

Planning Statement






**HOUSEHOLDER PLANNING
APPLICATION
MADE
BY**

MR KEVIN O'SHEA

**RELATING TO PROPOSED
EXTENSIONS &
ALTERATIONS**

**TO
39 COLEPITS WOOD ROAD
ELTHAM
SE9 2QJ**

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1.0 INTRODUCTION

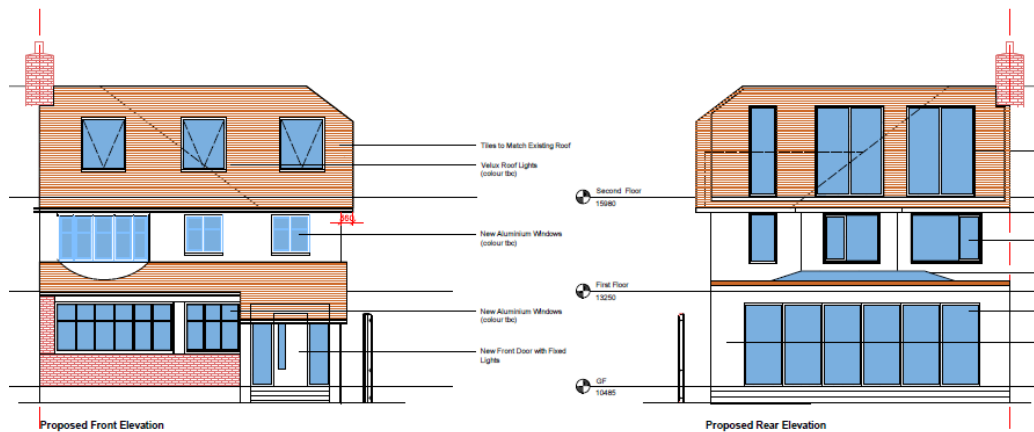
- 1.1 We have been instructed by Mr Kevin O'Shea to prepare this Planning Statement in support of a proposed extension to his home at 39 Colepits Wood Road, Eltham.
- 1.2 We have undertaken a visit to the application site and are familiar with the surrounding area. We have also considered the detailed planning history of the site and are familiar with the overall objectives and requirements of the relevant planning policy considerations in this case.
- 1.3 In the light of the planning history and the extant approvals in place for extensions to the property, our view is that the proposed development would have no detrimental impact upon the character and appearance of the area, nor would existing levels of residential areas nearby be negatively affected.
- 1.4 On that basis, we consider that planning permission should be reasonably be granted.

2.0 THE APPLICATION SITE & SURROUNDING AREA

- 2.1 No. 39 is a semi-detached house on the northern side of Colepits Wood Road. It has benefited from an historic first floor extension above the existing garage, likely constructed some time in the 1950s.
- 2.2 The property is not located within a defined Conservation Area, neither is it statutory nor locally Listed. The immediate area contains a number of examples of extended properties over two storeys to the side, plus examples of alterations to the roof profile and rear extensions.

