



Appeal Decision

Site visit made on 21 February 2022

by N Praine BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 MARCH 2022

Appeal Ref: APP/Z5060/D/21/3285720

1 North Close, Dagenham RM10 9LJ

- 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 Toslima Ali against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref 21/01119/HSE, dated 17 June 2021, was refused by notice dated 5 August 2021.
 - The development proposed is for a proposed ground and first floor side extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a proposed ground and first floor side extension at 1 North Close, Dagenham RM10 9LJ in accordance with the terms of the application, Ref 21/01119/HSE, dated 17 June 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: D03 Proposed Ground Floor Plan, D04 Proposed First Floor Plan, D06 Proposed Roof Plan, D09 Proposed Elevations, D10 Proposed Elevations, D11 Proposed Section AA, D12 Block Plan and D13 Site Location.
 - 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 building.

Preliminary Matter

2. The Council are currently in the process of producing a new Local Plan, which is yet to be independently examined. At this stage, I afford it limited weight in my decision making and it does not alter my findings.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and the surrounding area.

Reasons

4. 1 North Close forms one half of a semi-detached pair with 2 North Close. It sits within a triangular corner plot which shares its front boundary with North Close and its side boundary with Whitebarn Lane. No 1 is gable fronted and the roof to the side of the existing gable features a dormer window. An existing single

- storey extension and outbuilding can be found to the rear of No 1 and the private garden area is located to the side and front of the appeal dwelling.
5. North Close is a cul-de-sac which comprises similar aged semi-detached properties which are predominantly finished in render and have tiled roofs. Some dwellings feature gable fronts and small front dormer windows, and others have simpler hipped roofs. The wider street scene of Whitebarn Lane features a mix of terraced and semi-detached dwellings with a more varied character and appearance than North Close.
 6. The development proposed would provide a two-storey side extension to No 1. The drawings are annotated to show this extension as 3 metres in width and the extension would span the depth of the dwelling at ground floor level. At first floor, the drawings are annotated to show the extension would be set back 1 metre behind the front wall. The proposed ridge line would also be lower than the host dwelling's ridge line.
 7. When compared to the main dwelling, the 3m width of the proposed extension would be less than half the width of the existing dwelling. The setback of 1 metre from the front wall at first floor height and the lowered ridge line would accord with paragraph 5.4.3(b) for semi-detached dwellings of the Council's Residential Extensions and Alterations Supplementary Planning Document 2012 (the SPD). Given this broad compliance with this section of the SPD and proportionate width of the proposed development, I find it to be acceptable and subservient in relation to the host dwelling and in balance with its adjacent neighbour at No 2.
 8. The existing single storey rear extension and rear outbuilding have flat roofs and their siting and screening results in a very limited impact when viewed from public vantage points on North Close and Whitebarn Lane. From these same vantage points, the addition of the two-storey side extension would not appear cumulatively harmful given the very limited visual impact of the existing single storey structures and the generous separation of the proposal from plot boundaries. In addition, a considerable, enclosed side and front garden would remain. The Council has not provided me with any policy standards in respect to garden sizes.
 9. No 1's corner location set back from the street scene reduces its visual impact. The dwelling would be larger than the other dwellings in North Close and two storey extensions are not a feature within the locality. However, I have found the extension to be appropriate with respect to its design and appearance relative to the host dwelling, its adjacent neighbour, and the plot in which it sits. Given I have found no harm, the absence of development elsewhere is not a reason to withhold planning permission. I have had regard to the planning history of the appeal site in coming to my decision. However, I have considered this appeal on its own merits.
 10. The Council has referred to Policy SP4 of its Draft Local Plan as part of its decision notice. This policy focuses on delivering social and cultural infrastructure facilities. It is not clear how social and cultural infrastructure applies to this development proposal and the Council has not expanded on how this policy applies and consequently I attach limited weight to Policy SP4.
 11. Accordingly, the proposed development would therefore be sympathetic to the character and appearance of the existing dwelling and the surrounding area. I

find no conflict with the relevant provisions of Policy CP3 of the Planning for the Future of Barking and Dagenham Core Strategy 2010, Policies BP8 and BP11 of the LDF Borough Wide Development Plan Policies DPD 2011, Policy D4 of the London Plan 2021, Policies DMD1 and DMD6 of the Draft Local Plan, the SPD and paragraphs 130 and 134 of the National Planning Policy Framework (the Framework) which, amongst other things, seek to ensure that development is sympathetic to the character and appearance of the area.

Conditions

12. I have attached conditions on the time limit for development and the approved plans in the interests of certainty. The materials condition is also necessary to ensure that the development is in keeping with the character of the existing dwelling.

Conclusion

13. For the above reasons, having regard to the development plan as a whole, the approach in the National Planning Policy Framework and all other relevant material considerations, the appeal is allowed subject to the conditions above.

N Praine

INSPECTOR