

# Planning, Design & Access Statement

19 Montrell Road, London, SW2 4QD

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This planning application proposes the following development:

*"Replacement of the rear first floor bay window."*

The proposed development will increase the size of the room and allow more sunlight and daylight into the kitchen.

Many of the first and second floor elevations of properties along Montrell Road have been altered with full or partial depth extensions or have had bays totally removed. This application proposal is more sensitive and appropriate by increasing the size of the bay itself.



Google 3D Satellite Map

### 1. Site Location

19 Montrell Road is a three storey property situated on the eastern side of the street. The building is currently arranged as two self-contained flats.



OS map 1:1250



OS map 1:500

## 2. Existing Building - External

Externally, the property has tri-partite bay windows at ground and first floor levels on the front elevation. At the rear, the property has a three storey rear return. The ground floor has a much larger depth than the floors above. The first floor has a rear bay window.



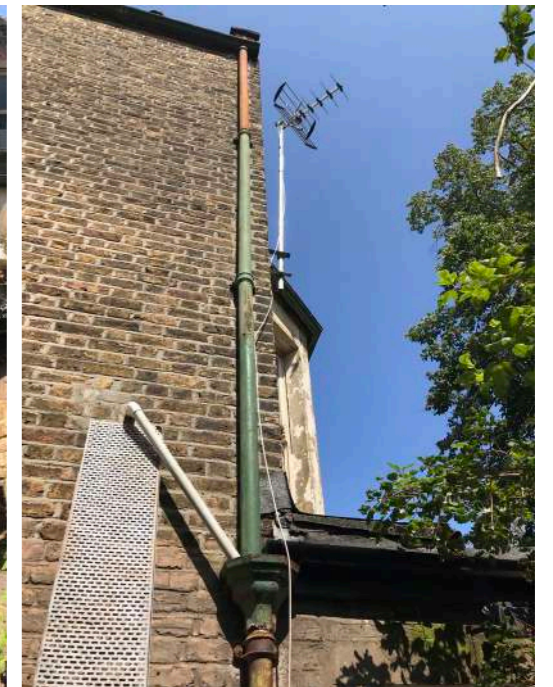
Front Elevation



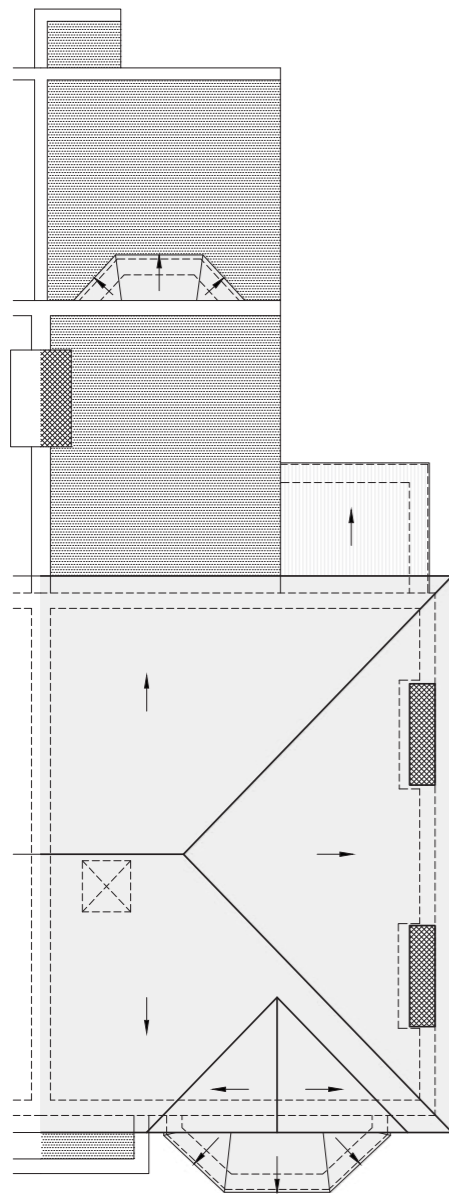
Rear Elevation - Right Pan



Rear Elevation - Left Pan