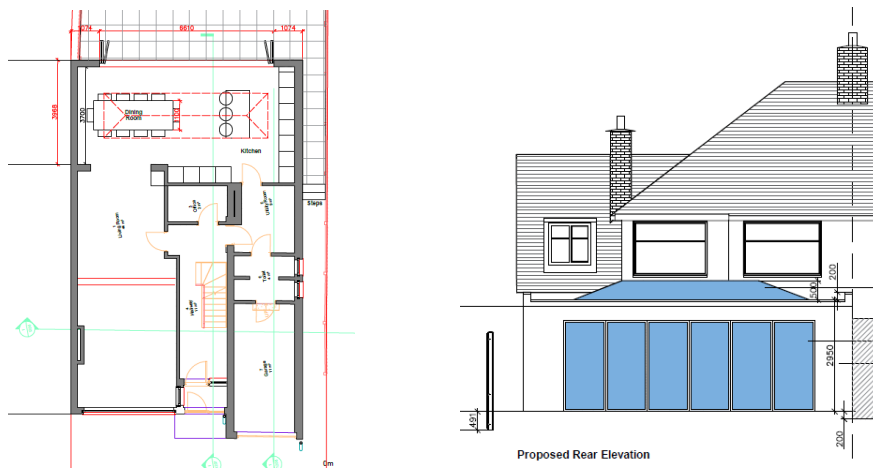
3.0 RELEVANT PLANNING HISTORY

3.1 The site has a detailed planning history. In March 2021 under reference 21/0200/HD, an application proposing a series of extensions including a hip to gable roof enlargement was refused by the Council. Concerns were raised over the effect of the hip to gable roof enlargement on the character of Colepits Wood Road and the wider street scene.



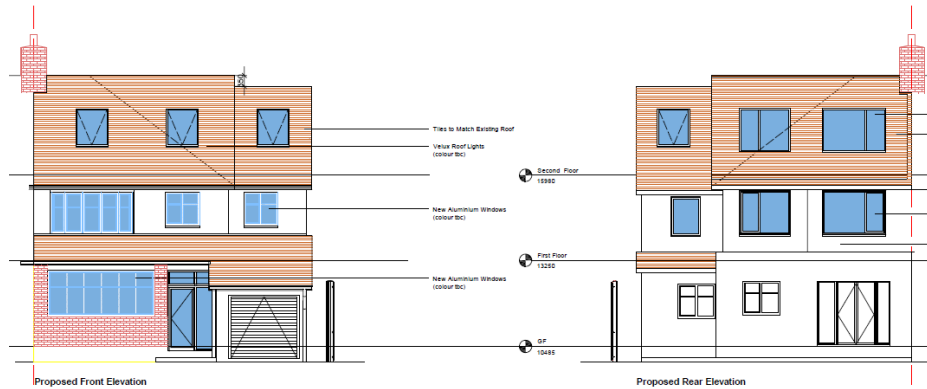
Proposal refused under ref: 21/0200/HD

3.2 Following advice received informally from the Council’s Planning Officer, a Lawful Development Certificate application for a single storey rear side infill extension was submitted earlier this year. In June 2021 application reference 21/1322/CP was refused by the Council on the basis that the proposal did not comply with the relevant sections of the GPDO. It is important to note, however, that approval reference 21/2172/HD was granted on the 2nd August 2021. The approved development was the construction of a single storey rear infill extension which has been constructed on site.



Rear extension approved under 21/2172/HD

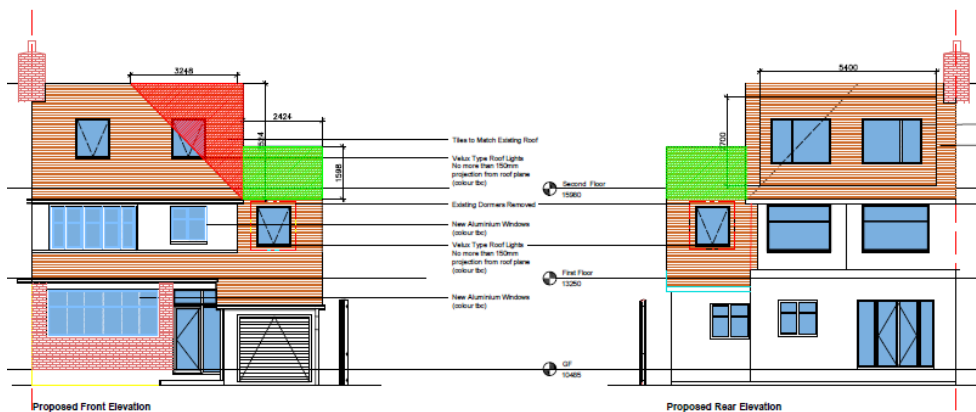
3.3 Of particular relevance to this application is the Council's decision to refuse application reference 21/1324/HD on the 21st June 2021. The scheme was for the construction of a first floor side extension with a hip to gable roof extension above, the construction of a rear dormer and associated roof lights. Again, the Council were concerned that the proposed hip to gable and dormer extension would be harmful to the character of the area.



