

Job ref: 229/ Bellingham

## **Planning Statement**

for

**4 Bellingham Road, London SE6 2PT**

**Construction of additional storey at third floor level to create a three bedroom, 6 person duplex apartment from the two bed flat.**

July 2021

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# 1. Introduction



**Photo 1- Aerial view of 4 Bellingham Road-red line is approximate**

- 11 This Planning Statement supports a planning submission to the London Borough of Lewisham to extend the second floor apartment (apartment no.9) at 4 Bellingham Road, to construct an additional storey of accommodation to the existing 2 bedroom apartment, to create a duplex 3 bedroom, 6 person apartment. The proposed additional storey would be set-back and set in from the sides from the approved second floor elevation.
  
- 12 The original consent for residential development of the site (DC/19/111789) for the demolition of the gas valve building was secured in 2019. Five one bed and four two bed flats were consented. Various amendments were made to the 2019 consent.

- 13 A latter amendment was the addition of external terraces at ground and first floor level at the front of the new development (DC/20/119746). It is proposed that the first floor balcony/terrace consented in 2020 be extended to second floor level so that it forms an additional amenity area for the enlarged flat.
- 14 Photo 2 shows the application site before the consented scheme and photo 3 shows it implemented and the building in progress. It is anticipated that the main building will be substantially complete by the time this application is considered by the Council.



**Photo 2 -4 Bellingham Road-prior to development**

- 15 At second floor level, the three-bed duplex flat would have an amenity balcony of 29m<sup>2</sup>, an amenity deck of 14m<sup>2</sup> on the third floor. This provides an area of amenity of 43m<sup>2</sup> significantly above the minimum standards in the London Plan and 16.2m<sup>2</sup> bigger than for the two bed flat.
- 16 The total floorspace of the duplex would be 142m<sup>2</sup> compared with a London Plan standard of 102m<sup>2</sup>.



**Photo 3 Number 4 Bellingham Road under construction**

**Site Location**

17 4 Bellingham Road was a two storey detached building with basement. There is a shared access road running along the western boundary of the site that serves the back of properties and shops along 243—265 Bromley Road. To the immediate west of the site is an existing MOT and car servicing garage, and to the east and north are residential properties at Passfields and on Bellingham Road. A new two storey B8 storage development has been recently completed extending from the rear corner of the application site to the rear of side accessway, backing onto the Passfields estate.

18 The site is in Public Transport Accessibility Level (PTAL) 4 which (on a scale 1-6) shows a good level of public transport accessibility (appendix 1). Bellingham station is a two-minute walk, providing National Rail services to Kent (Bromley, Orpington and Sevenoaks) and Thameslink services through to London Blackfriars and Luton. There are numerous bus services to Bromley and Catford. The site is well located for public transport.

- 19 The site is in flood zone 1 (see appendix 2). As such there is no need for a flood risk assessment.
- 1.10 There are major shopping facilities in Bromley some 4km distant. A leisure facility and open space is within 600m and local shopping parades are less than 50m from the site. Local schools are within easy walking distance. The site is well located for family sized residential development.
- 1.11 The site is not located in a Conservation Area and the building is not listed, although it the rear boundary of the site adjoins the Grade II Listed Passfields Estate.

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## 2. Recent Planning History

2.1 The site's planning history on Lewisham's Planning Portal relates to the consent to convert and extend the gas valve distribution building and the subsequent amendments and discharge of conditions (see below).

- [The partial demolition and conversion of the former gas valve distribution building \(Sui Generis ...](#)

Ref. No: DC/19/111789 | Status: Decided

- [Details submitted in support of Condition 13 \(a\) and \(b\) \(Delivery and Servicing Plan\), and Condi...](#)

Ref. No: DC/20/116455 | Status: Decided

- [An application submitted under Section 73 of the Town & Country Planning Act 1990 for a Minor Mat...](#)

Ref. No: DC/20/116754 | Status: Decided

- [An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-mate...](#)

Ref. No: DC/20/116758 | Status: Decided

- [Approval of details of Condition 7 'materials', Condition 10 'boundary treatment' and Condition 1...](#)

