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REVISED PLANNING APPLICATION BY

MR P NEVARD

RELATING TO
THE ERECTION OF A TWO STOREY, THREE BEDROOM DWELLING
AT

LAND ADJACENT TO
41 RIDGE AVENUE
CRAYFORD
DA1 3PF



PLANNING STATEMENT

OUR REF: JA/20/244

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1. INTRODUCTION

- 1.1. Following the council's approval of application ref: 20/02724/FUL on 8th February 2021, planning consent has been granted for the erection of a new two storey, two-bedroom dwelling adjacent to No. 41 Ridge Avenue, Crayford.
- 1.2. As the project looks to move to the construction phase, this application proposes an alternative internal layout and the provision of a third bedroom within the roof space, incorporating a rear dormer addition.
- 1.3. While the revised proposal represents a minor amendment to the approved development, a recent High Court decision (see *Finney v Welsh Ministers (2019)*) has established that Section 73 of the Act cannot be used to change the description of the development. As the description will change from "*Erection of a two storey x 2-bedroom attached dwelling with dedicated car parking space and amenity area*" to "*Erection of a two storey x 3-bedroom attached dwelling with dedicated car parking space and amenity area*", a full planning application is being made. In effect, however, the revised proposal is a minor variation to the development which is already approved.
- 1.4. The application is supported by a set of updated planning drawings. These, in our view, demonstrate that the revised proposal continues to accord with the objectives of all relevant planning policies at a national, regional and local level.
- 1.5. We therefore consider that planning permission should reasonably be granted.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1. The site is located at the junction of Ridge Avenue and Ridge Way, Crayford. The site currently comprises a pair of semi-detached houses (No. 39 and No.41).
- 2.2. No. 41 sits on an irregularly-shaped but spacious plot with a detached garage to the rear. There is an existing access point from Ridge Avenue which serve the garage; this will be utilised to provide car parking spaces to serve No. 41 and a dedicated second space to serve the proposed new dwelling.
- 2.3. The site is located within an existing residential area and is in a sustainable location with good access to various bus routes and good links to local facilities. The immediate area is characterised by predominantly terraced and semi-detached properties. There are examples of rear dormers clearly visible from the application site.



The site identified in a red line, with examples of rear dormers visible close by

- 2.4. According to the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore has a low probability of flooding. The site also contains no listed buildings and is not within a defined Conservation Area or an area which is the subject of any specific policy protection by the Council.

3. RELEVANT PLANNING HISTORY

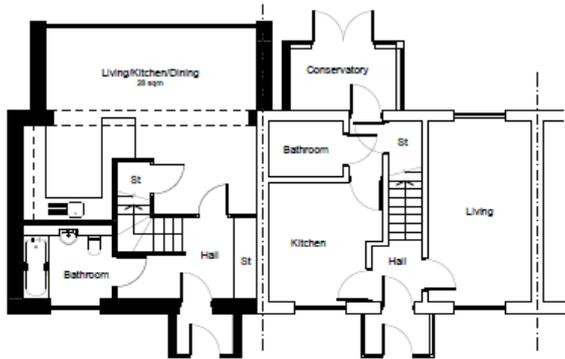
3.1. Of most relevance to this application is the councils recent approval of application ref: 20/02724/FUL on 8th February. Planning permission has been granted, therefore, for a dwelling adjacent to No.41 containing 2 bedrooms.

3.2. It is noted that condition 14 of the recent approval restricts certain 'Permitted Development' rights for the new property:

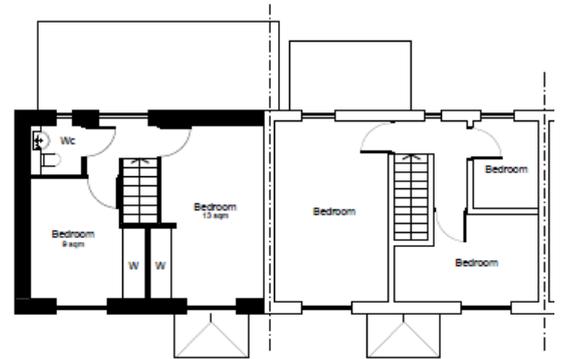
14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) no development permitted by Classes A, AA or D, of Part 1 of Schedule 2 of the aforementioned Order (as amended), shall be erected or made within the curtilage of the dwelling(s) hereby permitted without the prior written approval of the Local Planning Authority.

3.3. It is important to note that, however, that Classes A, AA and D relate to extensions to the main house and the addition of a porch outside any exterior door, but do not relate to development within the limitations of Class B of Part 1, Schedule 2 which relates to development involving loft conversions. Therefore, once constructed, the approved dwelling retains rights pursuant to Class B to convert the roofspace and to add a rear dormer feature. This is a material consideration in this case.

Upstairs the amended layout allows for two bedrooms at first floor level with a staircase providing access to Bedroom 3 within the roofspace and the proposed rear dormer.