Extensions refused under 21/1324/HD due to concerns over the hip-to-gable enlargement of the main roof

It is important to identify that this proposal included a raising of the ridge height of the existing roof above the historic side extension to almost the same height as the main ridge. A gap of 350 mm was to be retained.

3.4 Following the Council's decision to refuse application reference 21/1324/HD, a further Lawful Development Certificate application was submitted to the Council under reference 21/2649/CP. This sought approval of a scheme to demolish two existing dormers and to construct a hip to gable roof enlargement including the provision of a rear dormer and the installation of roof lights. This Certificate was granted on the 10th September 2021 and is therefore a significant material consideration in this case.

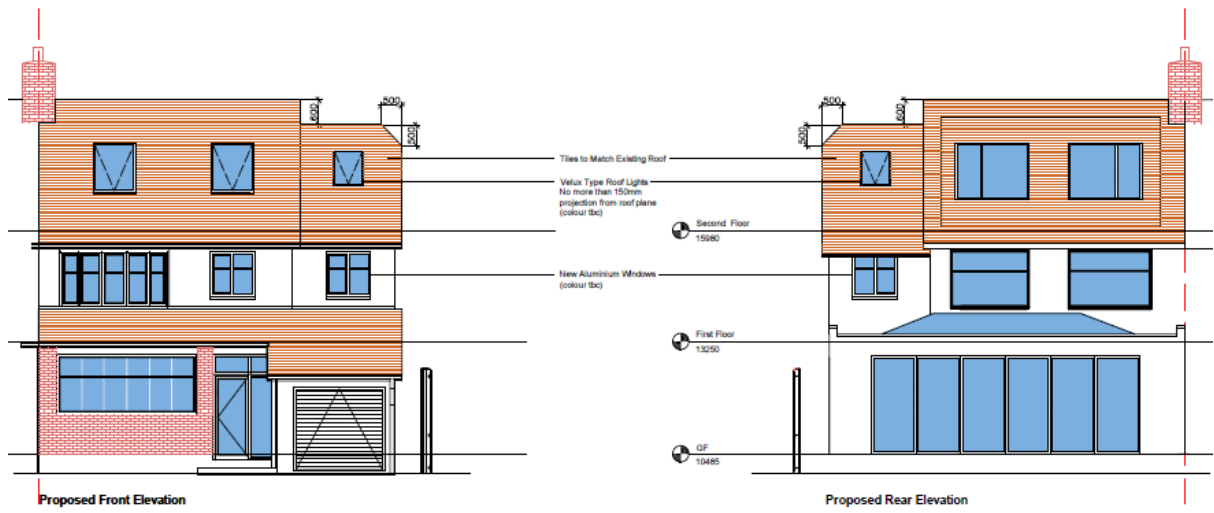


Hip-to-gable roof extension approved by LDC ref: 21/2649/CP

3.5 It is the case, therefore, that planning permission has been granted for the single storey rear infill extension which has been constructed on site. Furthermore, a hip to gable roof enlargement of the main roof has also been approved and has been undertaken. This revised application seeks to address the Council's earlier concerns and effectively amalgamate the previous approvals into one coherent series of alterations to the property.