Ref. No: DC/20/116809 | Status: Decided

- [Approval of details of Condition 4 \(a\) \(i\) \(ii\) \(iii\) 'Contamination' of 'DC/19/111789' 'The part...](#)

Ref. No: DC/20/116906 | Status: Decided

- [An application submitted under Section 73 of the Town & Country Planning Act 1990 for a Minor Mat...](#)

Ref. No: DC/20/117393 | Status: Decided

- [Details submitted in support of Condition \(3\) Construction Management Plan of planning permission...](#)

Ref. No: DC/20/117448 | Status: Decided

- [Approval of details of Condition 6 \(a\) 'Surface Water Management' of 'DC/19/111789' dated 05/09/2...](#)

Ref. No: DC/20/117609 | Status: Decided

- [Approval of details of Condition 4 \(a\) 'Site Contamination' and Condition 6 \(a\) 'Surface Water Ma...](#)

Ref. No: DC/20/119206 | Status: Decided

- [An application submitted under Section 73 of the Town & Country Planning Act 1990 for a Minor Mat...](#)

Ref. No: DC/20/119746 | Status: Decided

- [The formation of a vehicular crossover at 4 Bellingham Road SE6.](#)

Ref. No: DC/21/121507 | Status: Deposited (ie valid and registered)

- 22 Consent was first given for a change of use from a gas valve distribution building to residential use with a rear residential extension in September 2019 (DC/19/111789). Consent for a Non Material Amendment change to include the basements as storage for ground floor flats (DC/20/116754) was given in May 2020. A s73 Material Amendment concerning amendments to cycle and waste stores and window positions, among others was consented also in May 2020.
- 23 A further s73 Material amendment was consented (DC/20/117393) in July 2020. Changes to the metal screening to brickwork on the rear extension, enlarging the ground floor footprint of the extension and changing windows with doors were approved.
- 24 Consent was also given for the addition of external terraces at ground and first floor level on the front (north) elevation (DC/20/119746) in December 2020.



### 3. Proposals and Planning Policy

#### **Planning Policy**

3.1 This application should be in broad accordance with National (NPPF 2019), Regional (London Plan 2021) and local planning policy (Lewisham Core Strategy 2011 and Development Management Local Plan 2014-DMLP).

#### Meeting Housing need

3.2 The need for family housing, defined as three bed and above by the Council, is the main need identified in the Lewisham SHMA (paragraph 2.22 of the Development Management Policy 2014). It is also recognised that three bed dwellings are more difficult to secure in high density schemes across the borough.

3.3 The extension of the roof to achieve a larger three-bed family unit with suitable amenity space is a positive planning benefit of this proposal. The consented scheme did not have a family dwelling (three bed) within it. Note that while most three bed dwellings are provided on the ground floor with their own garden space, it will not always be physically possible to arrange all three bed family units, required by the Council, on the ground floor. This family unit has the benefit of 43m<sup>2</sup> of very good amenity space, greater than London Plan standards and also having access to the shared ground floor amenity space.

#### **Policy on Extensions**

3.4 Development management Policy DM31 sets out the Council's policy on residential extensions including roof extensions. They are required to be:

' of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, and detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.'

Extract from preamble to DM31



Photo 4 Consented Scheme from Bromley Road

35 The proposed design does respect and complement the consented planning scheme. The roof extension is carefully set back from the front and sides to reduce its impact and the materials of the upper floor match that of the second floor, but in a lighter shade, producing a lighter top hat to the rest of the building. The proposals and their detailing are sensitive in relation to the consented scheme and meet the aims of the aims of policy DM31.

36 Photo 4 shows the consented scheme from Bromley Road. It is clear that an additional floor would not look overbearing in the context of views from the Bromley Road/Bellingham Road junction.



Photo 5 Bellingham Road towards Bromley Road junction

- 3.7 Photo 5 shows how little of the current roof line shows up from slightly longer distance views in Bellingham Road (close to 23 Bellingham Road). Any roof extension set in and set back will have very limited impact on slightly longer term views and will be barely noticeable slightly further away along Bellingham Road.
- 3.8 New rooms provided by extensions to residential buildings will be required to meet the space standards in DM Policy 32. The proposals exceed London Plan size standards 2021. The minimum size for a three bed dwelling over two floors is 102m<sup>2</sup> and the proposed floor space is 142m<sup>2</sup>, substantially in excess of the London Plan minima. The proposed new apartment also is in excess of minimum bedroom size and width standards, storage standards (2.5m minimum) and considerably in excess of balcony amenity space standards with 43m<sup>2</sup> of balcony compared with a London Plan 2021 requirement of 9m<sup>2</sup>. In addition the new dwelling has access to rear shared amenity space.

