

21 Frensham Road, New Eltham, SE9 3RG

Planning application for a part one / part two storey side and rear extension

1 Site context



21 Frensham Road - aerial image showing plot extent

- 1.1 21 Frensham Road is a semi-detached chalet house located on the western side of Frensham Road. Frensham Road is an established residential road, comprising pairs of semi-detached chalet houses which were all built to the same original design. The road forms part of the Blenheim Estate which was laid out in the 1930s, comprising a development of largely semi-detached properties, the majority of which are chalet pairs. The development includes properties on Telford Road, Frensham Road, Cornwallis Avenue, Dulverton Road, and Harland Avenue which are all built in the same style.



21 Frensham Road – front view from street

- 1.2 The property has a clay tiled roof, with white painted render elevations, and featuring brickwork beneath sill level and tiled quoins to the front elevation. The distinctive diagonal chalet roof form is hipped to the rear. A driveway extends along the full length of the property's side elevation affording off road parking for a number of vehicles. A detached single garage lies at the end of the driveway, situated to the rear of the property. The property has a front garden and a well proportioned rear garden of approximately 23m in length.

Design and Access Statement – 21 Frensham Road



21 Frensham Road – rear elevation



21 Frensham Road – side driveway

Design and Access Statement – 21 Frensham Road

- 1.3 The majority of chalet pairs on Frensham Road have been subject to first floor side extensions. 21 Frensham Road is an unextended chalet house, but the adjoining property (19 Frensham Road) has been subject to a first floor side extension.



Nos. 24, 22 and 20 Frensham Road have all been subject to first floor side extensions with hipped roof forms



Nos. 23, 25 and 27 Frensham Road have also all been subject to first floor side extensions with hipped roof forms

2 Adjacent properties

19 Frensham Road



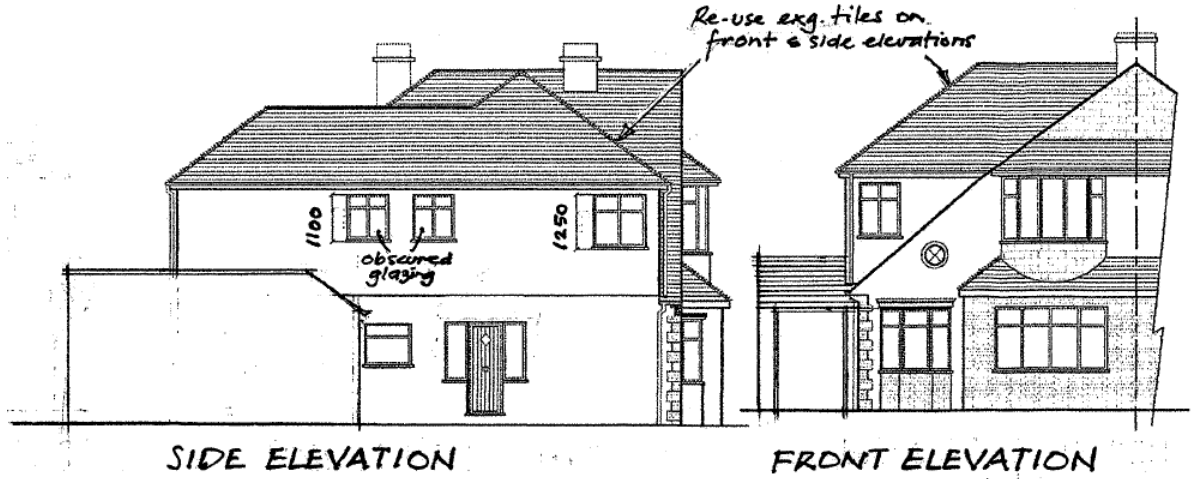
- 2.1 The adjoining property of the semi-detached pair, No. 19 was subject to a first floor side extension granted planning permission in 1987 (planning reference 86/01918/FUL). This extension removed the distinctive diagonal chalet roofline and sits flush with the front elevation. The extension overhangs the retained exposed rafter tails, and is finished in painted white render with timber clad detailing. The roof is flat but has a dummy hip around the outside edge.
- 2.2 It is of note that this form of extension would no longer be permitted under Bexley's adopted planning policy approach, as it is not set back from the front elevation and resulted in the loss of the distinctive diagonal roofline which is characteristic of the chalet form. The characteristic bullseye window has also been lost.