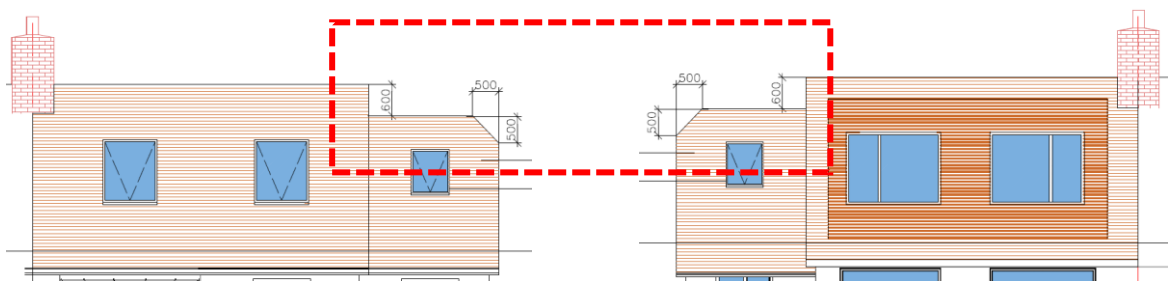
4.0 THE APPLICATION PROPOSAL

4.1 As per the submitted drawings prepared by Paul O’Neil Architects, the proposal is effectively to raise the ridge height of the existing roof above the previous first floor side extension to tie in with the enlarged roof approved by the Council’s Lawful Development Certificate under reference 21/2649/CP



Proposed front and rear elevations

4.2 Some significant changes have been made to the proposal since the Council’s decision to refuse the earlier application under reference 21/1324/HD. Notably, the side extension roof will be significantly lower than the main ridge height, set down by 600mm. Furthermore, the scheme introduces a barn hip roof profile to reduce the bulk of the replacement roof whilst allowing this to tie in the already approved roof enlargement which includes the rear dormer addition.



4.3 The approved loft works include a hip to gable roof enlargement and the provision of Velux roof windows in the front roof slope. The main difference proposed in this scheme, therefore, is a raising of the ridge height of the existing side roof, replacing the existing Velux roof window

above the garage with a new aluminium window to match the rest of the house. A Velux roof window will be re-positioned in the replacement roof.

- 4.4 On the flank elevation a new first floor window is proposed which will serve the stairway and so could utilise obscure glazing if required. The applicants are happy to accept a condition requiring this window to be obscure glazed and non-opening below 1.7m.

5.0 RELEVANT PLANNING POLICY CONSIDERATIONS

5.1 Of relevance to this application are the general objectives for the planning system as set out within the National Planning Policy Framework (NPPF) (2021); the policies of the London Plan (2021); the policies within the Royal Greenwich Local Plan: Core Strategy and Detailed Policies; and the guidance within the Council's Residential Extensions, Conversions and Basements SPD (2016).

National Planning Policy Framework (2021)

5.2 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.

5.3 The Government continue to recognise that design is indivisible from good planning, and that high quality design is a key aspect of sustainable development. 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.

5.4 Paragraph 134 recognises that whilst poor design which fails to take opportunities available for improving the character and quality of an area should be avoided, design which reflects local design policies or any adopted design codes is encouraged. Outstanding or innovative design which promotes a high level of sustainability or helps to raise the standard of design more generally, along with design which fits the 'overall form and layout of their surroundings' is also encouraged.

5.5 The Framework reiterates that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Framework is a material consideration.

THE DEVELOPMENT PLAN

The London Plan (2021)

- 5.6 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.
- 5.7 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.

Royal Greenwich Local Plan Core Strategy and Detailed Policies (2014)

- 5.8 Policy DH1 (Design) sets out that all developments are required to be of a high quality of design and demonstrate that they positively contribute to the improvement of both the built and natural environment. Features such as the topography, landscape setting and existing townscape features including surrounding architecture, are all important considerations. Also detailed within the policy is that the Council will take account of scale, height, bulk and massing of adjacent properties, as well as any architectural, historical and other features of their setting.
- 5.9 Policy DH(a) relates to residential extensions. This sets out that proposals for extensions should be limited to a scale and design which is appropriate to the host building and the wider locality. Two storey side extensions which create a 'terracing effect' will be resisted, as well as flat roofs on side and rear extensions where they would be visible from the public highway. All new roof extensions should be designed to respect the scale and character of the host building, the street scene and the surrounding area. Neighbouring amenities must also be respected.

- 5.10 Policy DH(b) seeks to protect the amenity of adjacent occupiers and requires no unacceptable loss of amenity by way of a reduction in the amount of daylight, sunlight or privacy they enjoy arises, nor by the creation of any unneighbourly sense of enclosure.

