



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/19/3241652

162 Stevens Road, Dagenham RM8 2PU

- 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 Runa Barua against the decision of the Council of the London Borough of Barking & Dagenham.
 - The application Ref 19/01139/FUL, dated 1 July 2019, was refused by notice dated 16 October 2019.
 - The development proposed is erection of two storey side extension.
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Decision

1. The appeal is dismissed.

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 concerns an end terrace house which is situated on the junction of Stevens Road and Milner Road. This part of Stevens Road is characterised by groups of semi-detached and terraced houses with relatively simple architectural styles and hipped roofs.
4. Due to its position on a corner plot, the side elevation of the property is exposed within the street scene. Although the existing dormer extension has altered the original profile of the roof, the side elevation of the property maintains a relatively simple architectural form.
5. The proposed development would alter the side elevation of the property further by adding additional roofing above the ground floor and first floor parts of the extension. This would comprise several elements, resulting in the side elevation having a relatively complex, multi-faceted appearance which would not be representative of the local street scene.
6. I note the appellant's point that the extension would help to improve the property and that it would not harm the privacy of neighbouring occupiers. However, in reaching this decision I am mindful that Policy BP8 of the Borough Wide Development Policies DPD¹ places particular emphasis on maintaining the

¹ London Borough of Barking and Dagenham Local Development Framework Borough Wide Development Policies Development Plan Document Adopted March 2011.

distinctive qualities of the Becontree Estate. Given the visual exposure of the side elevation of the property, it is therefore necessary to ensure that any alterations or extensions are of an appropriate design.

7. For the reasons given above, I conclude that the proposed development would have a harmful effect on the character and appearance of the area. There would be conflict with Policies BP8 and BP11 of the Borough Wide Development Policies DPD which seek to maintain local distinctiveness. There would also be conflict with Residential Extensions and Alterations SPD² which has similar objectives. The appeal is therefore dismissed.

C Cresswell

INSPECTOR

² London Borough of Barking and Dagenham Residential Extensions and Alterations Supplementary Planning Document Adopted February 2012.