23 Frensham Road



- 2.3 No. 23 has been subject to a first floor side / rear extension and a single storey rear extension granted in 2004 (planning reference 04/00765/FUL). The permission included a single storey side extension which would extend across the driveway up to the common boundary with No. 21. Whilst this element of the permitted extension was never built, it remains extant and could be implemented at any time without the need for planning permission, reflecting that the consent has been partially implemented. The permitted single storey side element would extend from the ground floor bathroom window rearwards for approximately 6.5m along the common boundary with No. 21. It would have a flat roof with a height of approximately 4m along the majority of the common boundary, reducing to approximately 3m with a pitch on its front element.
- 2.4 The first floor extension as implemented overhangs the ground floor, and introduced two obscure glazed windows in its side elevation facing the side elevation of No. 21, which both serve a bathroom. In addition it introduced one clear glazed window providing a secondary source of outlook and light to an additional bedroom, the principal outlook for which is via a window introduced in the front elevation. At ground floor level, the original arrangement of two obscure glazed windows serving the bathroom / WC has been maintained, with the original rear door replaced with a window which provides a secondary source of light to the kitchen / living room, the principal outlook for which is via bi-fold doors to the rear.

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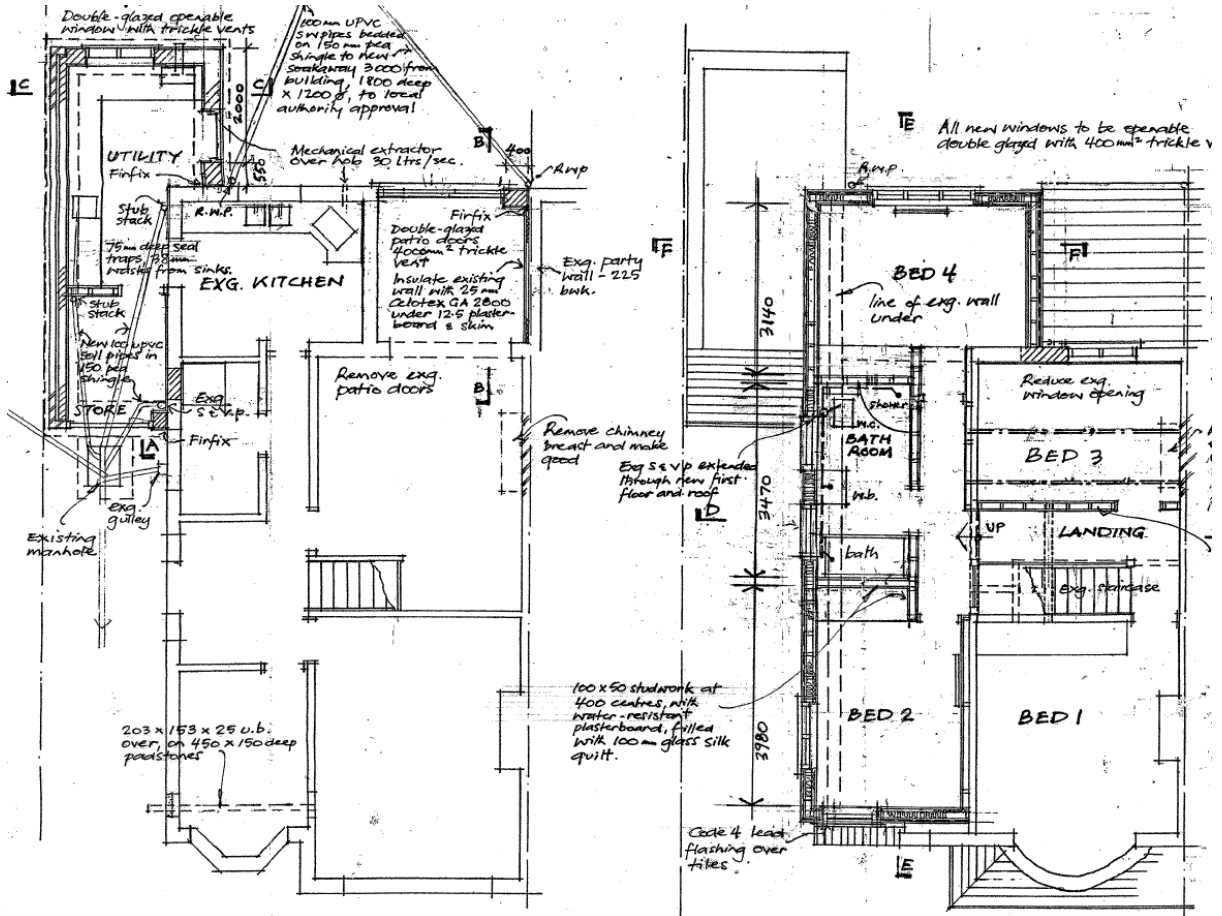


