



Appeal Decision

Site visit made on 12 April 2022

by L Douglas BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 April 2022

Appeal Ref: APP/Z5060/D/21/3283308

15 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 prior approval required under Schedule 2, Part 1, Class AA, Paragraph AA.2. of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Mr Georghe Circei against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref 21/01246/PRICAS, dated 3 July 2021, was refused by notice dated 25 August 2021.
 - The development proposed is described in the application for as '2nd floor addition'.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Article 3(1) and Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) grant planning permission for the enlargement of a dwellinghouse by construction of additional storeys. It is proposed to erect a third storey to an existing two storey dwelling.
3. The conditions at Paragraph AA.2.(3) of Class AA require, amongst other things, the developer to apply to the local planning authority for prior approval as to the external appearance of the dwellinghouse, and the impact on the amenity of any adjoining premises.

Main Issues

4. Taking the above into account, the main issues are the effect of the proposed development on: the external appearance of the dwellinghouse; and the living conditions of residents of adjoining properties, with specific regard to privacy and light.

Reasons

External Appearance

5. The appeal dwelling comprises one half of a pair of semi-detached houses which are set slightly further back from the highway than the neighbouring rows of terraced houses either side. The surrounding area is characterised by neatly arranged and modestly proportioned two storey terraced and semi-detached housing in an inter-war estate layout.

6. The proposed erection of a third storey to the appeal dwelling would create an odd form of development, where the neighbouring half of the pair of semi-detached houses would remain 2 storeys in height. This would appear entirely out of place amongst the neatly arranged existing two storey houses of the estate and would be conspicuous in long views from the surrounding area on account of its height.
7. The design of the proposed additional storey would follow the layout of the existing house. It would incorporate a matching fenestration arrangement, matching external materials and matching hipped roof pitches; however, these design features would fail to mitigate the harm which would be caused to the external appearance of the dwellinghouse by the excessive scale of the proposal.
8. The proposed development would therefore have a significantly harmful effect on the external appearance of the dwellinghouse and the character and appearance of the area. This would be contrary to the guidance set out at Paragraph 130 of the National Planning Policy Framework, which advises planning decisions should ensure that developments are visually attractive and sympathetic to local character, amongst other things.

Living Conditions

9. The proposed extension would introduce new front and rear facing windows at second floor level. The appeal site has a long rear garden which backs onto a neighbouring long rear garden. The front of the appeal dwelling faces onto the highway and a cul-de-sac opposite. None of the new windows would overlook directly into any neighbouring properties and the proposal would not therefore cause any unacceptable harm to the living conditions of neighbouring residents with regard to privacy.
10. The appeal dwelling is orientated with its front elevation facing to the south. There is a generous separation distance between the appeal dwelling and the neighbouring end of terrace dwelling at 17 Holgate Road. There would be an increase in overshadowing of the rear gardens of 13 and 17 Holgate Road for short periods of the day. The increase in overshadowing would be small due to the orientation of the appeal building and those gardens. The proposal would not therefore cause any unacceptable harm to the living conditions of neighbouring residents with regard to light.

Conclusion

11. The proposed development would not harm the living conditions of neighbouring residents, but it would cause significant harm to the external appearance of the dwellinghouse and the character and appearance of the area. For the reasons given above, the appeal is dismissed.

L Douglas

INSPECTOR