

# Planning Statement for 1 Globe Pond Road, London SE16 6NQ

## 1. Introduction

Denhof Design has been instructed by the Client to submit a planning application under The Town and Country Planning' General Permitted Development) Order 1995 ( as amended 2008, 2014, 2015, 2016, 2017, 2019 and 2020) for Lawful Development Certificate for a loft conversion to include a dormer structure and three Velux-type rooflights for the creation of a master bedroom with adjacent bathroom to provide additional space for a growing family.

The property does not lie within a conservation area, neither in an area under Article 4 Directive and as such 'The Town and Country Planning' General Permitted Development) England Order 2015' should be applicable to this proposal.

This Planning Statement has been prepared to accompany and support this application.



The house as seen from the junction of Globe Pond Rd and Salters Rd

## 2. Context

No 1 Globe Pond Road forms part of a housing estate originating from the 1980's build around the Russia Dock Woodland next to Salter Road close to the river Thames on the northern fringes of Rotherhite. The ensemble is formed of two storey building blocks in mixed brick, predominantly yellow with steep double-pitched roof covered in grey cement tiles.

The house is L-shaped with a single storey part angling off on the north-west corner.

No 1 Globe Pond Road is located on the northern boundary of the estate where Globe Pond Road meets Salters Road.

A strip of communal land is wrapped around the plot from the northern side while the house butts up against a taller building on the southern side with two enclosed private garden patches west and east.

## 3. Planning history

No planning history was found on the Southwark planning search page and as such it is assumed that the current house reflects the original status pretty much.

#### 4. Planning policy framework

##### The London Plan

The London Plan provides a framework for planning policies within the London boroughs  
The new London Plan has just been issued.

##### The Development plan documents

The DPD's set out the general planning policies across the borough

##### The Local Plan

The Local Plan is part of the Development Plan to be read alongside the London Plan.  
The council is currently revisiting the plan.

##### The Core Strategy

The Core Strategy is the main DPD. It is used as a reference to decide planning applications.

#### 5. The Proposal

This application for Lawful Development Certificate consists of a loft conversion to include one dormer and three Velux-type rooflights. No changes to the existing party walls are proposed, neither to any other aspects of the external building fabric, other than the main roof.

The dormer will be located on the rear elevation while the Velux roof lights will face Globe Pond Road. The dormer will be set back from the eaves by 300mm and 60mm from the party walls on either side and as such maintain the existing roof.

Under class B, it states that roof alterations is not permitted if:

- . any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- .
- . any part of the dwelling house would, as a result of the works extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway
- .
- . the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 40 cubic metres for terraced properties;
- .
- . it would consist of or include the construction of provision of a verandah, balcony or raised platform;
- .
- . the dwelling house is on article 1(5) land or
- . The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

The conditions under Class B for development to be permitted is if:

the materials used in any exterior work is of similar appearance to the existing dwelling house;

The enlargement shall be constructed so that the eaves of the original roof are maintained or reinstated apart from the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension;

No part of the enlargement extends beyond the outside face of any wall of the original dwelling house other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension and

Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed.

Requirements of Class A and B in that the total work to the roof equates to 26.8m<sup>3</sup> thereby falling well within the 40 cubic metres requirement for this type of property. The dormers do not exceed the height of the highest part of the roof and will be set 300mm above the eaves.

With regards to the materials proposed the existing house has a very small palette of materials used, namely mixed stock brick for the main walls and unsightly grey concrete tiles for the roof. Neither of these materials would be deemed suitable to serve as a cladding material for a dormer structure.

The material proposed for the cladding of the dormer is standing seam zinc which provides a modern cladding material that is aesthetically pleasing, while restrained in its presence. It is a very sustainable material that offers longevity and low maintenance and can be enjoyed by the occupiers and the public alike for many years to come.

The proposed design with the roof sloping back towards the main sloping roof will prevent the need of a vertical rainwater pipe which always look unsightly in general providing a more pure appearance. Neither are any eaves boards and the likes needed which always clutter dormer structures.

The vertical zinc panels will all be of the same width while the window openings join into the rhythm of these panels for a conclusive well considered design.

The siling doors will have a traditional metal rail on the outside to serve as a fall arrest.

The bathroom windows will be obscured for privacy.



Exquisite example of a well-designed modern dormer serving as a precedent

## 5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).

There is no detrimental effect to be expected to any of the adjoining neighbours, neither any lack of daylight while the addition will contribute positively to the existing building fabric and the area overall.

In respect of the above, we would request a Lawful Development Certificate for the proposed work.