Royal Greenwich Residential Extensions, Conversions and Basements Supplementary Planning Document (2016)

- 5.11 The Council has adopted an SPD which sets out additional guidance in respect of residential extensions. This guidance sets out that extensions should be designed to ensure there is no significant loss of privacy to neighbouring dwellings and gardens (paragraph 5.2), and that extensions should not overshadow neighbouring habitable rooms or private gardens to an unreasonable degree (paragraph 5.3).
- 5.12 The Council's principal concern is that extensions/alterations do not block daylight and sunlight from neighbouring properties. Each application proposal must be judged on its own individual merits, rather than applying overly prescriptive criteria.

6.0 PLANNING ASSESSMENT

- 6.1 As set out above, the site has been the subject of various applications and decisions over the past 6 months. However, the Council's approval of planning permission for a ground floor infill extension under reference 21/2172/HD and, particularly, the granting of a Lawful Development Certificate for a loft conversion and roof alterations under reference 21/2649/CP are significant material considerations.
- 6.2 This revised proposal is not, in our view, materially different to the development which is already approved. The Council's earlier concerns related mainly to the proposed hip to gable and dormer extension which they deemed to be 'incompatible' and 'unsympathetic' to the host dwelling. However, these elements are now already approved; accordingly, there can be no reasonable resistance to these elements of the proposal.
- 6.3 The first floor side extension largely already exists, with the scheme simply seeking to raise the ridge height of the existing side extension roof to sit comfortably against the roof of the main house. It has been set back from the front elevation by 400 mm and set down from the ridge height of the main roof by 600 m. It is relevant to note that the Council's decision to refuse the earlier application was on the basis of a scheme which sat higher, maintaining only a 350mm step down from the main roof.
- 6.4 Furthermore, and very importantly, the Planning Officer's delegated report when considering application reference 21/1324/HD considered the proposed first floor side extension in isolation and stated the following:
- “The proposed first floor side extension has also been set back slightly and set down from the ridge height of the host dwelling and it is noted that the existing first floor cat slide roof already infills this end of the site and as such the open character between has already been lost and the site proposal would not create any new ‘terracing’ effects”.***
- 6.5 Therefore, there can be no reasonable resistance to the first floor side extension and alterations to the roof profile as currently proposed.

- 6.6 It is important to identify that the Council's previous resistance was on the basis of the hip to gable roof enlargement and the proposed rear dormer. However, again, these elements are now already approved by virtue of the extant planning permissions which are in place.
- 6.7 Therefore, in light of the foregoing, it is our firm view that planning permission should be granted for this proposal. Steps have been taken to address the Council's earlier concerns, and new material considerations now exist in the form of a Lawful Development Certificate to undertake the hip to gable roof enlargement which has taken place, and for the installation of a rear dormer feature.
- 6.8 The Council raised no concerns previously with the first floor side extension. The introduction of a barn hip roof profile lessens further any visual impact and ensures that this sits comfortably against the main house.

7.0 CONCLUSION

- 7.1 In light of the extant approvals on site and the material considerations in this case, our firm view having considered the proposed plans is that there is no conflict arising with the overall strategic objectives of the Council's adopted policies.
- 7.2 Specifically, the scheme accords with the objectives of Policy DH1 (Design) in that it would positively contribute to the existing street scene and the existing built environment along Colepits Wood Road. No conflict arises with the requirements of Policy DH(a) which relates to residential extensions, and this (in relation specifically to the first floor side extension and alterations to the roof profile) has already been assessed as being appropriate by the Council's Planning Officer under the earlier applications.
- 7.3 There has not previously been any suggestion of harm arising to the amenity of neighbouring occupiers and, accordingly, no conflict arises with Policy DH(b) of the Local Plan Core Strategy document. There would be no harm arising to the existing levels of residential amenity nearby which, again, the Council's previous assessment under application reference 21/1324/HD fully acknowledged.
- 7.4 On that basis and given the lack of any conflict with the Council's overall objectives, we would respectfully suggest that planning permission should reasonably be granted for this proposal.