

## Appeal Decision

Site visit made on 7 February 2017

**by Nick Palmer BA (Hons) BPI MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 21 February 2017**

---

**Appeal Ref: APP/Z5060/D/16/3163953**  
**30 Cornworthy Road, Dagenham RM8 2DE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Ramunas Kucinskis against the decision of the Council of the London Borough of Barking & Dagenham.
  - The application Ref 16/01438/FUL, dated 13 September 2016, was refused by notice dated 9 November 2016.
  - The development proposed is the erection of a two storey side extension and a single storey front extension.
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

### Reasons

3. The estate on which the property is located was built in the inter-war years. It comprises mainly rows of terraced houses which are set back from the road frontages and with gaps between the terraces including where the road alignment changes. The appeal property is at the end of a terrace and in such a location. It is at an angle to the adjacent house and the width of the plot decreases from front to rear. This arrangement is characteristic of the pattern of development in the area.
  4. The Council has no objection to the proposed front extension and I see no reason to disagree. The proposed two storey side extension would occupy most of the available space to the side of the house leaving a gap of 0.75m to the tapering side boundary. By partially filling the space between the terraces it would erode this aspect of the local character. The side extension would also be particularly prominent in the street scene because it would be significantly forward of the adjacent house as a result of their angled relationship.
  5. The area has a unity of character in terms of the standard design of the houses and the regular spaces between terraces. The side extension would follow the form of the terrace but its angled side wall would be out of character. If the appeal were to be allowed the Council would find it difficult to resist further similar extensions with the cumulative result that the gaps between the terraces which form a key part of the local character would be lost. The
-

proposed side extension would not accord with the Council's Supplementary Planning Document (SPD)<sup>1</sup> which advises against closing the gap between terraces which may be detrimental to the street scene.

6. The appellant has drawn my attention to other examples of two storey side extensions in the area and has provided photographs of some of those extensions. I saw the extensions referred to at 2 Gale Street and 61 Lillechurch Road on my visit and noted that there are differences between those extensions and the proposed extension in that the first floors are set back from the front walls. Such extensions are few and do not alter the overall character of the area. However the circumstances of proposals vary and each proposal has to be considered on its individual merits. The existence of other side extensions in the area does not alter my conclusion on the main issue for the reasons given.
7. Policy BP8 of the Development Plan Document<sup>2</sup> requires developments to have regard to local character and policy BP11 requires protection and enhancement of character. For the reasons given the proposal would not accord with those requirements. I conclude that the proposal would unacceptably harm the character and appearance of the area.
8. I have taken all other points raised into account including making efficient use of the building, the provision of additional family accommodation and the support expressed by a neighbour but those matters do not alter my conclusion.

### **Conclusion**

9. For the reasons given I conclude that the appeal should be dismissed.

*Nick Palmer*

INSPECTOR

---

<sup>1</sup> London Borough of Barking and Dagenham Residential Extensions and Alterations (2012)

<sup>2</sup> London Borough of Barking and Dagenham Borough Wide Development Policies (2011)