
Appeal Decision

Site visit made on 18 February 2021

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 April 2021

Appeal Ref: APP/Z5060/W/20/3259239

32 Holgate Road, Dagenham RM10 8LX

- 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 Valdas Murnikovas against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref 20/01380/FULL, dated 2 July 2020, was refused by notice dated 25 August 2020.
 - The development is a proposed double storey side extension and single storey rear extension to create 1x1bed dwelling house and single storey rear extension to the host property.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Local Authority's decision notice refers to several policies within the Draft Local Plan (Regulation 18 Consultation Version, November 2019). However, as the Draft Local Plan may be subject to further change, I only attach limited weight to these policies.
3. Policy D4 of the London Plan 2021 (LP) is unchanged from the Intend to Publish version, and has replaced the policies in the 2016 London Plan, both of which are referred to in the Council's decision.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site relates to the side garden of a two-storey, semi-detached property with off-street parking on Holgate Road. The existing plot is prominent within the streetscene, situated on the corner of the junction with Sterry Road. The surrounding area is predominantly residential in nature.
 6. The layout of dwellings in the area is regimented; the front and side building lines are laid out in well-defined linear patterns along each road. The distance between two-storey built form and the public highway is therefore fairly consistent and uniform. This arrangement is particularly noticeable at junctions, with only single storey elements projecting beyond the building lines.
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7. The appeal proposal for a two-storey attached dwelling would interrupt this pattern, projecting into the side garden of the appeal site and beyond the established front and flank building lines. It would be a prominent incursion within the context of the locality, and result in an uncharacteristic enclosure of the junction, which currently maintains an open sense of spaciousness. I do not consider that any soft landscaping or boundary treatments would overcome my concerns.
8. I am aware of the two-storey side extension that exists on the adjoining house at 30 Holgate Road, however this does not compare to the scheme before me as it does not encroach onto the junction. I note that the scheme would, amongst other things, result in the net gain of a dwelling and contribute to the Borough's Housing stock, provide satisfactory accommodation for future occupants, would not adversely affect the living conditions of the residents of surrounding dwellings, and provide adequate off-street parking and cycling. However, these matters do not counterbalance the harm I have identified above.
9. I therefore conclude that the proposal would result in harm to the character and appearance of the area. It would fail to meet the requirements of policies BP8 and BP11 of the London Borough of Barking and Dagenham Borough Wide Development Policies Development Plan Document March 2011, policies CP2 and CP3 of the London Borough of Barking and Dagenham Core Strategy July 2010 and policy D4 of the LP, which seek to ensure proposals relate to surrounding development, meet high standards of design and protect the character of an area. The proposal is also inconsistent with the advice in the National Planning Policy Framework which states that good design is a key aspect of sustainable development.

Conclusion

10. For the above reasons and having regard to all matters raised, I conclude that the appeal should be dismissed.

C Hall

INSPECTOR