

Plan: B DC/04/00357/FUL Village Ward (A)

Address: 68 Manor Road, Dagenham

Development: Erection of part first floor rear extension in connection with the conversion of existing dwelling into two 1 bedroom flats

Applicant: Mr Sarabjit Singh

Introduction and Description of Development

The application property is a mid terrace house facing north onto Manor Road. This application relates to a part width first floor rear extension and the subsequent conversion into two, one bedroom flats. Each flat has a lounge/dining area, one bedroom, bathroom and kitchen. Two off-street car parking spaces are shown, along with a garden area for the ground floor flat.

Background

No relevant history.

Consultations

a) Adjoining Occupiers

No responses received.

b) Environmental Protection

No adverse comments

UDP Policy

H10 Conversions

H15 Residential Amenity

H16 Internal Design

H22 and appendix 7 Extensions and Alterations

Car Parking Standards- January 2002

No policy issue.

Analysis

The proposal provides two, one bedroom flats and in terms of policy the proposal complies with the vast majority of the policies outlined above. Both flats provide in excess of 28.5m² of habitable floor space, which means that the proposal complies with policy H16. With regard to policy H15, this requires that each flat should have at least 20m² of private garden space. The property has a good sized rear garden although it is only feasibly accessed by the ground floor flat. However, as the first floor flat has only one bedroom and would not be likely to be occupied by a family, it is not considered imperative that this flat has direct access to the garden. The front garden is currently hard surfaced but in order to comply with Policy H10 it is

proposed to lay part of it to lawn to soften the impact of the car parking. In terms of car parking, two off-street spaces are shown, one in the front garden and one to the rear which is accessed via a rear access road. With regard to the proposed first floor extension to the rear, this complies with the guidelines set out in appendix 7 as the extension does not exceed a 45 degree line taken from the nearest corner of the adjoining buildings. The applicant has modified the proposal in order to provide a pitched roof on the extension to accord with Council policy.

In conclusion, the proposal complies with all substantive Council policies and it is not considered that the lack of direct access to the garden for the first floor flat is sufficient to warrant refusal of permission.

Recommendation

That planning permission be granted, subject to the following conditions:

1. I.6 Completion of Car Parking
2. Q3 Matching Facing Materials
3. The front garden area indicated on drawing no. 147/02 rev B shall be laid out prior to the occupation of the flats, and thereafter retained permanently for the enjoyment of the occupiers of the premises and not used for any other purpose.