## DEVELOPMENT CONTROL BOARD

### 7 March 2016

**Title:** Town Planning Appeals

### Report of the Development Management Manager, Regeneration Division

<table>
<thead>
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<th>Open Report</th>
<th>For Information</th>
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<td><strong>Wards Affected:</strong> Abbey, Alibon, Eastbrook, Longbridge, Parsloes, River, Whalebone</td>
<td><strong>Key Decision:</strong> No</td>
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**Accountable Divisional Director:** Jeremy Grint, Divisional Director of Regeneration  
**Accountable Director:** John East, Growth and Homes

### Summary:

This report advises Members of recent appeals that have been lodged and the outcomes of decisions made.

### Recommendation(s)

The Development Control Board is asked to note this report.

1. **Appeals Lodged**

   The following appeals have been lodged

   a) **Erection of two storey side extension, part single/part two storey rear extension and single storey front extension**  
   15/00977/FUL - 145 Hardie Road, Dagenham (Ref: 15/00977/FUL)  
   Application refused under delegated powers 10 November 2015 (Eastbrook Ward).

   b) **Erection of two storey 3 bedroom detached house** – 4 Hardie Road, Dagenham (Ref: 15/00319/FUL)  
   Application refused under delegated powers 30 September 2015 (Eastbrook Ward).

   c) **Application for prior approval: Notification of a proposed change of use of ground floor Class B1 offices to C3 residential use (1 one bedroom flat)** - 72 Whalebone Lane South, Dagenham (Ref: 15/00760/PRIRET)  
   Application refused under delegated powers 5 August 2015 (Whalebone Ward).
d) Conversion of house into 1 one bedroom and 1 two bedroom flats - 18 Fanshawe Avenue, Barking (Ref: 15/01334/FUL)

Application refused under delegated powers 23 November 2015 (Abbey Ward).

2. Appeals Determined

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

a) Erection of two storey side extension and part single/part first floor rear extension - 113 Hunters Hall Road, Dagenham (Ref: 15/00893/FUL)

Application refused under delegated powers 21 September 2015 (Alibon Ward) for the following reason:

1. The proposed two storey side extension would partly close off an important gap within the street scene which provides relief from the built up nature of the street, fail to maintain the character of the area and be harmful to the street scene. The proposed development is therefore 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 allowed 2 February 2016 (see attached).

b) Erection of two storey side and part single/part two storey rear extension - 13 Ventnor Gardens, Barking (Ref: 15/00665/FUL)

Application refused under delegated powers 22 July 2015 (Longbridge Ward) for the following reason:

1. The two storey side extension, by reason of its size and siting and parapet wall detailing, would result in the loss of an important gap in the street scene detrimental to the spatial quality of the area and fail to respect the character and appearance of the host property and surrounding area, contrary to policies CP3 of the Core Strategy DPD and policies BP8 and BP11 of the Borough Wide Development Policies DPD and the guidance contained in the Supplementary Planning Document ‘Residential Extensions and Alterations’ and policy CP3 of the Core Strategy Development Plan Document.

Planning Inspectorate’s Decision: Appeal dismissed 2 February 2016 (see attached).

c) Erection of front canopy extension – 171 Broad Street, Dagenham (Ref: 15/00843/FUL)

Application refused under delegated powers 15 September 2015 (River Ward) for the following reason:

1. The proposed extension, by virtue of its siting and design, would form an intrusive feature in the parade harmful to the character and amenity of the area
contrary to Policies BP8 and BP11 of the Borough wide Development Policies Development Plan Document (March 2011) and policy CP3 of the Core Strategy (July 2010).

**Planning Inspectorate's Decision: Appeal dismissed 15 February 2016 (see attached).**

d) Demolition of side extension and erection of two storey two bedroom dwelling – 30 Spinney Gardens, Dagenham (Ref: 15/00716/FUL)

Application refused under delegated powers 21 August 2015 (Parsloes Ward) for the following reasons:

1. The siting of the proposed dwelling close to the back edge of the footway is considered to be overly dominant and would constitute an intrusive addition to the street scene which would reduce the sense of openness and be harmful to the character of the area contrary to policy CP3 of the Core Strategy (July 2010), policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the guidance within the Residential Extensions and Alterations SPD.

2. The construction of a gable end roof would be out of character with the host terrace and the existing street scene contrary to policy CP3 of the Core Strategy (July 2010) and policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011).

3. The proposed development fails to provide adequate amenity space for the proposed dwelling to the detriment of the amenity of existing and future occupiers contrary to policy BP5 of the Borough Wide Development Policies DPD (March 2011).

4. It is considered that the proposed development would result in a detrimental impact on parking in the area by increasing the level of demand in an already congested cul-de-sac location, conflicting with the aims and objectives of Policy BR9 of the Borough Wide Development Policies DPD (March 2011).

The proposed car parking layout in the front garden is poorly designed and would be unworkable in a safe and efficient manner. The proposal would therefore be likely to result in unsafe manoeuvres onto and off the highway to the detriment of pedestrian and vehicular safety contrary to policy BR9 of the Borough Wide Development Policies DPD (March 2011).

**Planning Inspectorate’s Decision: Appeal dismissed 19 February 2016 (see attached).**