Side Elevation - Bay Window



Existing Roof Plan



Existing Front Elevation



Existing Side Elevation

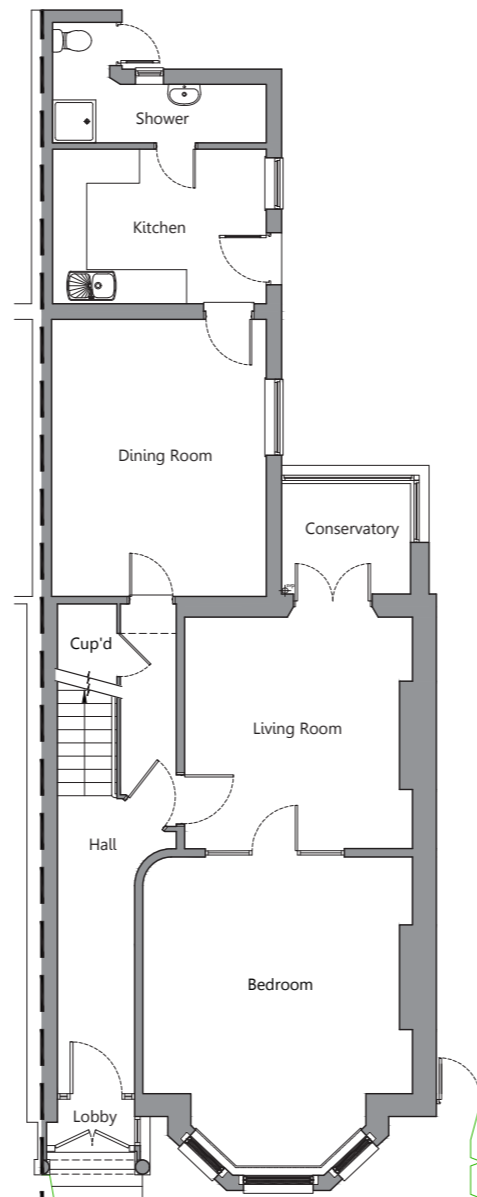


Existing Rear Elevation

### 3. Existing Layout

Flat A is a one bedroom flat at ground floor level. It is accessed from the front door. There is a bedroom and living room at the front of the building. The rear of the ground floor is laid out as original with the dining room opening up into a kitchen, followed by a bathroom at the rear. The flat has access to a rear garden from the kitchen.

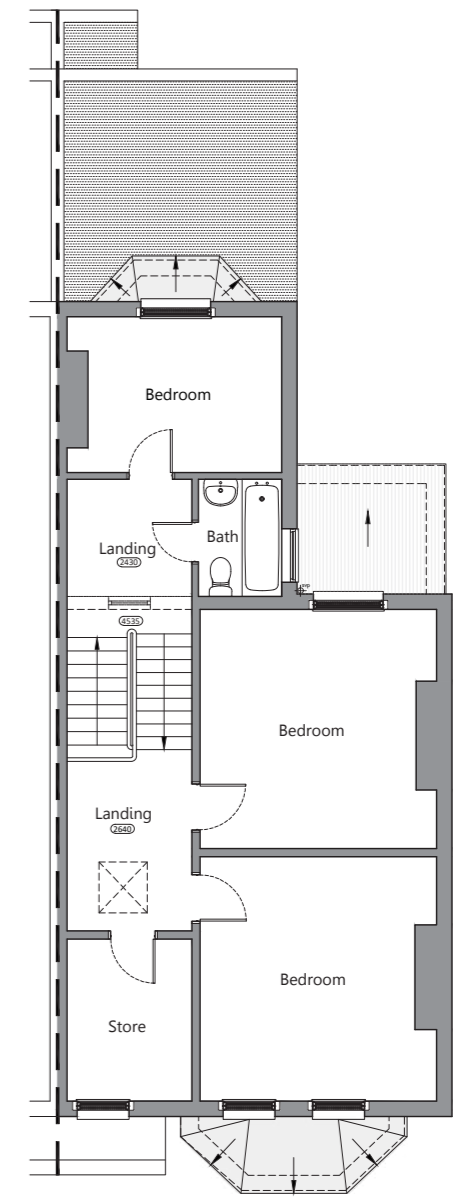
Flat B is a second self-contained flat on the first and second floors. The flat is also accessed via the front door. The first floor contains living and dining rooms at the front of the building with a kitchen and bathroom at the rear. At second floor level, there are three bedrooms, a store and a bathroom.



Ground Floor Plan  
Flat 1



First Floor Plan  
Flat 2



Second Floor Plan  
Flat 2



Flat 1 Kitchen



Flat 1 Living Room



Flat 2 Kitchen



Flat 2 Front Bedroom



Flat 2 Living Room

## 1. Surrounding Area

Montrell Road is a residential street predominantly made up of pairs of three storey Victorian semi-detached properties. The majority of dwellings have been substantially altered at the rear at ground, first and second floor levels.

