



Appeal Decision

Site visit made on 3 February 2026

by Mark Caine BSc (Hons) MTPL MRTPI LSRA

an Inspector appointed by the Secretary of State

Decision date: 3rd March 2026

Appeal Ref: APP/Z5060/C/24/3336410

Land on the south side of Sedgemoor Drive, Dagenham, edged blue on the site plan, and being 12, 14, 16, 18, 20, 22 and 24 Sedgemoor Drive, Dagenham.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr Ahmed GUL against an enforcement notice issued by the Council of the London Borough of Barking & Dagenham.
 - The notice was issued on 7 December 2023.
 - The breach of planning control as alleged in the notice is 'Without planning permission, the unauthorised placement of a storage container.'
 - The requirements of the notice are to:
 - Remove the storage container.
 - Remove all subsequent waste material from the land.
 - The period for compliance with the requirements is: 1 Month after this notice takes effect.
 - The appeal is proceeding on the ground set out in section 174(2)(a) of the Town and Country Planning Act 1990 (as amended) (the 1990 Act). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the 1990 Act.
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Preliminary Matters

1. At my site visit it was clear that the requirements of the notice have been complied with, in that the unauthorised storage container and any subsequent waste material have been removed. The Council has confirmed that there is no longer a breach of planning control. This has implications for the appeal under ground (a) because the deemed planning application is made in respect of the unauthorised development as referred to within the notice.
2. Section 177(1)(a) of the 1990 Act allows me to grant planning permission in respect of the matters stated in the notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters. As no part of the breach of planning control specified in the notice currently exists, there is no scope for planning permission to be granted in this appeal. The appeal under ground (a) and the deemed planning application do not therefore fall to be determined.

Conclusion

3. The appeal under ground (a) does not fall to be considered because the breach of planning control specified in the notice no longer exists.

Mark Caine

INSPECTOR