



Appeal Decision

Site Visit made on 11 October 2021

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd November 2021

Appeal Ref: APP/Z5060/W/21/3271717

66a Hunters Hall Road, Dagenham, RM10 8HX

- 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 Nouman Hafiz (Balfour Homes) against the decision of London Borough of Barking and Dagenham Council.
 - The application Ref 19/00851/FUL, dated 15 May 2019, was refused by notice dated 23 November 2020.
 - The development proposed is demolition of existing detached garage and erection of new two storey detached dwelling.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The latest revision of the London Plan was published in March 2021, and the Government released a revised National Planning Policy Framework in July 2021. The main parties were invited to comment on these revised documents.
3. The Council has referred to their draft Local Plan. From the evidence before me this has not been submitted for examination. Its policies therefore carry very limited weight.
4. For the sake of clarity, the appeal proposal is for a one bedroom house.

Main Issue

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

Reasons

6. The appeal site lies within a predominantly residential area, with Hunters Hall Road in the vicinity of the appeal site broadly characterised by rows of terraced housing. The site is close to the junction of Hunters Hall Road with Dunbar Gardens and Rockwell Road. Three corners of that junction are addressed by short terraces of three houses, with each terrace turning their respective corners. The fourth corner is addressed by a longer terrace that also turns its corner.
 7. The appeal proposal is for a detached house. While the end houses of each of the three short corner terraces appear as a detached house when viewed from the front, in the wider street scene each appears as part of its terrace and contributes to the character of the street scene.
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8. The proposed house would be finished in external materials to match the neighbouring properties. However, the space between Nos 66 and 68 Hunters Hall Road is a feature common to either side of each of the three short corner terraces. The spaciousness created by these gaps contributes to the character of the area by distinguishing the short corner terraces from the longer, straight rows of terraced houses along Hunters Hall Road. While there is an existing garage between Nos 66 and 68, it is a low-level structure set back from the front walls of the houses and is not a prominent feature in the street scene.
9. Within this context, the proposed detached house would therefore appear incongruous as a detached house in a predominantly terraced street scene and would cause further harm by filling the gap between Nos 66 and 68. It would therefore conflict with Policies D4 of the London Plan, CP3 of the Core Strategy and BP11 of the Borough Wide Development Policies Development Plan Document. Collectively these policies require that development respect and strengthen local character.

Planning Balance

10. The Council has a significant shortfall in its recent delivery of new housing. Accordingly, there is a presumption in favour of sustainable development as set out in the National Planning Policy Framework (the Framework).
11. The development would result in the creation of a one bedroom house in a sustainable location close to services, facilities and public transport. The house would be built to a high level of sustainability. The proposal would support the Government's objective of significantly boosting the supply of homes. There is support in the Framework and London Plan for the effective use of land, including the use of small sites. These factors carry considerable weight in favour of the development, given the shortfall in housing delivery.
12. Set against this, the terraced character of the Hunters Hall Road street scene is consistent, with the short corner terraces and the spacing around them further contributing to the established character of the street scene. The proposed development would be harmful to this established character and appearance of the area, and this harm attracts great weight given these factors.
13. The harm arising from the proposed development would, in this instance, significantly and demonstrably outweigh the benefits arising from a single one bedroom house when assessed against the policies in the Framework taken as a whole. The proposal would therefore conflict with the development plan and there are no other considerations, including the Framework, that outweigh this conflict.

Conclusion

14. For the reasons set out above, the appeal fails.

M Chalk

INSPECTOR