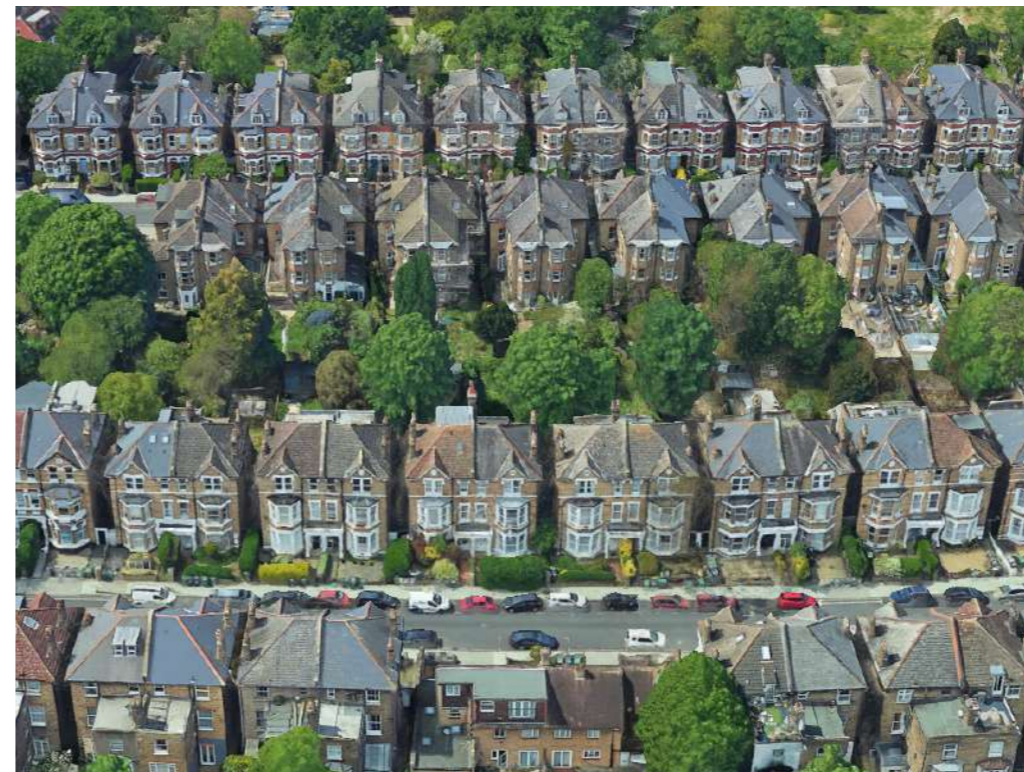
The images overleaf show the rear of properties fronting Montrell Road. They highlight what works have taken place. They include part and full depth first and second floor extensions, installation of French doors to bay windows to create roof terraces and removal of bays.



General view of properties fronting Montrell Road



Front elevation of 17&19 Montrell Road



Aerial view of Montrell and Tierney Road - Google 3D Satellite Map

## 2. Neighbouring Properties

As can be seen on the aerial photos on the pages 7-9 of this PDAS, a number of properties on Montrell Road have been extended at first and second floor level.

This page shows the rear of 17-31 Montrell Road. As can be seen, the rear bay of 21 Montrell Road has been removed. Both 29 and 31 Montrell Road have been extended with full depth first and second floor extensions.



Google 3D Satellite Map



## 2. Neighbouring Properties (Cont'd)

This page shows 1-15 Montrell Road. As can be seen 1 and 3 Montrell Road have full depth first and second floor extensions. Both 9 and 15 Montrell Road have rear dormers that provide access onto roof terraces that are above the rear return.



Google 3D Satellite Map

## 2. Neighbouring Properties (Cont'd)

The aerial images on this page show the rear elevations of 10-28 Montrell Road. As can be seen, a large number of the properties have been extended at first and second floor level. 12, 16, 18, 20, 22 and 24 have all been extended at first floor level and many have been extended full depth.



Google 3D Satellite Map

## 2. Neighbouring Properties (Cont'd)

The aerial images on this page show the rear elevations of 30-44 Montrell Road. 32, 34, 36 & 40 have been extended at second floor level. 42 & 44 have been extended at second floor level.



Google 3D Satellite Map

### 3. 36 Montrell Road

36 Montrell Road was recently granted Planning permission (LPA ref: 20/03587/FUL) on 11th December 2020 for the following development:

*“Erection of a single storey second floor rear extension”.*

This is a much larger extension which is higher up the building and therefore more sensitive and visible than the works this application proposes. Despite this, it was concluded that the extension accorded with planning policy and guidance. There is merit in reviewing the case officer’s comments on the two material planning issues (design and amenity) when recommending the development for approval.