SIDE ELEVATION

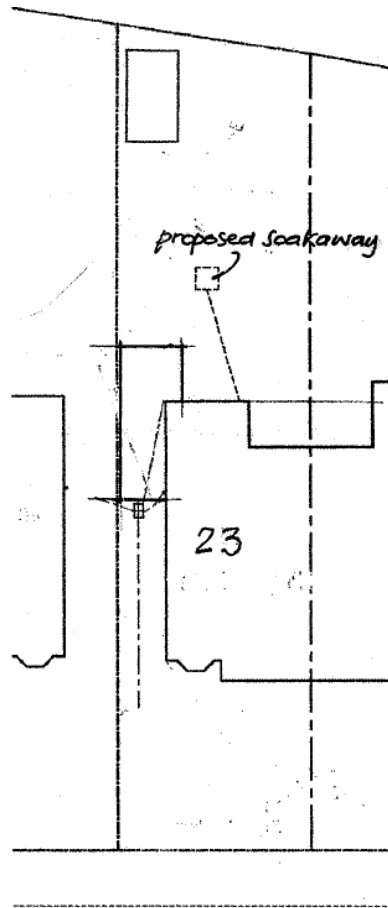
FRONT ELEVATION

ED ELEVATIONS SCALE 1:100

23 Frensham Road: elevations as approved under 04/00765/FUL



23 Frensham Road: floor plans as approved under 04/00765/FUL



23 Frensham Road: block plan as approved under 04/00765/FUL

34 and 36 Telford Road

2.5 The application property shares a boundary with Nos. 34 and 36 Telford Road to the rear. Due to the well proportioned rear gardens, there is currently a distance of approximately 50m between facing habitable room windows.

3 Planning policy assessment

- 3.1 The relevant development plan policies are UDP Policies H3, H9, and ENV39. Policy H3 states that development in residential areas should be compatible with the character or appearance of the area. Policy H9 requires that residential extensions or alterations should accord with other residential policies and that i) the development be compatible with the character of the existing building and adjacent buildings; ii) the development does not adversely affect the privacy and amenity of adjoining properties including daylight, sunlight and outlook; and iii) the development does not result in over development in terms of scale and mass, car parking and remaining amenity area. Policy ENV39 requires that new development, including alterations and extensions, is satisfactorily located and of a high standard of design and layout.
- 3.2 These policies are complemented by Design and Development Control Guideline 2: Extensions to Houses (DDCG2), which sets out detailed guidance in relation to residential extensions. Design for Living – Bexley's Residential Design Guide SPD is also a relevant consideration.
- 3.3 An assessment of the proposed development in relation to these policies and guidance is set out below.