- 3.9 Lewisham Development Management policy DM31 generally resists extensions to the front of a dwelling but the context here allows for an exception to the policy rule. The original building and indeed the resulting building is not connected physically and stylistically to the rest of the street. The separateness of the dwelling at the end of the road allows for an exception to the general rule to be justified and such innovation to be encouraged.
- 3.10 DM31 requires that residential extensions, adjacent to dwellings should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens. The shadow study submitted with this application demonstrates that the additional storey has no discernable effects on casting additional shadow on the neighbouring property. It has already been established in the consented scheme that no significant intrusion in privacy was caused by the consented building because there are no habitable rooms in the flank wall window of number 6 Bellingham Road. The additional floor follows the same form and therefore likewise has no detrimental effects on privacy.
- 3.11 In policy DM31, the Council will consider proposals for building extensions that are innovative and have exceptional design quality where these are fully justified in the design and access statement. The D&A attached to this application does demonstrate the quality of the proposals.
- 3.12 Under policy DM31, extensions will not be permitted where they would adversely affect the architectural integrity of a group of buildings as a whole or cause an incongruous element in terms of the important features of a character area, nor where the roofline is exposed to long views from public spaces. A roof extension in any form that would have an obtrusive impact on that view will not be permitted.
- 3.13 Because the third floor roof extension is set back on a building that is already set back, the additional floor does not have an obtrusive impact on longer views along Bellingham Road (photo 5) and is otherwise surrounded by tall buildings such as the Passfields estate which provides a significantly taller backdrop to the application building.

**Daylight, Sunlight and Overshadowing**

3.14 The London Plan requires that development receive good daylight and sunlight and that new development does not seriously compromise the daylight and sunlight of existing dwellings. An overshadowing study submitted with this application demonstrates graphically that the additional storey has no discernable impact on over shadowing.

**Car and Bicycle Parking**

3.15 The consented scheme provided no on-site car parking as the applicant demonstrated a sufficiency of existing on street car parking spaces. The latest car parking standards are set out in policy T6 and Table 10.3 of the London Plan 2021. For a site in a PTAL 4 area, the maximum car parking standard does not change between a two bed dwelling and a three bed dwelling. It remains as a maximum car parking space of 0.5 to 0.75 for both. The larger dwelling proposed does not therefore require additional car parking space.

3.16 The London Plan cycle standard in Table 10.2 does not require an additional cycle space for a two bed and three bed dwelling. In any case the consented scheme provides 20 long term cycle parking spaces where only 16 were required as a minimum. No additional cycle parking is therefore required.

3.17 The additional demand for waste bin storage is marginal and can be comfortably accommodated within the existing 2x 1100 litre, 1x 660 litre and 1x food waste provision.

**Urban Design and Heritage Assets**

3.18 Policy DM30 sets out general design principles and also more detailed design issues. The Council, in consenting the DC/19/111789 scheme were content that the building proposed did not detract from the heritage asset; the Grade II Listed Passfields Estate. The North Elevation submitted with this application shows that even with the additional floor, the resulting building is still clearly subservient to the scale of the Passfields building and preserves its character in line with policy DM36.

3.19 The additional windows on the eastern flank of the roof extension do not create privacy problems as there are no habitable room windows on the flank wall of number 6, next door.