A copy of the officer’s delegate report and the approved plans and decision notice accompanies this application submission. In terms of design, paragraphs 7.3-7.5 of the officer’s delegated report states inter alia;



[Google 3D Satellite Map](#)

*“The proposed second floor single storey rear extension to the existing rear outrigger is of an appropriate size and would appear as a subordinate addition to the host property..... A second floor extension to the existing rear outrigger would not appear out of character in this location, given the context of the site..... The proposed extension would respond to positive aspects of the local context and positively respond to the original architecture of the host building, with brickwork to match..... Overall, the proposals are in keeping with the context of the surrounding area and would preserve the character and appearance of the host property.”*

Turning to amenity, paragraphs 7.7 – 7.10 states inter alia:

*“Visual amenity from adjoining sites would be preserved and the proposed extension would not be visible from the public realm. Acceptable standards of privacy would then be maintained at all neighbouring properties and it is not considered the proposals would give rise to an material increase in overlooking. The proposed extension provides for adequate outlooks both from the host property and neighbouring properties and avoids any undue sense of enclosure. It is not considered that there would be any unacceptable impact on levels of daylight and sunlight received by the host building or neighbouring properties.”*

These comments are helpful when determining this application in so far as:

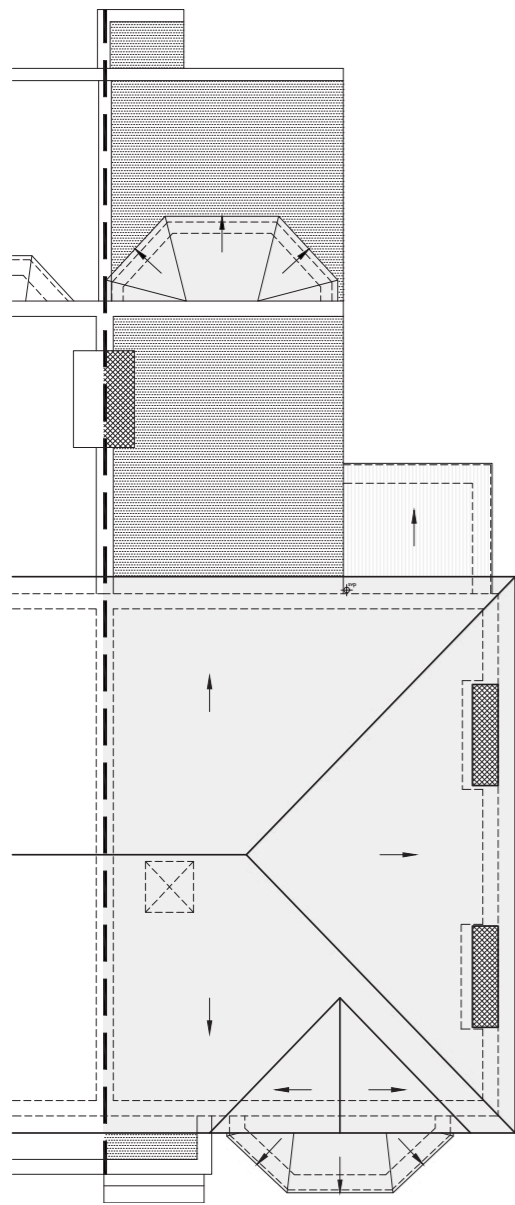
- A much larger extension was considered to be subordinate to the host building;
- The works would preserve the character and appearance of the host property and they respond positively to the original architecture of the host building;
- The visual amenity from adjoining sites would be preserved and the proposed extension would not be visible from the public realm; and
- The extension did not have a material impact upon the amenity of neighbouring properties.

It is considered that these comments are applicable when assessing the merits of this application proposal.

A lawful development certificate for an existing use (CLUED) of the site as two flats was recently submitted to the LPA in order to regularise its use. This application proposal seeks to modify the existing bay window to Flat B.

## 1. External Alterations

As can be seen on the proposed layout and elevation drawings below, the application proposals seeks to increase the size of the rear bay window. It will continue to be a tri-partite bay window. It will be built using material to match the existing.