Design and appearance

- 3.4 DDCG2 provides specific guidance in relation to extensions to chalet houses:

2.3.4 Chalet extensions:

1. All extensions should complement and enhance the character and appearance of the street scene. Extensions should respect adjoining properties and pay particular regard to the integrity of design and 'balance' of the chalet pair. Extensions, which are over-dominant or detract from the original style or features of the chalet, should be avoided.
 2. Extensions should be set back from the main front wall of the dwelling (except where this would conflict with guideline (1)). Hipped roof extensions should be set back a minimum of 0.5 metres and flat roof 'box' extensions by 2 metres.
 3. First floor side extensions should normally be limited to a maximum overhang of 300 millimetres.
 4. Single storey rear extensions between the common boundary and the kitchen nib should not extend beyond the depth of the original kitchen nib.
- 3.5 The proposed extension has been designed to accord with the policy approach and reflects the approach to the extension of the majority of properties within Frensham Road and Telford Road:

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- The first floor side element is set back from the main front wall of the dwelling so that the distinctive diagonal chalet roof slope and bullseye window are maintained.
- The first floor side element projects beyond the existing ground floor side elevation by 0.3m. To avoid the unsympathetic appearance of an overhang, the ground floor side wall will be built out by 0.3m to align with this. This reflects the approach that was consented in relation to 40 Telford Road (15/01226/FUL granted on 15 July 2015) and is considered to result in a more sympathetic visual appearance than a first floor overhang.
- The roof of the proposed first floor extension has been designed to have the same angle of pitch and hipped roof form as the existing roof in accordance with the requirements of DDCG2 para 2.2.8. The design of the roof with its flat crown reflects the extensions which have recently been granted in relation to 50 Telford Road (19/01097/FUL granted on 5 August 2019) and 53 Frensham Road (20/00756/FUL granted on 15 June 2020).



The design of the proposed extension reflects the appearance of 40 Telford Road (15/01226/FUL) and avoids an unsympathetic first floor overhang

- 3.6 The extension would be constructed in materials to match the existing, with the elevations finished in white painted render, and the roof in clay tiles. The detailing of the extension would replicate the property's original architectural features, including the size and style of fenestration to the front and side elevations, and the use of deep overhanging eaves and exposed rafter tails.
- 3.7 **For these reasons, the proposed extension would be compatible with the character of the existing property and adjacent buildings, and would not detract from the character or appearance of the street scene, in accordance with the provisions of UDP Policies H3, H9 and ENV39 and Design and Development Control Guideline 2.**

Impact on neighbouring properties

19 Frensham Road

- 3.8 DDCG2 para 2.3.4 (4) identifies that single storey rear extensions on chalet houses between the common boundary and the kitchen nib should not extend beyond the depth of the original kitchen nib. The existing kitchen nib projects 2.8m beyond the main rear elevation, and the proposed single storey rear element would project 3m along the common boundary beyond the main rear elevation. However, the existing kitchen nib would be demolished as part of the proposed extension and its existing siting would not be replicated as part of the extension. As such, the siting of the kitchen nib would no longer be a relevant reference point. In all other circumstances, the guidance within DDCG2 allows for single storey extensions to project up to 3.5m along the common boundary.
- 3.9 **Furthermore, it must be recognised that the application property benefits from a Lawful Development Certificate for a single storey extension that would project 3m along the common boundary with No. 19 (application reference 20/01538/LDCP, granted on appeal dated 22 January 2021).** Where the Lawful Development Certificate allows for a monopitch roof with a maximum height of **3.9m** along the common boundary where it meets the existing rear elevation, the application proposal would result in a more neighbourly form of development with a flat roof and a maximum height of **3.2m** along the common boundary. As such, the proposed 3m projection of the single storey element along the common boundary is not considered to be objectionable.