3.20 The green roof consented on the second floor roof is retained on the third floor roof.

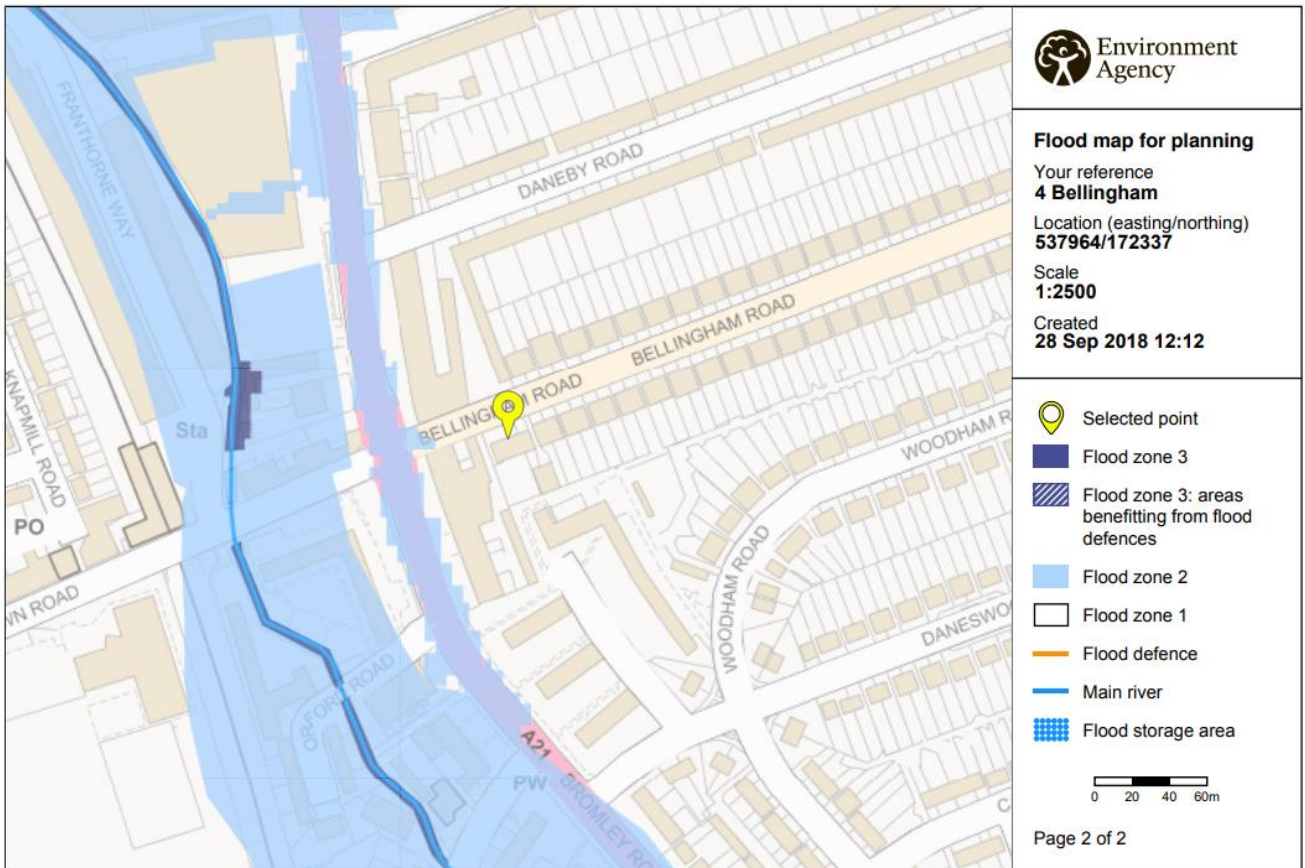
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## 4. Conclusions

- 4.1 The proposed roof extension to create a family dwelling from a two bed flat to a three bed duplex is one worthy of Council support. The resulting flat is of generous size and with generous amenity space over two levels.
- 4.2 The additional roof is set back from the front and sides of the building and does not have significant impact on longer views in the street scene.
- 4.3 The roof extension does not affect neighbours daylight nor create privacy issues.
- 4.4 The proposal strongly exceeds London Plan size standards, including amenity space standards.
- 4.5 The proposed larger unit does not require additional car parking, cycling or additional waste bin space that cannot be accommodated .
- 4.6 The proposal does not have a negative impact on the Listed Passfields estate building.
- 4.7 For these reasons the proposals should be supported. The proposals are sustainable and following National planning guidance (NPPF 2019) should be consented.