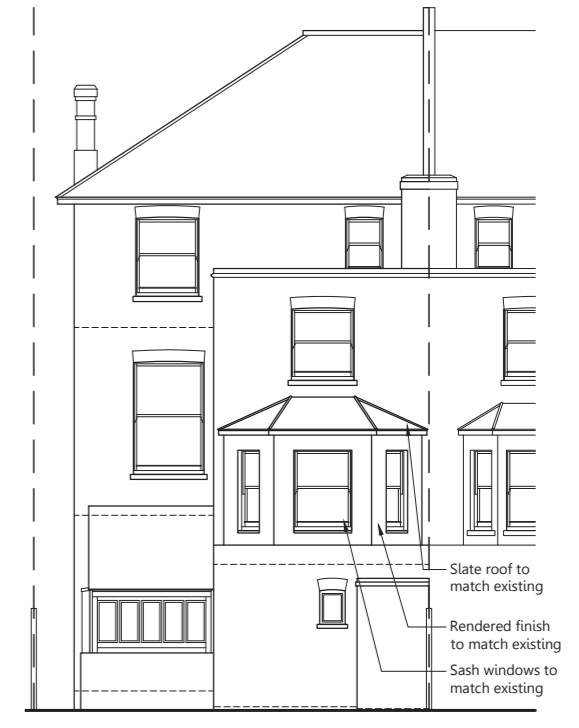
Proposed Roof Plan



Proposed Front Elevation



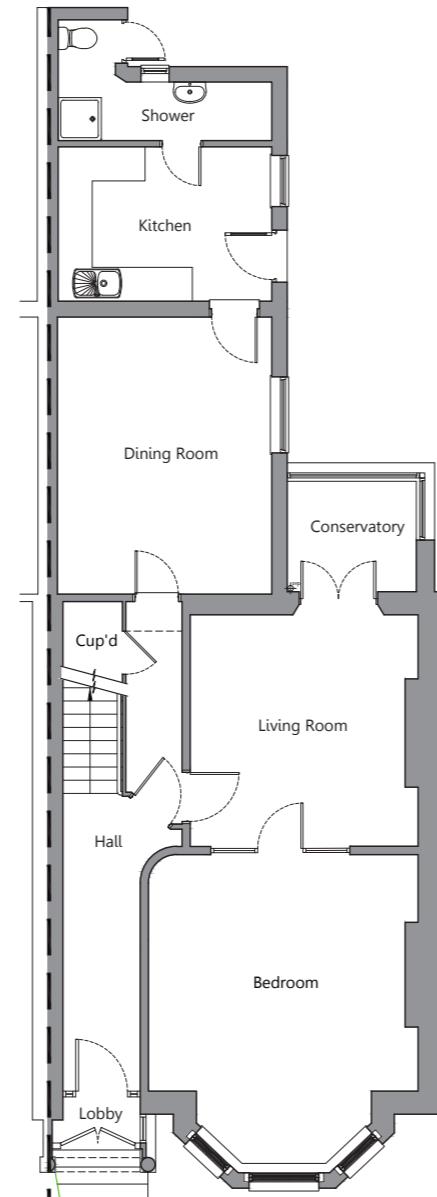
Proposed Side Elevation



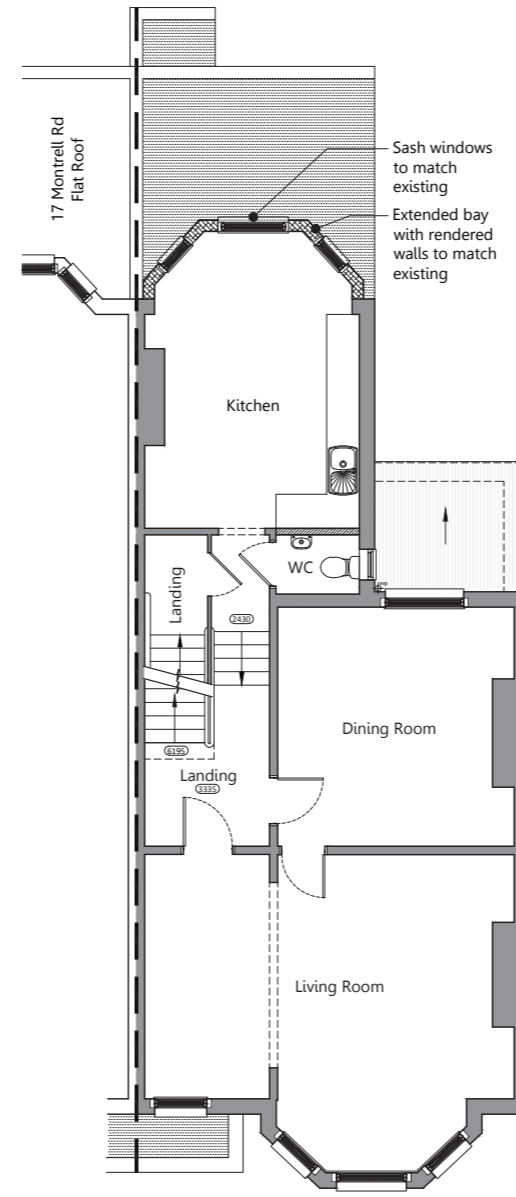
Proposed Rear Elevation

## 2. Internal Layouts

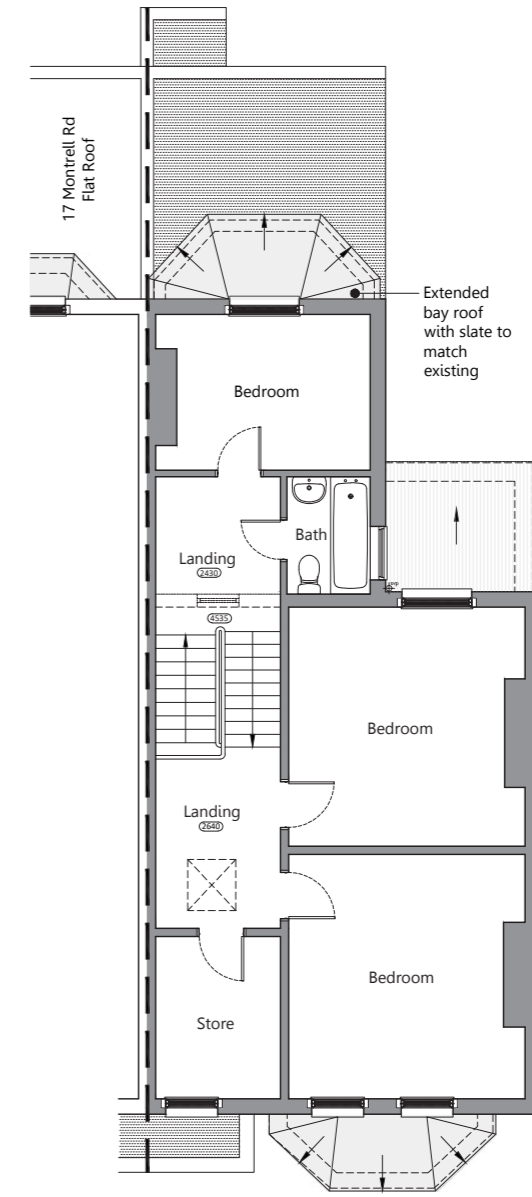
The proposed bay window will increase the size of the kitchen and provide better light and outlook to this room.



