



Appeal Decision

Site visit made on 8 January 2020

by Colin Cresswell BSc (Hons) MA MBA MRTPI

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

Decision date: 26 February 2020

Appeal Ref: APP/Z5060/D/19/3242045

37 Fieldway, Dagenham RM8 2BE

- 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 Ms M Mistry against the decision of the Council of the London Borough of Barking & Dagenham.
 - The application Ref 19/01407/FUL, dated 28 August 2019, was refused by notice dated 25 October 2019.
 - The development proposed is two storey side, part two storey rear and single storey rear extension.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 23 January 2020.

Decision

1. The appeal is allowed and planning permission is granted for a two storey side, part two storey rear and single storey rear extension at 37 Fieldway, Dagenham RM8 2BE in accordance with the terms of the application, Ref 19/01407/FUL, dated 28 August 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: JND/0989/10, JND/0989/11, JND/0989/12, JND/0989/13, JND/0989/14, JND/0989/15.
 - 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 concerns an end of terrace property within the Becontree Estate. This part of the estate is characterised by groups of mainly terraced housing which are arranged in a symmetrical fashion on either side of Fieldway.

4. Paragraph 5.4.2 of the Residential Extensions and Alterations SPD¹ sets out guidance for side extensions in terraced housing. Part (a) draws attention to the importance of maintaining adequate gaps between buildings where they contribute positively to the character of an area. In this case, the extension would be set back a relatively small distance from the neighbouring boundary. However, as the appeal property is situated on a bend in the road, the side elevation of the extension would angle away from the side elevation of the neighbouring property at No 35 Fieldway. Due to this arrangement, a clear gap would be maintained between the properties.
5. Part (b) of Paragraph 5.4.2 says that in order to maintain the built form of the terrace, an extension should be designed so that the front elevation is parallel with the front elevation of the existing house. Although the ground floor of the proposed extension would be parallel with the front elevation of the house, the first floor would be slightly inset.
6. However, while the proposal fails to comply with the provisions of the SPD in this regard, it would not undermine the character and appearance of the area. The extent to which the extension would be set back from the house frontage is minimal and it would not be a particularly prominent feature within the street scene. Furthermore, it would help to reduce the bulk of the extension on a bend in the road, as advocated within paragraph 5.45 of the SPD.
7. For the reasons given above, the distinctive features of the terrace and the Becontree Estate would be maintained. This leads me to conclude that the proposal would have an acceptable effect on the character and appearance of the area. There would be no conflict with Policy CP2 of the Core Strategy² or Policies BP8 and BP11 of the Borough Wide Development Policies DPD³. These all seek to preserve local distinctiveness.
8. 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 Residential Extensions and Alterations Supplementary Planning Document Adopted February 2012.

² London Borough of Barking and Dagenham Local Development Framework Core Strategy Adopted July 2010.

³ London Borough of Barking and Dagenham Local Development Framework Borough Wide Development Policies Development Plan Document Adopted March 2011.