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**July 2021**

Appendix 1 Flood Risk Zone

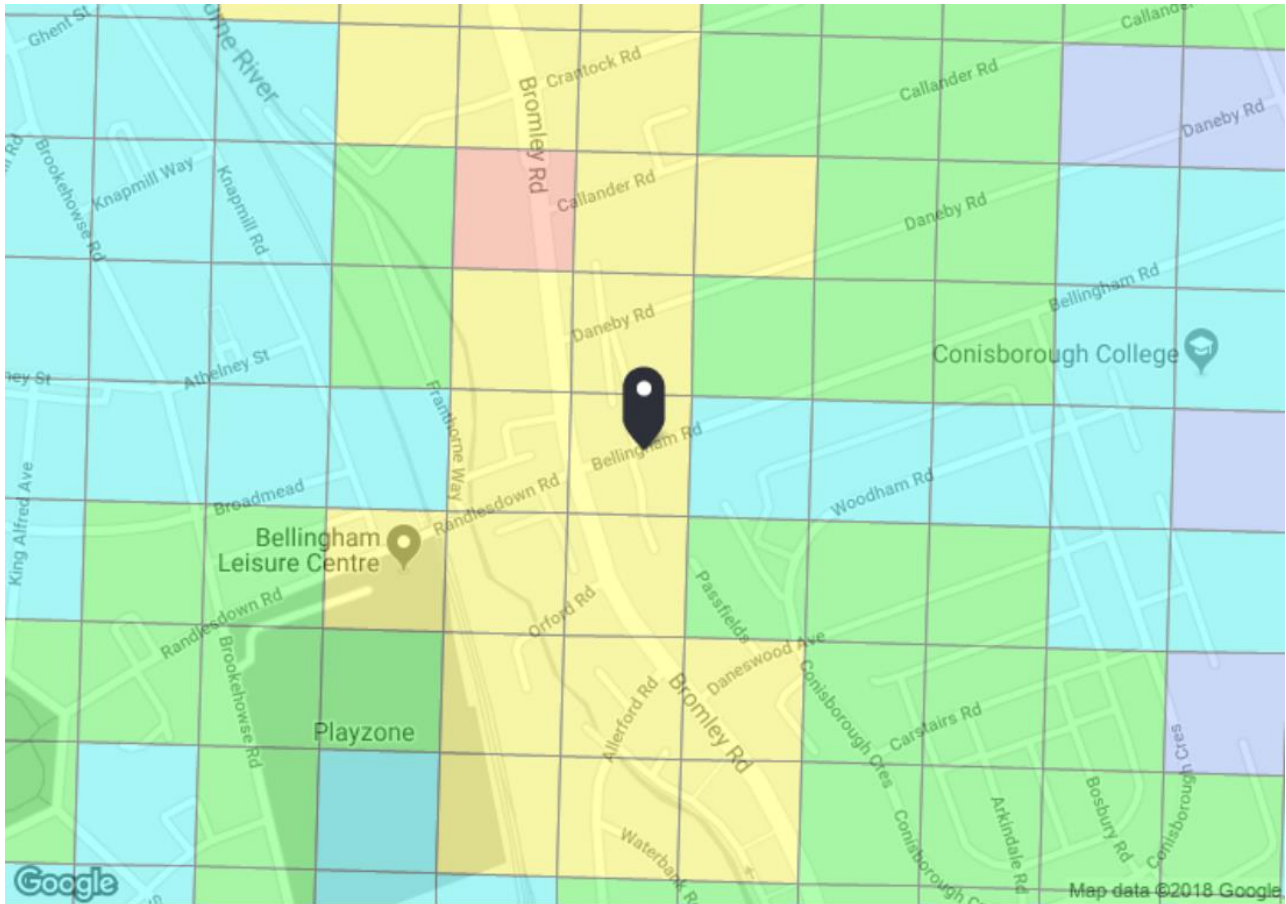


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**EA Flood Risk Map. The site at 4 Bellingham Road is in flood zone 1. Very Low risk of flooding**



Appendix 2 public Transport accessibility Zone



PTAL output for Base Year

4

Easting: 537960, Northing: 172346

<b>Map key - PTAL</b>		<b>Map layers</b>
0 (Worst)	1a	PTAL (cell size: 100m)
1b	2	
3	4	
5	6a	
6b (Best)		

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4 Bellingham Road has Good Public Transport Accessibility