Ground Floor Plan  
Flat 1



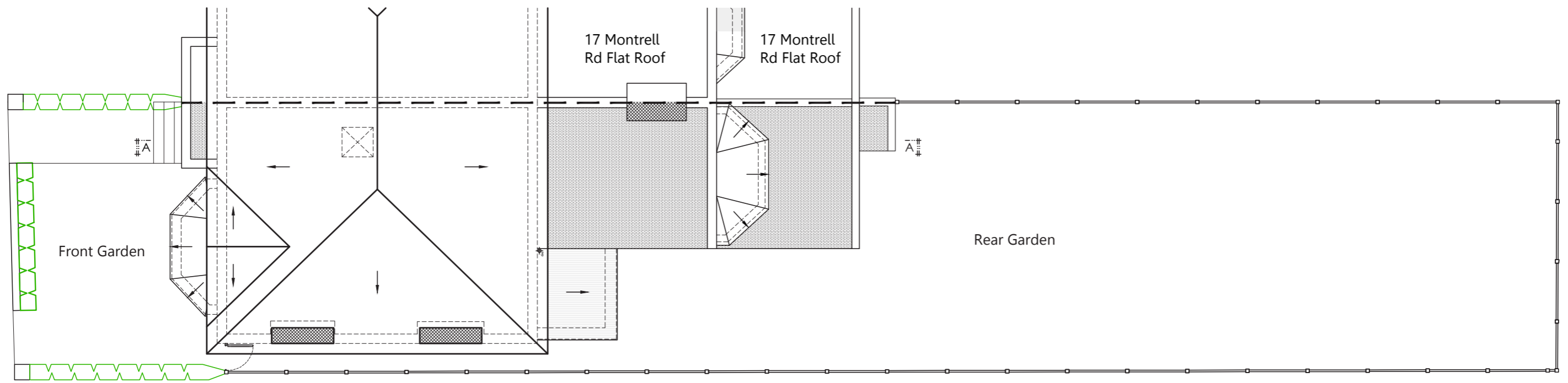
First Floor Plan  
Flat 2



Second Floor Plan  
Flat 2

### 3. Proposed Site Layout Plan

The site layout plan shows the relationship with the next door property and that the proposed bay window will have no impact on their amenity.



