



Appeal Decision

Site visit made on 24 November 2025

by **A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 December 2025

Appeal Ref: APP/Z5060/W/25/3370831

61 Kings Avenue Romford RM6 6BD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal of planning permission.
 - The appeal is made by Mr Y Faheem against the London Borough of Barking and Dagenham Council
 - The application Ref: 25/00387/FULL.
 - The development proposed is Enlargement of existing outbuilding and conversion into a self-contained residential studio flat unit.
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Decision

1. The appeal is allowed and planning permission is granted for Enlargement of existing outbuilding and conversion into a self-contained residential studio flat unit at 61 Kings Avenue Romford RM6 6BD in accordance with the terms of the application Ref 25/00387/FULL 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 shall be carried out in accordance with the following plan: 9533/2.
 - 3) Details of the materials (including samples of any roofing material) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details.

Main Issues

2. The main issues are the effect of the development upon the character and appearance of the area.

Reasons

3. The area surrounding the appeal site is primarily characterised by two-storey semi-detached and terraced dwellings set with small forecourt gardens or parking areas. The dwellings along Kings Avenue and Hainault Road which form a well-defined frontage are separated by large, elongated gardens devoid of any development above single storey level. Although these gardens may be largely open, what is

apparent from Sylvan Road, which would provide frontage and access to the proposed new dwelling, is a high brick wall over which only the upper parts of outbuildings or extensions to adjacent dwellings are visible.

4. The proposal would extend an existing brick built outbuilding at the end of the appeal site (No.61) where it directly abuts the rear garden of a similar dwelling on Hainault Road which has a substantial brick-built garage adjacent to the appeal site. Although it would be an independent dwelling, the mass and general appearance of the proposed dwelling would not be visually inconsistent with other single storey ancillary buildings fronting, or close to, Sylvan Road. It would sit back from the high frontage walling on either side such that, other than one window and entrance door, the proposed studio dwelling would be largely screened from the road thereby introducing limited change. The proposed development would be consistent with the character and appearance of the surrounding area.
5. I have been referred to an appeal decision for development at this location¹. However, that case related to a proposal for a two-storey dwelling which is an important material difference. On that basis and noting that the Council accept no other planning harms would arise, I consider the proposed development would accord with Policies SP2 and DMD1 of the Barking and Dagenham Local Plan (2024) which seek high quality design and thereby would accord with the development plan taken as a whole.
6. The Council indicate that Paragraph 11(d)(ii) of the Framework is engaged in this case, nevertheless my reasoning directs, without recourse to the 'tilted balance', that taking all matters raised into account, the appeal should succeed subject to the usual timing and plans condition with a further condition to ensure visual consistency in external appearance.

Andrew Boughton

INSPECTOR

¹ APP/Z5060/W/24/3344196