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# Appeal Decision

Site visit made on 31 March 2021

**By Terrence Kemmann-Lane JP DipTP FRTPI MCMI**

**an Inspector appointed by the Secretary of State**

**Decision date: 29 April 2021**

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**Appeal Ref: APP/Z5060/W/20/3260087**  
**44 Blackborne Road, Dagenham, RM14 8SS**

- 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 Mrs A Ambrazeviciene against the decision of the London Borough of Barking & Dagenham Council.
  - The application Ref 20/01259/FULL, dated 18 June 2020, was refused by notice dated 19 August 2020.
  - The development proposed is the sub-division of existing plot with alterations to existing property and erection of new 1-bedroom 2-storey dwelling.
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## Decision

1. The appeal is dismissed.

## Main Issues

2. The main issues in the case are the effect on the terrace, the street scene and the character of the area.

## Reasons

3. The appeal site is currently occupied by a two-storey end of terrace dwelling with associated parking and garden space. The existing dwelling has single-storey side and rear extensions. It is in a central urban residential location on the corner of the junction of Blackborne Road and Manning Road. This part of Blackborne Road is a cul-de-sac, the western end of which is closed off by the Heathway Shopping Centre. Both Blackborne Road and Manning Road, and others in the immediate area, are fronted primarily by terraces. They are generally of uniform appearance, with occasional additions, such as porches.
4. These terraces are broken into fairly regular blocks with some separation between them. This separation provides a rhythm and punctuation, which is welcome in providing some relief to what could otherwise be a rather forbidding dense run of houses. The opening out at road junctions is also important in this regard. The terrace which the appeal site terminates is unusual, in as much as the house at each end is of a 'chalet' design, which provide 'book-ends', adding interest and a sense of balance.
5. In this context the proposed additional dwelling would sit close to the back edge of the footway on Manning Road, much reducing the openness of the junction. It would not only appear cramped, but would reduce the open character that typifies these junctions. The existing ground floor side additions

- to No. 44 already affect this space, but the appeal proposal, being of 2 storeys, would be markedly more intrusive. The loss of the current symmetry with the end units of this terrace would also be harmful to the terrace itself and the general street scene.
6. I have noted the previous planning permission, granted in 2008 for a 2-storey side extension to the appeal dwelling, which is put forward as indicating the acceptability of a 2-storey side addition. Having looked at the details that have been provided of that scheme I see that its frontage width was considerably less than the dwelling now proposed, and that approval was also given when policies at both local and national level were different to those applying today. I do not find that this previous approval in any way supports the current proposal. I also note that, at the same time, permission was refused for the erection of a two-bedroom end of terrace house.
  7. The proposal complies with a number of borough and London development plan policies, as well as some of the policies in the National Planning Policies Framework, such as internal and external space standards. It is certainly in a sustainable location and would provide an additional housing unit. I do not find that the claim that it would make effective reuse of a brownfield site persuasive, since I consider that the site is already effectively and efficiently used, and the additional unit would amount to excessive development of the site.
  8. I should remark that the council accepts the proposed single-storey rear extension that is part of the appeal proposal, and that has played no part in my assessment of the development.
  9. I conclude that, in spite of the extent to which the proposed development accords with a number of current planning policies, because of the harmful effect on the terrace, the street scene and the character of the area, due to the loss of symmetry of the terrace, the reduction of the space at the junction, and general non-conformity with the rhythm of the development in the locality, the appeal should be dismissed.

*Terrence Kemmann-Lane*

INSPECTOR