning Application Reference	Decision	Address	Description
Delegation was appropriate			
Appropriate issues were identified			
The application met the appropriate deadline			

1.3 The Sub-Committee will review the 42 appeal decisions made from 1 January 2019 to 31 December 2019. All the appeals are listed in Appendix 2.

1.4 The Sub-Committee will review the one overturned recommendation out of the 27 applications submitted to the Planning Committee

Appendices

Appendix 1 - Decisions to be selected by the Sub-Committee for review

Appendix 2 - Appeal Decisions 2019

Appendix 3 - Decisions by the Planning Committee contrary to officer recommendations 2019

Appendix 1

Decisions to be selected by the Sub-Committee for review

Application No.	Address	Description	Time Taken (weeks)	In / Out of Time	Decision	Type of Decision
19/00103/FUL	12 Jackson Road, Barking	Erection of part single/part two storey rear extension and conservatory	8 wks (Due 20/3 and determined 20/3)	In time	Refused (appeal currently in progress)	Delegated
19/00189/PREAPP	Fresh Wharf	Request for pre-application advice	10 days			Written response
19/00209/FUL	26 East Road, Chadwell Heath	Erection of a first-floor rear extension	11.5 wks (due 4/4 and determined 29/4)	Out of time	Permitted	Delegated
19/00299/PRIOR6	26 Eliot Road, Dagenham	Application for prior approval of proposed single storey rear extension (depth: 4.5 metres; height to eaves: 2.67 metres and maximum height: 2.97 metres).	5.5 wks (due 8/4 and determined 4/4)	In time	Prior approval not required	Delegated
19/00355/PRIOR6	27 Eastfield Road, Dagenham	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: 2.938 metres and	5.5 wks (due 15/4 and determined 12/4)	In time	Prior approval not required	Delegated

		maximum height: 3.67 metres).				
19/00378/FUL	19 Cowbridge Lane, Barking	Change of use from Class C3 (dwellinghouse) to Class C4 (HMO)	-26 days	-	Declined to determine as valid enforcement notice-	Application returned. No decision taken.
19/00489/PRIOR6	42 Foxlands Road, Dagenham	Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.275 metres).	6 wks (Due 25/4 and determined 23/4)	In time	Prior approval not required	Delegated
19/00498/CLU_P	103 Downing Road, Dagenham	Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window with three front rooflights.	8 wks (Due 14/5 and determined 14/5)	In time	Certificate issued	Delegated
19/00579/NMA	London East Business and Technical Park Yewtree Avenue Dagenham	Amendments involving the removal of the roof plant dog box, repositioning of the electric car charging spaces, addition of an external staircase, erection of a pillar box and pump station and installation of louvred doors to back of house area.	8.5 wks (Due 28/4 and determined 30/5) Extension of time agreed to 31/05	In time (as extension agreed)	Permitted	Delegated
19/00645/FUL	121 Church Elm Lane,	Erection of a single storey side extension.	Due 5/6/19	Out of time		Not yet determined

	Dagenham					
19/00736/PRIOR6	77 Burnside Road, Dagenham	Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.3 metres).	6 wks (Due 4/6 and determined 3/6)	In time	Prior approval required and permission refused	Delegated
19/00745/CLU_P	99 Melford Avenue, Barking	Application for a certificate of lawfulness for a proposed development: Loft conversion involving the construction of a rear dormer window, hip to gable roof alteration and installation of three front rooflights.	8 wks (Due 24/6 and determined 24/6)	In time	Certificate issued	Delegated
19/00857/PRIOR	Communications Hub Outside 12 - 18 Station Parade Barking	Application for prior approval of proposed development: Erection of electronic communications hub including telephone kiosk.	8 wks (Due 10/7 and determined 10/7)	In time	Prior approval required	Delegated
19/00999/FUL	196 Gorseway, Rush Green	Erection of 2 bedroom detached chalet bungalow within side garden.	12.5 wks (Due 2/9 and determined 3/10) Extension of time agreed to 4/10	In time (as extension agreed)	Refused	Delegated
19/01114/FUL	176 Manor	Erection of front extension	14.5 wks	In time	Permitted	Delegated

	Road, Dagenham	(retrospective).	(Due 26/8 and determined 10/10) Extension of time agreed to 10/10	(as extension agreed)		
19/01234/CDN	Merrields Development Site, Merrields Crescent, Dagenham	Application for approval of details reserved by condition 29 (Car Parking Design and Management Plan) in respect of planning permission 17/02111/FUL.	12.5 wks (Due 17/9 and determined 18/10) Extension of time agreed to 18/10	In time (as extension agreed)	Permitted	Delegated
19/01368/FUL	69 Aldborough Road, Dagenham	Conversion of an existing dwelling to 1 x 4 bed flat and 3 x 1 bed flats with car parking.	9.5 wks (Due 9/10 and determined 21/10) Extension of time agreed to 14/10	Out of time	Refused	Delegated
19/01378/CDN	Dagenham Park Church Of England School, School Road, Dagenham	Application for approval of details reserved by condition 7 (Materials) in respect of planning permission 16/00045/FUL.	9 wks (Due 17/10 and determined 24/10) Extension of time agreed to 24/10	In time (as extension agreed)	Permitted	Delegated
19/01469/TPO	53 Stonard	Application for tree works	5 wks	In time	Permitted	Delegated