Site Plan



Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

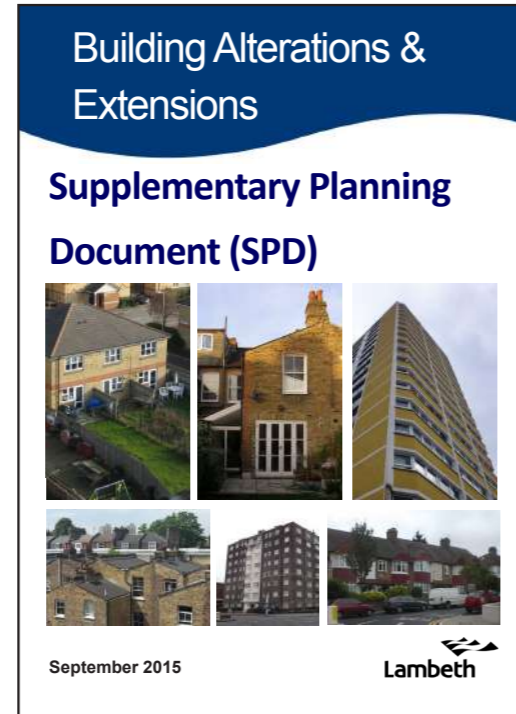
With this in mind, when assessing the merits of this planning application regard has been had to the following chief documents:

1. Lambeth Local Plan 2021.
2. Lambeth Supplementary Planning Document (SPD) for Building Alterations & Extensions 2015.
3. London Plan 2021.

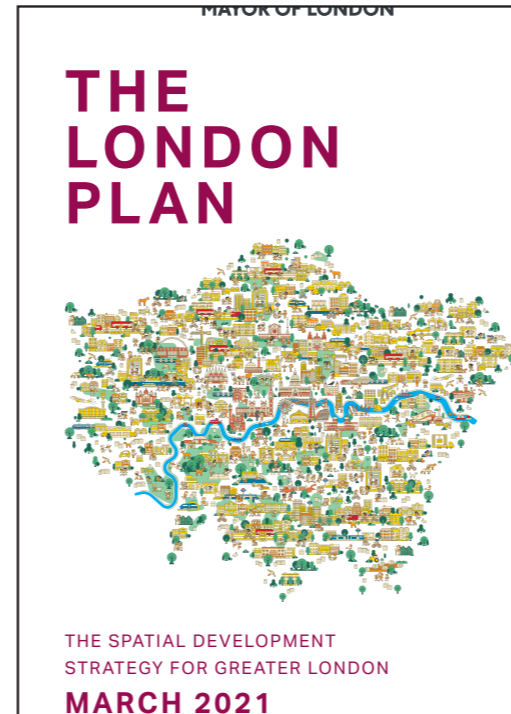
1.



2.



3.



When assessing the planning merits of the proposal, there are two main issues. These are:

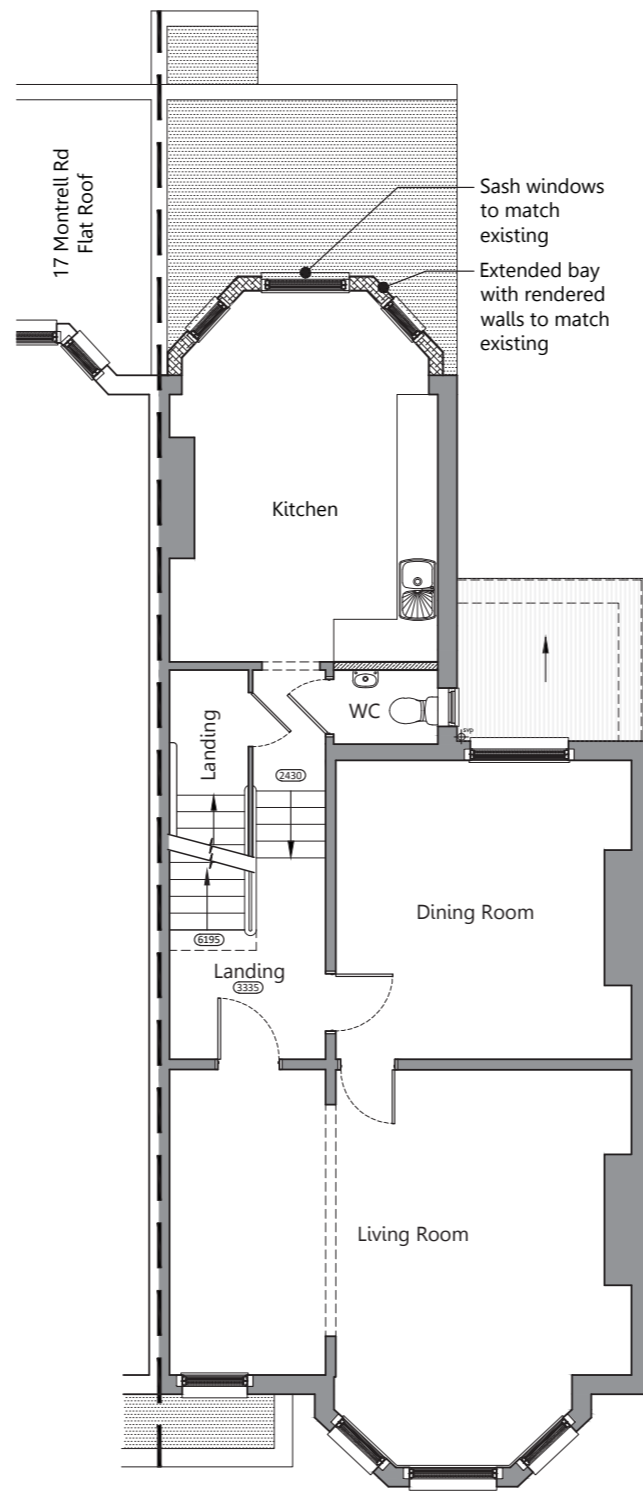
- Design of the proposal; and
- The impact upon the amenity of neighbouring properties.