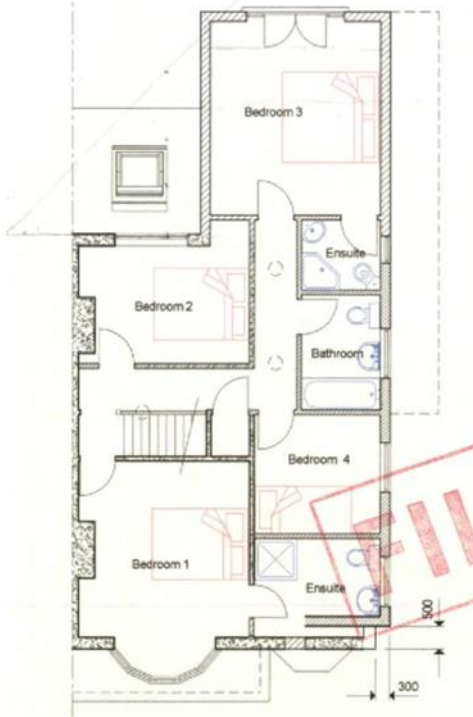


- 3.10 In relation to the two storey rear element, this would project **4m** beyond the main rear elevation and it would be set in by **2.5m** from the common boundary with No. 19. DDCG2 para 2.3.2 identifies that two storey extensions may be acceptable on semi-detached houses but should be set in at least 2m from the common boundary with the attached property at first floor level. **Bexley's established approach is that two storey extensions that project 3.5m from the main rear elevation are acceptable on semi-detached houses where they are set in 2m from the common boundary at first floor level.**
- 3.11 **As the proposed extension would be set in 2.5m from the common boundary at first floor level (i.e. 0.5m more than the 2m minimum), this means that the relationship of a 4m projection to the adjoining property would be the same as that of a 3.5m projection set in 2m from the common boundary at first floor level.**
- 3.12 This principle has been established in numerous cases across the borough – see for example application 17/03090/FUL. In addition, **the proposed two storey rear element would not intersect a 45 degree line taken from the midpoint of the habitable room windows in the rear elevation of No. 19** (notwithstanding that the 45 degree line is not enshrined within Bexley's adopted planning policy or guidance). It should also be noted that the orientation is entirely favourable, given that No. 19 lies to the south of the application property, such that the only overshadowing of No. 19 arising from the proposed extension would be during summer months in the very earliest hours of the morning following sunrise.

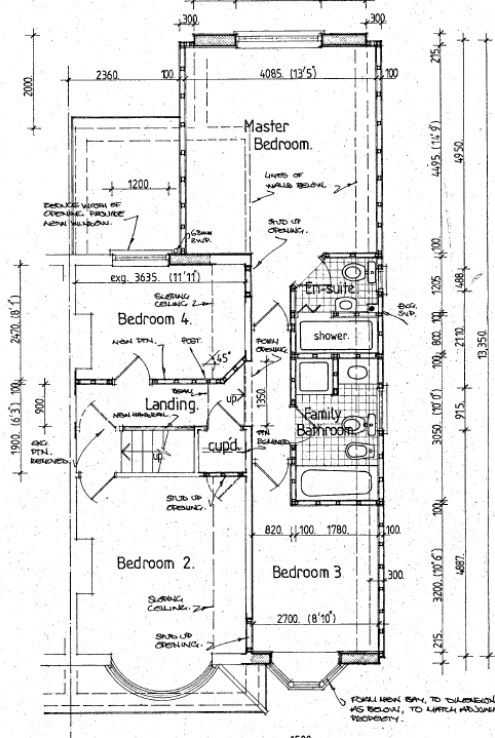
- 3.13 Whilst the majority of chalet properties in the surrounding area that have extended at first floor level have projected out 2.8 – 3.1m from the main rear elevation in line with the projection of the original kitchen nib (plus a 30cm overhang beyond it), there are a series of examples where planning permission has been granted for deeper projections. These include:

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- 08/11691/FUL: 28 Dulverton Road – planning permission granted for a two storey rear extension projecting 5m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.

