



Appeal Decision

Site visit made on 8 January 2020

by C Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 January 2020

Appeal Ref: APP/Z5060/D/19/3241909

269 Bennetts Castle Lane, Dagenham RM8 3YL

- 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 Kamal Hussain against the decision of the Council of the London Borough of Barking & Dagenham.
 - The application Ref 19/01208/FUL, dated 2 July 2019, was refused by notice dated 4 October 2019.
 - The development proposed is single storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension at 269 Bennetts Castle Lane, Dagenham RM8 3YL in accordance with the terms of the application, Ref 19/01208/FUL, dated 2 July 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DE1-05, E2-01, E2-03, E2-04, E2-5, E2-08.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is situated at the end of a terrace on the corner of Bennetts Castle Lane. As a result of this positioning, the garage and side elevation of the property are relatively exposed within the street scene, particularly when viewed from the south.
4. The proposed extension would be little taller than the existing garage and would clearly be subservient in size to the host dwelling. When viewed from the front, the extension would maintain a relatively simple appearance and would not substantially alter the appearance of the property.

5. The side elevation of the extension would have a more complex, angular appearance. This would be particularly apparent in the shape of the roof, which would not be particularly representative of other built forms in the locality. Nonetheless, as the extension would maintain a low profile, it would not be particularly prominent within the wider street scene. When approaching from the south, the extension would appear as a relatively minor feature against the side elevation of the host dwelling. As such, it would not have a substantial impact on the appearance of Bennetts Castle Lane and the character of the Becontree Estate would be maintained.
6. For the reasons given above, I conclude that the proposal would have an acceptable impact on the character and appearance of the area. There would be no conflict with Policy CP2 of the Core Strategy¹ or Policies BP2, BP8 and BP11 of the Borough Wide Development Policies DPD². These all seek to preserve local distinctiveness. Similarly, there would be no conflict with the Residential Extensions and Alterations SPD³.
7. The appeal should therefore be allowed. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed. To help protect character and appearance, there is also a condition requiring matching materials.

C Cresswell

INSPECTOR

¹ London Borough of Barking and Dagenham Local Development Framework Core Strategy Adopted July 2010.

² London Borough of Barking and Dagenham Local Development Framework Borough Wide Development Policies Development Plan Document Adopted March 2011.

³ London Borough of Barking and Dagenham Residential Extensions and Alterations Supplementary Planning Document Adopted February 2012.