



Appeal Decision

Site visit made on 19 November 2024

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 December 2024

Appeal Ref: APP/Z5060/D/24/3346198

1 Central Park Avenue, Dagenham, RM10 7DA

- 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 Singh against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref 24/00149/HSE, dated 1 February 2024, was refused by notice dated 28 March 2024.
 - The proposed development is part single/two storey side and rear extensions.
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Decision

1. The appeal is allowed and planning permission is granted for part single/two storey side and rear extensions at 1 Central Park Avenue, Dagenham, RM10 7DA in accordance with the terms of the application ref 24/00149/HSE, dated 1 February 2024, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) 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.
 - 3) the development hereby permitted shall be carried out in accordance with the following approved plans: BP01, LP01, 001, 002, 003A & 004A.

Reasons

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.
 3. The appeal property is a semi-detached house that lies on a corner site of Central Park Avenue, Rainham Road North and Ashbrook Road. This corner location leads to a tapered plot to the house, with a notable degree of space between the front elevation of the house and the neighbour of 194 Rainham Road North, with that spacing reducing further into the site. That adjoining house of No. 194 is close to the mutual plot boundary deeper into the site.
 4. The proposed extension would fill the plot width at ground floor and be set back from the front elevation, with an angled form to reflect the tapered site. At first floor the extension would be kept away from the boundary with a staggered form, and that stepped design means the extension would also be
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set back from the front elevation of the house. The ridge line of the extension would be lower than the main house.

5. These design features combine to create a well-balanced and proportionate extension to the house, and the pair of semi-detached properties. The scale and form of the extensions would be clear later additions to the house, with the set-back and stepped design of the first floor assisting in minimising any visual intrusion. The well-considered design of the proposed extension would retain a good degree of separation to the neighbour at first floor. This would ensure no terracing effect with that property or undue imposition into any spacious character of the wider area.
6. Although the overall floorspace of the extension is large in comparison with the existing house, the design is of high quality that effectively ensures that extension would appear subordinate to the original house and thus not overwhelm the house or the plot. The character of the street scene would be retained, with the extensions, porch and alterations to the front elevation fitting comfortably within the mixed character of the area, which has seen a number of properties altered and extended.
7. The proposals are therefore consistent with the policies of the development plan that seek a high quality of design which protects or enhances the character of the area, as set out in Policy D4 of the London Plan 2021, and Policies DMD1 and DMD5 of the Barking and Dagenham Local Plan 2024. Similar guidance is contained in the Residential Extensions and Alterations Supplementary Planning Document 2012.
8. Planning permission is granted, and I attach the Council's suggested conditions relating to materials and specifying the approved plans, to ensure a satisfactory appearance to the development and in the interests of precision.

C J Leigh

INSPECTOR