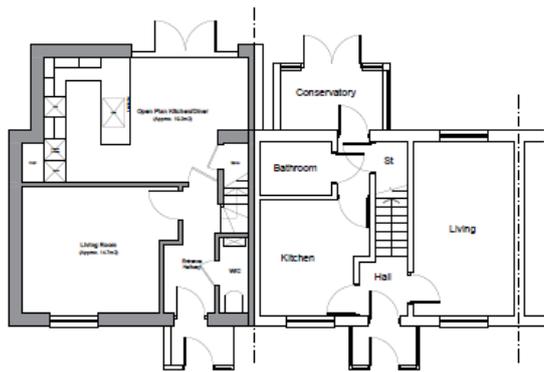


Proposed Ground Floor
 2B 3P house @ 71sqm

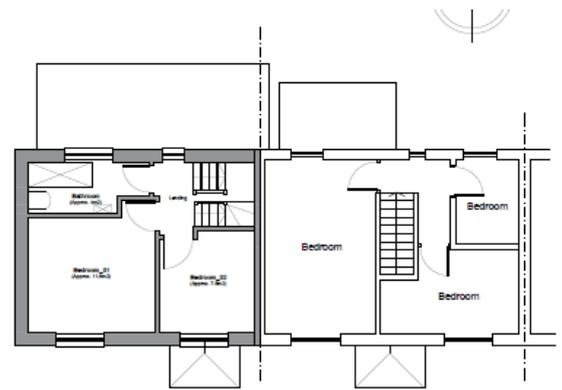


Proposed Ground Floor
 2B 3P house

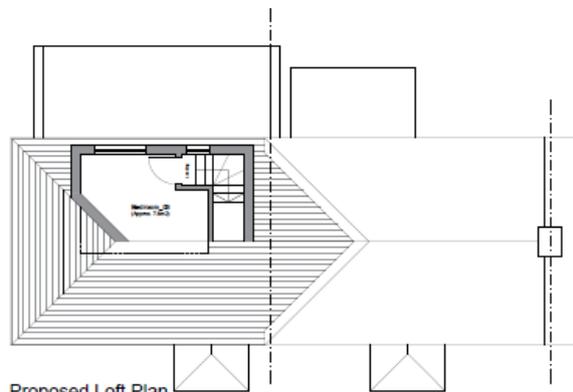
Floorplans as approved



Proposed Ground Floor - Scale - 1:50



Proposed First Floor - Scale - 1:50



Proposed Loft Plan
 Scale - 1:50

Floorplans as proposed

5. RELEVANT PLANNING POLICY CONSIDERATIONS

National Planning Policy Framework (2019)

- 5.1. The main purpose of the revised Framework remains to achieve sustainable development through a plan-led system. The presumption in favour of sustainable development remains and, if development is sustainable, this should go ahead without delay.
- 5.2. Section 4 deals with decision making and states the local planning authorities should approach decision on proposed development in a positive and creative way. Decision makers are urged to approve applications for sustainable development where possible.
- 5.3. Section 5 of the revised Framework sets out the government's objective of significantly boosting the supply of homes and delivering a sufficient supply of new houses that meet specific needs.
- 5.4. Paragraph 70 refers to windfall sites and states that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, only where development would cause harm to the local area. The Government also recognises that small and medium-sized sites make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.
- 5.5. In relation to highway, parking and sustainable transport matters, paragraph 109 of the revised NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.
- 5.6. Section 11 requires local planning authorities to ensure that planning policies and decisions promote an effective use of land in meeting the need for homes and other uses.
- 5.7. The Government continues to recognise that design is indivisible from good planning, and that high quality design is a key aspect of sustainable development.

- 5.8. Paragraph 127 seeks to ensure that development proposals add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history.
- 5.9. Paragraph 130 recognises that whilst poor design which fails to take opportunities available for improving the character and quality of an area should be avoided, design should not be used by the decision maker as a valid reason to object to development.

THE DEVELOPMENT PLAN

The London Plan (2021)

- 5.10. Since the previous approval the new London Plan has been adopted. This contains a clear focus on increasing the housing supply across London. Indeed, in his letter to the Mayor the Secretary of State for Housing, Communities and Local Government (Robert Jenrick) expressed deep concern over the average housing delivery across London in the last three years. He expressed support for the Plan to be adopted, however, requested that the Plan immediately begin to be reviewed in order to ensure that the strategic policies for London “*will meet the higher level and broader housing needs of London*”
- 5.11. Policy H2 of the new London Plan relates to ‘small sites’ and expressly sets out support for the delivery of new residential accommodation on smaller development sites. The substantial benefits which can be attributed to a greater contribution towards housing delivery from small sites is recognised as a strategic priority in the Plan.
- 5.12. Policy D1 ‘London's form and characteristics’ provides a policy framework for delivering good design. This includes assessing an area’s characteristics and establishing the capacity for growth of different areas. Developments should be responsive to each site’s context.
- 5.13. Policy D4 ‘Delivering good design’ requires all development to make the best use of land by following a design-led approach. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context. Development should respond positively to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to building

types, forms and proportions. Development should deliver appropriate outlook, privacy and amenity spaces while responding to existing character and any special and valued features and characteristics that are unique to the locality. They should contribute towards local character and be of a high quality.

