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BEXLEY

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Development Management
Planning Department
Regeneration & Growth
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The person dealing with this matter is: Ike Dimano
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Our reference: 19/03049/PREAPP

Date: 08 July 2020

Mr [REDACTED] Waite
c/o Ryan Townrow
15 Colepits Wood Road
London
SE9 2QJ

BY EMAIL

Dear Mr [REDACTED] Waite,

Re: Conversion to form two maisonettes.

36 Parsonage Manorway, Belvedere, Kent, DA17 6LL

Thank you for engaging with LB Bexley's pre-application service. We hope you have found the process useful in developing your proposals.

I have set out below my comments on the scheme based upon the site plan and form received on 12 December 2019.

Planning considerations:

The relevant policy background for considering the proposal is:

National Planning Policy Framework 2019

Unitary Development Plan (2004) saved policies:

Policy ENV39 – Built environment

Policy H3 – Character

Policy H7 – Privacy and Outlook

Policy H10 – Residential Conversions

Policy H11 - Conversions

Design and Development Control Guideline 1 (DDCG1)

Core Strategy (2012):

Policy CS01 – Achieving Sustainable Design

Policy CS03 – Belvedere Geographic Region

Policy CS10 - Housing need

Principle and visual impact

In relation to the principle of the development, the surrounding area is primarily residential and the site plays host to a two-storey detached building which the applicants are seeking to subdivide. Conversions to create flats or other residential accommodation help meet the demand for smaller housing units. The Council could support this contribution to the housing stock, subject to policies of the development Plan and Design and Development Control Guidelines being met.

Scale and Architectural Quality/Impact on character and appearance of the area

These proposals seek to provide two self-contained units on the site. It has not been made clear if this is being achieved by sub-dividing the existing building or by erection of new building(s). Both approaches will be discussed below.

Policy H3 in the Unitary Development Plan states that new residential development should be compatible with the character or appearance of the area in which it is located, having regard to various design criteria.

It advises that as well as meeting the requirements of other residential policies, new buildings achieve all of the following criteria:

- Adequate layout, privacy and amenity space.
- Adequate sound and noise insulation.
- Adequate dwelling and room sizes.
- Appropriate soft and hard landscaping
- Adequate parking, access and pedestrian movement.
- Adequate refuse and storage areas.

The plan and documents submitted along with the preapp do not show elevation drawings or floorplans and as such it is not possible to comment specifically on its design and materials of any buildings which might be proposed.

If you are seeking to erect a replacement building, I would advise that strict adherence to the above requirements is maintained

Design and Development Control Guideline 3 (DDCG3)

This sets out how proposals for subdivision of building will be assessed.

It advises that as well as meeting the requirements of other residential policies, conversions should achieve all of the following criteria:

- Conversions of an existing dwelling should only take place in a dwelling of at least 110m² gross internal floor area as originally built;
- Each new dwelling unit should have a minimum gross floor area of 50m²;
- Self-contained accommodation that is satisfactory in space and layout should be provided;
- Adequate noise insulation and a layout that minimises noise disturbance between dwellings should be provided;
- Provision should be made for vehicular parking in accordance with Policy T17 within the site whilst protecting the amenities of adjoining properties from the impact of parking and vehicular movement by retaining or enhancing existing screening and landscaping;
- Vehicular parking spaces should be sited behind the building line wherever possible;
- Adequate amenity space arrangements should be made; and
- Provision should be made for adequate, well screened, refuse storage areas.

No plan and documents showing elevation drawings and floorplans have been received as part of the submission and as such it is not possible to comment specifically on its design and materials of any extensions which might be proposed.

Should it be your intention to extend the building as part of alterations pursuant to the conversion, it is important that you ensure the following.

- The siting, design and external appearance would respect the character of the existing building and adjacent building.
- The development would not adversely affect the privacy and amenity of adjoining properties including daylight, sunlight and outlook.
- the development would not result in over-development in terms of scale and mass, car parking and remaining amenity area.

Impact on Neighbours' Residential Amenity

As stated above, it is important to ensure that development does not adversely affect the privacy and amenity of adjoining occupiers in terms of daylight, sunlight and outlook. In this case, no floor plans or elevation drawings have been provided.

As such, it is not possible to advise on potential impacts on adjoining occupiers at nos. 34 and 40 Parsonage Manorway, in terms of light, privacy and overbearance.

I would suggest that adequate care is taken to ensure that windows are located in such a way that neighbour privacy is protected. New extensions must be designed in a way that light and visual amenity of adjoining occupiers is not adversely impacted.

Planning Obligations and CIL

Bexley's Community Infrastructure Levy (CIL) came into force on 30th April 2015. CIL is a system of planning charges for the funding of infrastructure to help make new development sustainable. It has largely replaced the previous system of Section 106 planning obligations except for securing site mitigation measures and affordable housing provision.

Bexley's CIL charge for the proposed development in this location would be £60 per square metre of net additional floorspace (subject to indexation). Further details of Bexley's CIL can be found on the Council's website: <https://www.bexley.gov.uk/services/planning-and-building-control/planning/community-infrastructure-levy-cil>

In addition to the above, the proposal would be liable for the Mayoral CIL, which is charged at £40 per square metre (plus indexation) of net additional floorspace.

CIL is payable on commencement of development.

Conclusion

The principle of sub-dividing the property is considered to be acceptable. However additional information in form of scaled floor plans are required to ensure that floor sizes and layouts are adequate for future occupiers.

It is also considered acceptable in principle to erect a replacement building on the site, but this would depend largely on the compatibility of its scale, design layout and access within the site.

It was noted on site that there is only scope for limited building works, as such it is necessary for any future submissions to provide detailed plans and elevations showing the extent any resulting buildings.

List of Documentation to be submitted with application

- Completed Application Form
- Signed Ownership and Agricultural Holdings Certificate
- Application fee

- Location plan
- Site / block plan
- Floor plans
- Roof Plans
- Sections and site levels
- Elevations

This pre-application advice follows an initial officer assessment of the information you have provided. Every formal application is subject to a statutory assessment process and it is only then that a full assessment of all the material planning considerations can be made in the context of relevant development plan policies. Some important considerations may only arise or become apparent during this formal process, which includes consultation with residents and other third parties affected by the development. This officer advice is therefore given for your general guidance in the preparation of a future planning application or proposal. The advice does not prejudice the Council's consideration or decision on any future application that may be submitted.

Yours faithfully

Ike Dimano
Planning Officer