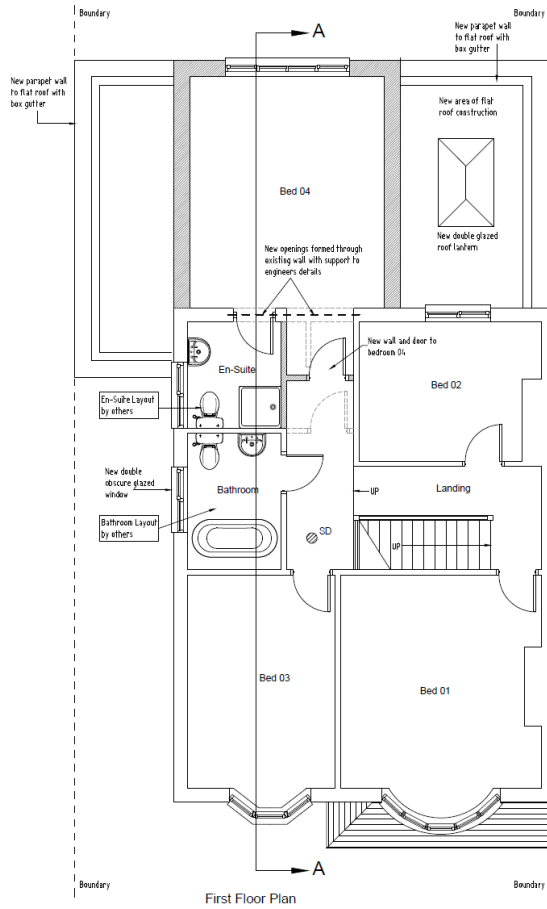
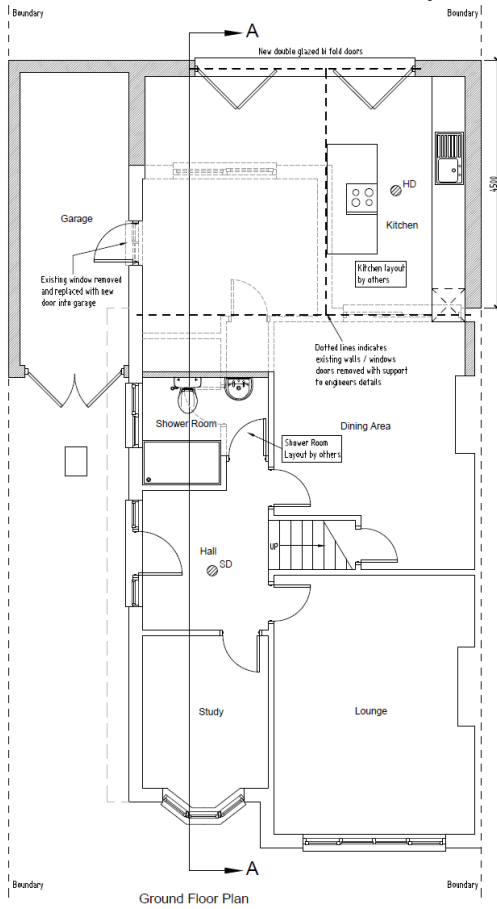


- 03/05684/FUL: 148 Harland Avenue – planning permission granted for a two storey rear extension projecting 4.5m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.

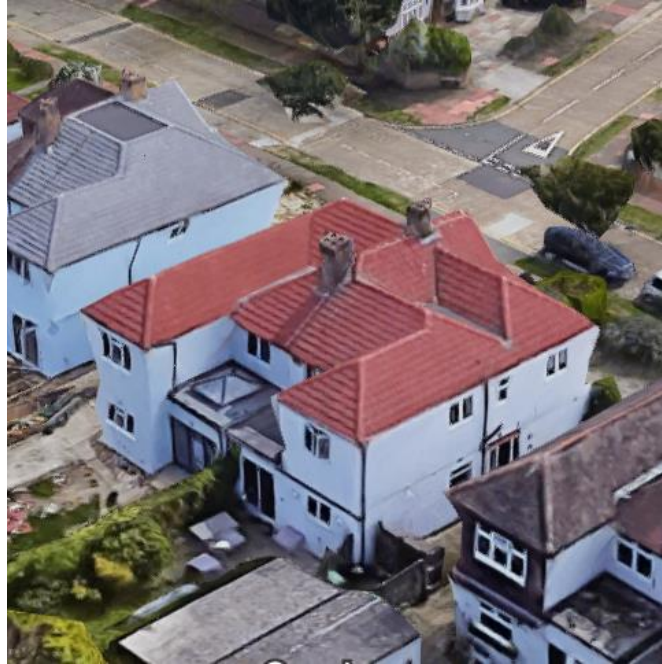
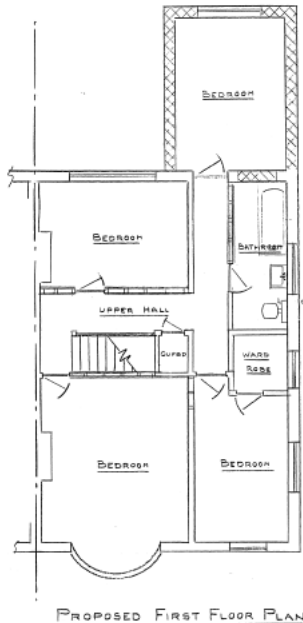


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- 20/01182/FUL: 150 Harland Avenue – planning permission granted for a two storey rear extension projecting 4.5m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.