Bexley Core Strategy (2012)

- 5.14. The Council's Adopted Core Strategy sets the overarching vision for the Borough.
- 5.15. Policy CS01 of the Core Strategy focuses on achieving sustainable development and requires for applicants to maximise the effective and efficient use of land, to contribute to the health and wellbeing of the community and the environment. It also seeks to ensure that new housing provision meets the needs of Bexley's current and future population.
- 5.16. Policy CS05 relates to the Crayford and Old Bexley region, and seeks to ensure that the areas that are characterised by mainly semi-detached and detached family housing are retained and, where possible, improved, including the surrounding environment, and that new development is in keeping with the character of these areas.
- 5.17. Policy CS10 focuses on housing need with table 4.1 confirming there is a significant demand for new two bedroom dwellings that are available on the open market.

Saved Policies of the Unitary Development Plan (2004)

- 5.18. A number of the policies relevant to the determination of planning applications have been saved, where they have not been superseded by the adoption of further policy. Of relevance in this instance are the following saved policies.
- 5.19. Policy H3 sets out that new residential proposals in primarily residential areas should have regard to the following criteria: the layout, scale and massing, elevational treatment and materials should be compatible with local character; spaces around buildings should be compatible with the locality; the preservation of the historic environment would be sought; residential development will not be permitted in areas that are subject to excessive noise.

- 5.20. Policy H6 relates to provision of 'adequate' usable amenity space provision on site. This can include gardens, balconies, terraces and roof gardens.
- 5.21. Policy H7 seeks to ensure a reasonable degree of privacy and outlook for space within and outside dwellings.
- 5.22. Policy H8 focuses on infill development and states that new residential development consisting of dwellings to the side or rear of existing properties will be permitted where they have adequate and safe access for vehicles, where the proposed dwellings are adequately separated from other properties, where there is no adverse effect on the character of the area and where important landscape and nature conservation features of interest are preserved.
- 5.23. Policy T17 relates to car parking, with the Council's parking standards set out in Appendix 1 of the UDP. The Council is clear that in applying the car parking standards to individual site proposals, the following factors will be taken into account: the availability of public transport; the presence of on-street parking controls to deter parking; and the availability of public off-street parking opportunities. Applicants will be required to justify the level of parking provision proposed.

OTHER MATERIAL CONSIDERATIONS

The Mayor's Housing Supplementary Planning Guidance (2012)

- 5.24. The Mayor's Housing Supplementary Planning Guidance provides guidance on how to implement the housing policies in the London Plan. It is informed by the NPPF and the Government's Housing Strategy for England and sets out the minimum space standards for new residential development in London.

Design and Development Control Guidelines

- 5.25. The Council has further guidance relating to new residential development which seeks to ensure that new developments provide a high standard of accommodation in terms of design and layout.

Bexley Design for Living (Supplementary Planning Document – 2006)

- 5.26. The Supplementary Planning Document outlines high quality design expectations of the local Planning Authority where new residential development is proposed. It requires for dwellings to be orientated to minimise overshadowing and also seeks for new development to be of an appropriate density. The Guidance requires for amenity space to be integral to any design and incorporated within all proposals it also outlines the importance of ensuring the privacy and amenities of residents within new development are adequately preserved.
- 5.27. In terms of privacy, the guidance states that applicants should consider the position and orientation of a habitable rooms and the location of their doors and windows to minimise overlooking and maintain privacy.

6. PLANNING ASSESSMENT & CONCLUSION

- 6.1. The proposal represents a minor variation to the development which is already approved under ref: 20/02724/FUL. The reason full planning permission is being sought (rather than application pursuant to Section 73) is that the description of the development will be changed to refer to three bedrooms.
- 6.2. It is material considerations that the approved dwelling could be extended into the loft (once substantially completed) as rights afforded to dwellings to undertake loft conversions are not restricted by condition 14 of the existing permission. The applicant wishes to construct the dwelling with three bedrooms as one operation, hence the application for revised planning consent.
- 6.3. The development will remain a high quality residential development which will reflect the prevailing characteristics of the immediate area.
- 6.4. As with the extant approval, at a principle level, new housing is a key priority for all London Boroughs. This has been reinforced with the adoption of the 2021 London Plan and its focus on 'small sites'. It is clear that the principle of the development is already established.
- 6.5. The introduction of a dormer feature on the rear roof slope would accord with local characteristics and result in no material additional impact over the extant permission. As highlighted above, there are examples of loft conversions in the immediate area, and these are common place in a suburban residential area.
- 6.6. Our firm view is that the prevailing character of the area will continue to be maintained by this revised proposal. The minor revision to the layout internally and the use of the roofspace as proposed will not give rise to any additional loss of amenity towards adjoining occupiers given the separation distances between them.
- 6.7. In light of the foregoing and given the lack of any conflict with the overall aims and objectives of the Council's adopted policies, we would respectfully suggest that planning



permission should reasonably be granted for this revised proposal, subject to any necessary safeguarding planning conditions.