	Road, Dagenham	subject to a tree preservation order: To carry out routine maintenance to London Plan tree.	(Due 5/11 and determined 16/10)			
19/01499/FUL	87 Clementhorpe Road, Dagenham	Erection of two storey side extension and two storey rear extension.	8 wks (Due 21/11 and determined 21/11)	In time	Permitted	Delegated

**Appendix 2
Appeal Decisions 2019**

REF	DATE	ADDRESS	PROPOSAL	APPEAL
19/00098/FUL	29-Mar-19	110 Beccles Drive Barking Essex IG11 9HZ	Demolition of garage and erection of part single/part two storey side and part single/part two storey rear extension.	ALLOWED
19/00200/FUL	22-May-19	58 Cartwright Road Dagenham Essex RM9 6JL	Change of use from single dwelling house (Use Class C3) to care home (Use Class C2).	ALLOWED
19/00727/FUL	19-Jun-19	27 Albert Road Dagenham Essex RM8 1LR	Demolition of existing garage and erection of part single/part two storey side/rear extension.	ALLOWED
19/01226/PRI OR6	23-Aug-19	89 Hunters Hall Road Dagenham Essex RM10 8HX	Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 2.8 metres).	ALLOWED
18/02071/FUL	27-Mar-19	1 Rosehatch Avenue Romford Essex	Demolition of existing garage and erection of double garage in front garden.	ALLOWED
19/00691/FUL	12-Jun-19	93A Lillechurch Road Dagenham Essex RM8 2BY	Erection of outbuilding in rear garden for use as granny annexe.	ALLOWED
19/00529/FUL	21-Jun-19	93 Wilmington Gardens Barking Essex IG11 9TR	Erection of a single storey rear extension and change of use from a single dwelling (C3) to five bedroom house in multiple occupation ((Use Class C4)	ALLOWED

19/00670/FUL	16-Jul-19	13 Rowe Gardens Barking Essex IG11 0PL	Erection of two storey side and rear extension to create new two bedroom dwelling and single storey rear extension to existing dwelling.	ALLOWED
19/00473/FUL	10-May-19	84 Babington Road Dagenham Essex RM8 2XR	Erection of a single storey rear extension with two Velux roof windows	ALLOWED
18/01637/FUL	07-Feb-19	15 Cadiz Road Dagenham Essex RM10 8XL	Demolition of existing outbuildings and erection of two bedroom chalet bungalow within rear garden with associated access, parking and landscaping.	DISMISSED
19/00710/FUL	18-Jun-19	62 Boulton Road Dagenham Essex RM8 3DD	Erection of a two storey side/rear extension.	DISMISSED
19/01051/FUL	29-Aug-19	Land Adjacent 27 Norfolk Road Barking Essex IG11 7QR	Demolition of existing double garage and erection of a detached one bedroom dwelling.	DISMISSED
19/00465/FUL	29-May-19	285 Ivyhouse Road Dagenham Essex RM9 5RT	Erection of ground floor extension and conversion of an existing house to form one x 3 bedroom flat and one x 1 bedroom flat.	DISMISSED
19/00387/PRI OR6	11-Apr-19	19 Hainault Road Chadwell Heath Romford Essex RM6 6BJ	Application for prior approval of the removal of the existing two storey rear extension and proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres).	DISMISSED
19/01094/FUL	21-Aug-19	41 Campden Crescent Dagenham Essex	Retention of 5 Bedroom House to be used as house into multiple occupation (HMO) (retrospective.)	DISMISSED

		RM8 2RS		
18/02004/FUL	25-Jan-19	9 Waters Gardens Dagenham Essex RM10 8PA	Erection of single storey side/rear extension.	DISMISSED
19/00950/FUL	01-Aug-19	85 Westrow Drive Barking Essex IG11 9BL	Erection part two storey rear extension	DISMISSED
18/00904/FUL	03-Jun-19	122 Salisbury Avenue Barking Essex IG11 9XU	Change of use of dwelling house (Use Class C3) to 8 bedroom House in Multiple Occupation (HMO) (Use Class C4) (Retrospective).	DISMISSED
18/00931/FUL	26-Mar-19	Edgefield Court Edgefield Avenue Barking Essex	Demolition of existing garages to rear courtyard and erection of two 2 bedroom houses and installation of timber cladding affixed to the exterior of the existing walkway balustrades of the existing flat block.	DISMISSED
18/02250/FUL	24-May-19	302 Westrow Drive Barking Essex IG11 9BX	Erection of two storey side extension.	DISMISSED
18/02128/FUL	04-Apr-19	23 The Drive Barking Essex IG11 9JE	Loft conversion involving the construction of a rear dormer window, hip to gable roof alteration, one front and one side rooflights, erection of a single storey rear extension and conversion of garage into habitable room.	DISMISSED
18/01479/FUL	08-Feb-19	83 Melford Avenue Barking Essex IG11 9HS	Erection of first floor side and rear extension.	DISMISSED
19/01062/FUL	16-Aug-19	139 Hunters Hall Road Dagenham	Erection of two storey side extension.	DISMISSED