- 18/01294/FUL: 8 Dulverton Road – planning permission granted for a two storey rear extension projecting 4m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.



- 3.14 There are also numerous examples across the borough of where two storey rear extensions have been granted for chalet houses that extend considerably beyond the line of the original kitchen nib:
- 09/00312/FUL – 20 Glynde Road: planning permission granted for a two storey rear extension projecting 4m from the main rear elevation and set in by 2m from the common boundary at first floor level.
 - 17/01223/FUL – 49 Ashmore Grove: planning permission granted for a two storey rear extension projecting 4.5m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.
 - 18/01341/FUL – 267 Bellegrove Road: planning permission granted for a two storey rear extension projecting 4m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.
 - 18/02837/FUL – 70 Montrose Avenue: planning permission granted for a two storey rear extension projecting 4.5m from the main rear elevation and set in by 2.5m from the common boundary at first floor level.

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- 3.15 As set out above, No. 23 does not have any principal habitable room windows in its side elevation. At ground floor level, the entrance door and sidelights are obscure glazed, and there are two obscure glazed windows serving a bathroom / WC, and a small window providing a secondary source of light to the open plan kitchen / living room, the principal outlook for which is to the rear via bi-fold doors. At first floor level, there are two obscure glazed windows in the side elevation, which both serve a bathroom. In addition there is one clear glazed window providing a secondary source of outlook and light

to a bedroom, the principal outlook for which is via a window in the front elevation.

- 3.16 The planning permission granted in 2004 for the extension to No. 23 included a single storey side extension which would extend across the driveway up to the common boundary with No. 21. Whilst this element of the permitted extension was never built, it remains extant and could be implemented at any time without the need for planning permission, reflecting that the consent has been partially implemented. The permitted single storey side element would extend from the ground floor bathroom window rearwards for approximately 6.5m along the common boundary with No. 21. It would have a flat roof with a height of approximately 4m along the majority of the common boundary, reducing to approximately 3m with a pitch on its front element.
- 3.17 The proposed first floor and single storey side element would therefore have no detrimental impact on No. 23 in terms of loss of outlook.
- 3.18 In relation to the first floor side / rear element, this would not intersect a line drawn at a 45 degree angle from the midpoint of any window in the rear elevation of No. 23.
- 3.19 **Furthermore, it must be recognised that the application property benefits from a Lawful Development Certificate for a single storey side extension that would extend for 6m along the common boundary with No. 23 (application reference 20/01538/LDCP, granted on appeal dated 22 January 2021) and would have a maximum height on the common boundary of 4m.** By contrast the application proposal would result in a more neighbourly form of development, being set in from the common boundary by 0.8m, with an eaves height of 3.2m.



20/01538/LDCP granted 22 January 2021



Application proposal

34 and 36 Telford Road

- 3.20 The application proposal would maintain a distance of at least 45m between the closest facing habitable room windows, considerably exceeding the 22m minimum distance set out in the Design for Living SPD. A distance of 21m between the rear projection and the common rear boundary would be maintained, ensuring no unacceptable loss of privacy in relation to the properties to the rear.

Conclusion

- 3.21 For the reasons set out above, the proposed extension would be compatible with the character of the existing property and adjacent buildings, and would not detract from the character or appearance of the street scene, in accordance with the provisions of UDP Policies H3, H9 and ENV39 and Design and Development Control Guideline 2.
- 3.22 In addition, the proposed extension would not adversely affect the privacy or amenity of adjoining properties, including in relation to daylight, sunlight and outlook, in accordance with the provisions of UDP Policies H9 and ENV39, Design and Development Control Guideline 2, and the Design for Living SPD.