



Appeal Decision

Site visit made on 26 August 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 September 2025

Appeal Ref: APP/Z5060/D/25/3369434

10 Bowes Road, Dagenham, Barking and Dagenham, RM8 2XJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Dr Malaya Kumar Nayak against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref is 25/00562/HSE.
 - The development proposed is construction of a single storey front extension and a two storey side extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. In addition to the description of the proposed development provided on the application form, the Council's description on its decision notice also refers to the proposed hipped roof extension and the proposed relocation of the side entrance to the front of the appeal dwelling.

Main Issues

3. The main issues in this case are the effect of the proposed development on the character and appearance of the area; and its effect on the living conditions of the neighbouring occupiers of Number 8 Bowes Road, with regards to outlook and sunlight and daylight.

Reasons

Local character

4. The appeal property is an end of terrace dwelling located on the north side of Bowes Road. It is located in a residential area, within the Becontree Estate, which is a non-designated heritage asset, where there is a predominance of short two-storey terraces of brick, tile and render construction and where dwellings set back from the road behind short gardens, green space and/or parking areas.
5. During my site visit, I observed there to be a strong sense of rhythm and symmetry afforded by short terraces of dwellings that appear similar in design and materials and which are set within formally laid out streets. Further, in addition to the attractive sense of uniformity derived from this, I also noted during my site visit that

the presence of green spaces, trees, hedgerows and gaps between rows of dwellings provides for a pleasant sense of greenery and spaciousness.

6. The appeal dwelling is located at the end of a terrace which is set back from Bowes Road behind an area of green space close to where the street turns a corner. This results in a relationship with Number 8 Bowes Road whereby the appeal property is set at a right angle to it. Whilst No 8, also an end of terrace dwelling, has been extended to the side, it retains a small side garden area. The appeal dwelling also has a small side garden area and together, these two areas of garden combine to contribute to the area's sense of greenery and spaciousness
7. The proposed development would result in the appeal dwelling being extended to the front and side. The proposed side element would extend to the side boundary at two storey height, filling the small side garden area. I find that this would result in the appeal dwelling appearing cramped on its plot.
8. The harm arising from the above would be exacerbated as a result of the proposed development severely eroding what is already a relatively small, but important gap between the two terraces within which Nos 8 and 10 Bowes Road are located. This would result in the two terraces appearing to be built extremely close to one another when seen from various locations, thus severely eroding this important gap. I find that this would be at odds with the character of this part of the Becontree Estate, where gaps between terraces comprise an important feature; and that it would be to the detriment of the area's green and spacious character.
9. In addition to the above, the proposed development, with its forwards-projecting extension, which would extend across the full width of the existing dwelling and the proposed side extension, would draw attention to itself as an overly bulky addition that would overwhelm, rather than appear subservient to, the host dwelling.
10. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Policies D4 and HC1 of the London Plan (2021); to Policies SP2, SP6, DMD1, DMD4 and DMD5 of the Barking and Dagenham Local Plan (2024) (Local Plan); and to the Council's Residential Extensions and Alterations Supplementary Planning Document (2012) (SPD), which together amongst other things, seek to protect local character.

Living conditions

11. The proposed development would extend to within very close proximity of No 8. As a direct result of the height, scale and very close proximity of the proposed extension, I find it inevitable that it would appear to loom above No 8's side garden to an overbearing degree, to the harm of the outlook of the occupiers of that property.
12. Further to the above, the proposed development would be located to the south-west of No 8. This, combined with the proposal's height, scale and very close proximity to No 8, it would inevitably result in some loss of sunlight and daylight to that property.
13. Taking account of the above, I find that the proposed development would harm the living conditions of the neighbouring occupiers of Number 8 Bowes Road, with regards to outlook and sunlight and daylight, contrary to the National Planning

Policy Framework; to London Plan Policy D4; to Local Plan Policies SP2, DMD1 and DMD5; and to the Council's Residential Extensions and Alterations SPD, which together amongst other things, seek to protect residential amenity. Whilst the degree of harm in this regard is not something which on its own would warrant dismissal of this appeal, it is a matter which, when combined with the earlier harm identified, adds weight to the conclusion below.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR