

Plan: D	DC/09/00358/FUL	Ward: Heath
Address:	279 Oxlow Lane, Dagenham, RM10 7YU	
Development:	Demolition of building and erection of 2 storey building with accommodation in roof to provide 4 one-bedroom flats and retail shop (Class A1) on ground floor together with associated access road and car parking areas.	
Applicant:	QFC Contractors	
Summary:		
<p>The application seeks to demolish and rebuild the building to provide a ground floor retail unit and 4 residential units above. The proposal is deemed to be acceptable by virtue of there being no material conflict with relevant planning policy.</p>		
Recommendation:		
<p>That the Development Control Board grant planning permission subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Q01 – Details/Samples of Facing Materials 2. F01A - Details of Soft Landscaping 3. F02 – Implementing Proposed Soft Landscaping 4. F04 - Details of Hard Landscaping 5. O01A - Details of Dustbin Enclosures 6. Prior to occupation of the development, the boundaries of the site shall be secured in accordance with the details indicated on drawing no. 09001 rev. A and thereafter permanently retained. 7. The entrance door to the retail premises and the ground floor access to the flats approved shall have a level or ramped approach and thereafter be permanently retained as such. 8. Prior to commencement of the development, details of the access gates including materials to be used, design and locking system to be installed shall be submitted to and approved by the Local Planning Authority and retained thereafter. 9. Prior to occupation of the development, details of an external lighting scheme shall be submitted to and approved by the Local Planning Authority and retained thereafter. 10. Prior to occupation of the development, details of covered and secure cycle parking shall be submitted to and approved by the Local Planning Authority and retained thereafter. 		

Contact Officer Steven Holmes	Title: Development Management Officer	Contact Details: Tel: 020 8227 3710 Fax: 020 8227 3916 E-mail: steven.holmes@lbbd.gov.uk
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1. Introduction and Description of Development

- 1.1 The application site forms part of a small commercial parade with residential units located above on the north side of Oxlow Lane, Dagenham. The building in question is a side extension to the original pair of semi-detached properties. The unit is currently vacant but was in previous use as a tyre repair business. It is currently in a state of dereliction. The site is adjoined by residential units to the north and a clinic to the east.
- 1.2 The application proposes the demolition of the existing side extension and erection of a two storey building. The development would comprise of a ground floor retail unit and 4 no. single bedroom flats. Two flats would be situated at first floor level and two would be accommodated in the roof space using two rear dormer windows. Gated access would be provided through the side of the site and involve a covered entry. This would lead to a rear parking area and provide delivery access to the rear of the commercial premises.
- 1.3 Two similar applications have previously been granted planning permission. The current application is, effectively, for the approval of amendments to the previous schemes.

2. Background

- 2.1 There is previous planning history on the site relating to the existing extension and the use of the premises for the purposes of the sale and storage of tyres and other vehicle parts (reference 72/00598/TP, 81/00060/TP and 86/00047/TP).
- 2.2 Planning permission was granted in 2007 (07/00283/FUL) for the erection of a two-storey side extension, single storey rear extension and 2 no. rear dormer windows to form 3 no. one-bedroom flats and 2 no. studio flats with associated parking and landscaping.
- 2.3 Later in 2007, planning permission was granted for the demolition of the existing building and erection of part two storey, part single storey building to form 1 no. retail unit, 3 no. one-bedroom flats and 2 no. studio flats (07/00906/FUL).

3. Consultations

- a) Adjoining Occupiers – No responses received
- b) Access Officer – Provided detailed comments regarding the entrance to the retail unit and requested a Lifetime Homes Checklist.
- c) Fire Brigade – No objection

- d) Transport and Waste Services – Made the following comments:
1. The location of the bin storage area is accessible.
 2. To separate the two waste types i.e. household and commercial waste, we suggest that the bin storage area should be clearly divided into two waste/bin areas, household waste for flats and commercial waste for the retail units.
 3. In the absence of any dimensions for the bin storage area provided, we suggest for the household waste area for flats to provide:
 - 1 no. 1280 litre Euro bin (grey colour) for residual waste
 - 1 no. 1280 litre Euro bin (orange colour) for orange recycling bags
 - 1 no. 1280 litre Euro recycling bin (Navy blue colour) for mixed glass bottles/jars.
- e) Transport Development Management – Previous schemes were considered unacceptable as no details regarding turning circles and bay sizes were provided. No additional details have since been provided.

4. Policy

4.1 Unitary Development Plan (UDP) Policy

Policy H14 – Environmental Requirements
Policy H15 – Residential Amenity
Policy H16 – Internal Design
Policy DE1 – Urban Design

4.2 Local Development Framework (LDF) Policy

Policy BC2 – Accessible and Adaptable Housing.
Policy BP5 – Amenity Space
Policy BP6 – Internal Space Standards
Policy BP11 – Urban Design

4.3 London Plan Policy

Annex 4 – Parking
Policy 3A.5 – Housing Choice

5. Analysis

- 5.1 The current scheme differs from the previously approved scheme in a number of ways. A fifth flat situated at the rear of the ground floor retail unit has been removed. The approved studio flats located within the roof space have been replaced by one bedroom units. These changes are considered to be to the advantage of the development. An amenity space approved as part of the previous scheme has also been removed. However, the space would have been of limited benefit due to its size and position and its loss is not considered to be significant.

- 5.2 Policies DE1 and BP11 emphasise the importance of sympathetic design within the urban environment. The scheme proposes to demolish the existing building and erect a two storey building to form ground floor commercial premises and four residential units above. The new building will be attached to the neighbouring property at 277 Oxlow Lane and will be in line with the existing parade. The building will be made from materials similar to those used in the vicinity and replicate the distinctive gable features of the existing premises. The building would also incorporate a covered driveway into the design to allow rear access. The proposal would greatly improve the appearance of the site as viewed from the street.
- 5.3 The development would incorporate a two storey rear stairwell projection with a depth of 5.1m. This would sit centrally within the rear elevation at 4.4m from the attached boundary to the west. The property at 277 has an existing rear extension with a depth of 2.8m as measured from the rear wall of no. 277 and the impact of the proposed development would be minimal. The design of the projection is broadly in keeping with the prevailing built form. It is also relatively well hidden when viewed from any public place or neighbouring residential areas and this serves to minimise the potential visual impact. The dormer windows are set well in from the side boundaries and are of acceptable proportions.
- 5.4 UDP Policy H15 and LDF Policy BP6 both aim to ensure adequate private amenity space is provided for in all new residential developments. It highlights that one bedroom flats require 20m² of private garden space each. Being of only one-bedroom, the proposed units are unlikely to house a family wherein a degree of private amenity space would be more critical. The site is located within a mixed residential and commercial area with a number of flats over shops with no access to amenity space. In light of this, and given the size and shape of the plot, it would be unreasonable to expect provision of amenity space.
- 5.5 In terms of internal floor space standards, it is important to note that dwellings have already been approved under previous schemes. UDP Policy H16 states that one bedroom flats should have a habitable floor space of 28.5m² excluding bathrooms, kitchens and hallway spaces. LDF Policy BP6 states that dwellings for 2 people (one bedroom) are expected to provide an aggregate cooking, eating and living (CEL) area of 22m². For the purposes of calculating the habitable floor area, a view is taken as to how much of the combined kitchen and living area is taken to be habitable space. The first floor flats in this development have a habitable floor space of 32.02m² and a CEL of 25.9m². The bedroom has a floor space of 12.2m². The second floor flats have a habitable floor space of 30.2m² and a CEL space of 22.8m². The bedroom has an area of 12.2m². Both flats therefore comply with the required floor space standards as outlined by UDP Policy H16 and LDF Policy BP6.
- 5.6 LDF Policy BC2 states that developments should meet the requirements of lifetime home standards. The scheme is considered to broadly comply with the relevant criteria. A planning condition will be implemented to ensure level access to both the flats and the retail unit.
- 5.7 The London Plan outlines maximum car parking standards for residential developments stating that 1-2 bedroom units should provide 1 to less than 1 space per unit. The development provides four parking spaces for the flats. No parking is provided for the retail unit although forecourt parking would be preserved. The provision is considered adequate. The Transport Development Management team

have raised concerns regarding the lack of detail provided. However, the parking bays are all of suitable size and enough space is provided to allow unrestricted vehicular movements.

- 5.8 Further details regarding the management of waste on the site, and particularly with regards to bin storage, will be requested by way of planning condition.

Background Papers

- Planning Application File