

# Appeal Decision

Site visit made on 7 July 2017

**by S Poole BA(Hons) DipArch MPhil MRTPI**

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

**Decision date: 24 July 2017**

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**Appeal Ref: APP/Z5060/D/17/3176122**

**3 Ivy Walk, Dagenham, Essex RM9 5RX**

- 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 A. Eagleson and Ms. F. Lamcja against the decision of the Council of the London Borough of Barking and Dagenham
  - The application Ref 17/00084/FUL, dated 12 January 2017, was refused by notice dated 27 March 2017.
  - The development proposed is described as a two storey side extension and internal modifications.
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## Decision

1. The appeal is dismissed.

## Main Issue

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

## Reasons

3. The appeal property is a 2-storey house with a hipped roof which forms one end of a terrace of 3 dwellings. The house at the other end of the terrace, 1 Ivy Walk, has an attached garage to the side and the central property, No. 2, has a single storey front addition. To the side of the appeal property there is a triangular area of garden which is bounded by the flank elevation of 4 Ivy Walk. Whilst many nearby end of terrace properties have been extended to the side, a reasonable degree of spacing has been retained between each terrace. These gaps are a key component of the character and appearance of the area and a matter to which I attach significant weight.
  4. The proposal would primarily comprise a 2-storey side addition together with an expansion of the hipped roof. This addition would occupy a large proportion of the space between the appeal property and No. 4 and roughly double the width of the street frontage of the house. Because of the angle between the appeal property and No. 4 the proposal would also protrude far closer to the road than No. 4. Due the extent of its footprint, protrusion forward of No. 4 and expanded roof form the proposal would result in an unacceptable narrowing of the gap between neighbouring terraces and would be an overly prominent and incongruous element in the street scene.
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5. I conclude that, due to its size, siting and design, the proposal would have an unacceptable effect on the character and appearance of the area. For these reasons it therefore fails to accord with Policies BP8 and BP11 of the Barking and Dagenham Borough Wide Development Policies Development Plan Document (2011) (DPD) which, amongst other matters, require all development to have regard to, and protect, the local character of an area. It is also contrary to the aims of Policy CP2 of the Council's Core Strategy DPD and guidance in the Council's Supplementary Planning Document for Residential Extensions and Alterations (2012), which seeks the retention of gaps between properties where these form part of an area's character.
6. As each planning application and appeal needs to be considered on its individual merits and in accordance with current policy and guidance I attribute limited weight to the nearby side additions.

### **Other Matters**

7. The proposal would extend close to the flank wall of No. 4, which includes a window at first floor level. The information before me indicates that this window provides natural light to a bathroom as opposed to a main habitable room. I am therefore satisfied that a reduction in natural light reaching this window would not result in unacceptable harm to the living conditions of the occupiers of No. 4. This does not overcome my concerns in respect of the first main issue.

### **Conclusion**

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

*S Poole*

INSPECTOR