In terms of the design of the bay, the proposed rear elevation drawing shows the proposed bay. It will adopt a traditional design and will be built using materials to match the existing. Against this background, it is noteworthy that many of the properties along Montrell Road as can be seen in pages 7-10 of this PDAS have been altered and extended, which has eroded the character and appearance of these properties. It is also noteworthy that the Site is not contained within a conservation area.

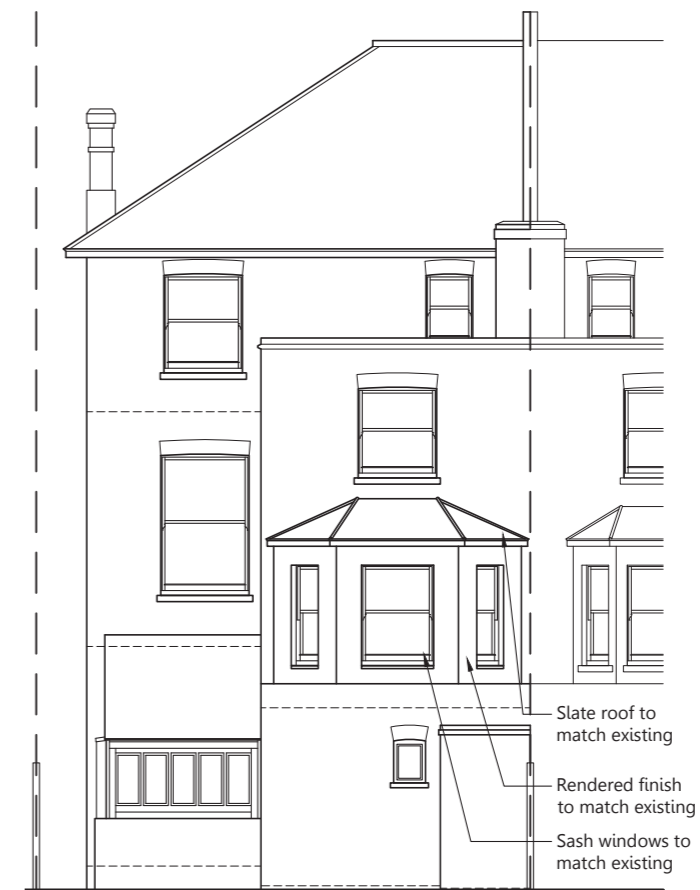
With the above in mind, Policy Q11 of the Lambeth Local Plan supports in principle building extensions where they will deliver enlarged units. The proposed bay will achieve this aim. Moreover, having regard to Criterion Ai of Policy Q11, the proposed bay will positively respond to the original architecture, detailing, fenestration and materials of the host building.

For these reasons, the design is considered to be acceptable.

Turning to impact, as can be seen on the site layout plan, the proposed bay will have no impact upon the amenity of the adjoining occupier and is therefore considered to be acceptable.



First Floor Plan  
Flat 2



Proposed Rear Elevation

This planning application seeks to increase the size of the rear bay window. In doing so, the proposed bay will be built to a high standard using matching material and will respect the host building. Moreover, it will have no impact whatsoever upon the amenity of adjoining occupiers.

For these reasons, it is considered the application proposal have merit and accords with the relevant development plan policy.