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| Plan: A | 09/00351/FUL | Ward: Valence |
| Address: | 55 Grafton Road, Dagenham | |
| Development: | Erection of 2 storey two-bedroom end of terrace house | |
| Applicant: | Mr B Barlow | |
| Summary: It is recommended that planning permission is refused as the proposed new house would not have sufficient external amenity area and the amenity area of the existing house would be reduced to an unacceptable size. | | |
| Recommendation(s) | | |
| That the Development Control Board refuses planning permission for the following reasons: | | |
| <ol style="list-style-type: none"> 1. The proposed house is contrary to Unitary Development Plan Policy H15 and Local Development Framework Policy BP5 which both require the provision of 50 square metres of external amenity space for a new 2 bedroom house, only 32 square metres are provided and the lack of space would be to the detriment of the living standards of future occupiers; in addition the amenity space of the existing house would be reduced to an unacceptable size. 2. The proposal is contrary to Policy 3A.5 of the London Plan which seeks to address the shortage of accessible housing in London by requiring that all new housing is built to 'Lifetime Homes' standards in addition to complying with Part M of the Building Regulations. The proposed house fails to provide a stair well wide enough to accommodate a stair-lift and the approach to the front and rear entrances is not level or gently sloping. | | |
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1. Introduction and Description of Development

- 1.1 The application site is a two storey end of terrace family dwellinghouse located on the western side of Grafton Road. The surrounding area is predominately characterised by terraced housing.
- 1.2 The application proposes the erection of a two bedroom end of terrace house on the land adjacent to No. 55 Grafton Road. The proposed dwelling would measure 6 metres in width, 8.4 metres in height and have an overall depth of 7 metres. Internally, the application provides a kitchen/dining room, living room and toilet on the ground floor and 2 bedrooms, a study and a bathroom on the first floor.

2. Background

- 2.1 No planning history.

3. Consultations

a) Adjoining occupiers. One email was received from an occupant of the adjoining house in the terrace expressing concerns regarding privacy should the structure of the existing house be changed. The structure of the existing house is not affected by the current application.

4. Social Inclusion and Diversity

- 4.1 The proposed house fails to meet Lifetime Homes standards and will therefore be less adaptable to the changing needs of the occupiers and could impact upon their ability to live independently. The development would therefore be prejudicial to the maintenance of balanced and inclusive communities.

5. Unitary Development Plan (UDP) Policy

DE1 Design
H14 Environmental requirements
H15 Residential amenity
H16 Internal design

6. Local Development Framework (LDF) Policy

BP5 External Amenity Space
BP6 Internal Space Standards

7. Analysis

Principle of Development

- 7.1 The principle of increasing housing supply in the Borough is supported by national planning policies, the London Plan and the UDP. Planning Policy Statement 3 for housing emphasises the need to increase the level of densities, providing an increased and varied housing stock. The guidance also emphasises that good design in new housing developments is promoted in order to create an attractive, high quality living environment. It is therefore considered that the principle of the planning application is generally acceptable and in accordance with policy. However, notwithstanding the broad policy intention of increasing housing supply there are a number of issues relating to the proposal which are considered in detail below.

Design

- 7.2 Policy DE1 states ‘the design of new buildings and refurbishments (height, proportion, scale, massing, materials, colour and silhouette) should sympathetically relate to one another and the existing environment in order to contribute positively to the relationship between spaces and buildings’. The proposed dwelling would measure 6 metres in width, 8.4 metres in height and will have an overall depth of 7 metres. These dimensions are consistent with the host terrace and the pitched roof relates well to the surrounding roofscapes.
- 7.3 The design fails to comply with Policy 3A.5 of the London Plan. This seeks to address the shortage of accessible housing in London by requiring that all new housing is built to ‘Lifetime Homes’ standards in addition to complying with Part M of the Building Regulations. The proposed house does not have a stairwell wide enough to accommodate a stair-lift and the approach to the front and rear entrances is not level or gently sloping.

Environmental Requirements

- 7.4 The proposal does not raise any issues of overlooking or loss of sunlight/daylight.

Residential Amenity

- 7.5 In order to ensure that adequate residential amenity space is provided, Policy H15 of the UDP and Policy BP5 of the LDF set out minimum standards for the provision of private garden areas for new housing. For a two bedroom house the policies both require that 50 square metres of private outdoor space is provided. The proposal does not comply with this policy as it provides only 32 square metres of amenity space; furthermore the amenity space remaining to the original house would measure only 25 square metres and it is considered that this is inadequate.

Internal Design

- 7.6 Policy H16 of the UDP seeks to ensure that adequate internal space is provided. For a two bedroom house Policy H16 requires the provision of 40 square metres of habitable floor area. Habitable rooms are defined in the UDP as the living room, dining room and bedrooms, utility spaces such as bathrooms, kitchen and lobbies

are not considered to be habitable rooms. The habitable floor area provided would be 39 square metres which is slightly less than that required by policy.

- 7.7 LDF Policy BP6 also sets out minimum internal space standards. It requires 24 square metres of cooking, eating and living (CEL) area for a three person bed-space house (2 bedroom house), an aggregate bedroom area of 19 square metres and a minimum internal floor area of 6.5 square metres for a 1 person bedroom and 10 square metres for a 2 person bedroom. The proposal provides 29 square metres of CEL space with an aggregate bedroom area of 22.8 square metres and bedroom sizes of 12.2 square metres and 10.6 square metres. Therefore while the proposal does not comply with the UDP floorspace standards, it does comply with the more recently drawn up LDF standards.

Traffic and Parking

- 7.8 The London Plan is the development plan against which parking levels should be assessed. The London Plan deals in maximum levels of car parking and states that on average, car parking is not expected to exceed 1 off-street space per two bedroom house; residential development with lower car parking is encouraged in areas with high PTAL (Public Transport Accessibility Level) scores and/or close to town centres. In this case, the proposed house has a moderate PTAL rating of 3 and the single parking space provided complies with policy.

Background Papers

- Planning Application File