		Essex RM10 8LH		
19/01235/FUL	23-Oct-19	99 Melford Avenue Barking Essex IG11 9HR	Erection of two storey side part single part two storey rear extension.	DISMISSED
18/02206/PRI OR6	28-Jan-19	683 Becontree Avenue Dagenham Essex RM8 3HL	Amended application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.0 metres).	DISMISSED
19/00340/FUL	13-Jun-19	41 Victoria Road Barking Essex IG11 8PY	Change of use from single dwelling house to 6 bedroom house in multiple occupation (HMO).	DISMISSED
19/01052/FUL	15-Aug-19	195 Morley Road Barking Essex	Conversion of existing two bedroom dwelling house into two 1 bedroom flats.	DISMISSED
18/01943/FUL	23-Jan-19	27 Wood Lane Dagenham Essex RM8 3ND	Change of use of dwelling to a House in Multiple Occupation (HMO).	DISMISSED
18/01964/FUL	28-Feb-19	12 Eastfield Gardens Dagenham Essex RM10 8PX	Erection of two bedroom bungalow adjoining existing house and erection of single storey rear extension to existing house.	DISMISSED
19/00136/FUL	18-Apr-19	44 Grafton Road Dagenham Essex RM8 3EP	Erection of first floor side extension.	DISMISSED
19/00678/PRII ND	10-Jun-19	Rear Of 765 Becontree Avenue Dagenham	Application for prior approval required: Notification to convert the property from B8 to C3 use	DISMISSED

		Essex RM8 3HH		
19/00817/FUL	05-Jul-19	221 Westrow Drive Barking Essex IG11 9BS	Erection of first floor side extension.	DISMISSED
19/00528/FUL	10-Jun-19	44 Bull Lane Dagenham Essex RM10 7HA	Erection of two storey side extension to create new end of terrace 2 bedroom house with associated landscaping and one car parking place accessed from Bull Lane.	DISMISSED
19/00630/FUL	04-Jun-19	64 Eastbrook Drive Rush Green Romford Essex RM7 0YX	Erection of first floor side extension.	DISMISSED
19/00748/FUL	26-Jun-19	279 Westrow Drive Barking Essex IG11 9BU	Demolition of existing garage and erection of two storey side extension.	DISMISSED
18/01506/FUL	22-Feb-19	2 Manor Road Barking Essex IG11 9JA	Erection of two storey side extension.	DISMISSED
18/01807/FUL	26-Feb-19	150 Ford Road Dagenham Essex RM9 6LR	Erection of part single/part two storey side/rear extension.	DISMISSED

19/00247/FUL	03-Jun-19	Riverside Cottages Alfreds Way Barking Essex	Extensions to and conversion of existing terrace of 6 three bedroom houses, to create 12 self-contained flats (comprising 4 x 1 bedroom, 4 x 2 bedroom, and 4 x 3 bedroom units) with associated parking and landscaping (extensions comprise two storey side extensions, single storey rear extension, and roof extensions including installation of front and rear dormer windows).	DISMISSED
19/00687/FUL	19-Jul-19	17 Melford Avenue Barking Essex IG11 9HS	Erection of two storey side and part single part two storey rear extension.	DISMISSED
19/00561/FUL	13-Jun-19	180 Wood Lane Dagenham Essex RM9 5SS	Erection of part two storey side, part two storey rear extension and front porch	DISMISSED
19/00938/FUL	26-Jul-19	104 Billet Road Romford Essex RM6 5PR	Erection of first floor rear extension	DISMISSED
18/02032/FUL	29-Aug-19	Red Lion House 66 North Street Barking Essex IG11 8JD	Erection of 4th and 5th floor extensions to provide 3 two storeys dwellings.	DISMISSED

Total (Planning Appeals)	Appeals Dismissed	Appeals Allowed	Success Rate	Total (Enforcement Appeals)	Appeals Dismissed	Success Rate
42	33	9	78%	14	4	71%

Appendix 3

Decisions by the Planning Committee contrary to officer recommendations 2019

- 27 applications considered
- 1 contrary to officer recommendation

Planning reference	Date of Committee	Address	Description	Officer Recommendation	Committee Decision
18/00003/FUL	18 March 2019	Site Of Old Thamesview Clinic Bastable Avenue Barking Essex	Erection of a six-storey building comprising community uses at ground floor level (Class D1 community use) plus 54 residential flats (3 x studio, 32 x 1-bed and 19 x 2-bed) and associated access, basement level parking and landscaping.	Approve	Refuse