

Development Management
Place
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The person dealing with this matter is: Mr David Willing
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Our reference: 23/02149/PREAPP
Date: 02 October 2023

Ryan Townrow
277B Main Road
Sidcup
Kent
DA14 6QL

BY EMAIL

Dear Mr R. Townrow

Re: Part one/part two storey side and rear extensions, front entrance canopy and alterations to roofline to provide rooms in roofspace. Outbuilding and installation of front wall and gates.

38 Parkwood Road, Bexley, Kent, DA5 3NW

Thank you for engaging with the London Borough of 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 following our meeting on 19/09/2023

Description of site and proposal
<p>The property is a two-storey detached dwelling. The area is predominantly residential in character. Dwellings along Parkwood Road commonly benefit from large extensions.</p> <p>The proposal is for:</p> <ul style="list-style-type: none">• A part one/part two storey side and rear extension.• Front entrance canopy• Alterations to the roofline to provide rooms in roofspace• Outbuilding• Installation of front wall and gates

The property is:

- Not a listed building
- Not in a conservation area
- Not subject to an article 4 direction

Principle of the development:	
Is the proposed development considered acceptable 'in principle'?	YES
Assessment	
<p>Does the proposed development respect the character and appearance of the existing dwelling?</p> <p>Officer comment:</p> <ul style="list-style-type: none"> • Officers can confirm that the development is considered acceptable in design terms. The external materials would match that of the existing dwelling. Although, the Design and Development Control Guidelines states that 'Two storey side or first floor extensions should be designed to be subordinate to the main dwelling. Ideally this should incorporate a set-back of the front elevation of the extension', it is noted that the majority of extensions along Parkwood Road sit flush with the principal elevation. Therefore, the proposal is considered to match the character and appearance of the area. • As existing the property incorporates a gabled roof design. The proposal introduces a hipped roof to the sides of the dwelling, which is considered to acceptably match the character of the area. 	YES
<p>Does the proposed development respect and accord to the established local character?</p> <p>Officer comment:</p> <ul style="list-style-type: none"> • Parkwood Road is characterised by two-storey dwellings of differing design and character. Large additions are common developments along Parkwood Road. Therefore, no objection is raised in principle to the proposed massing subject to neighbouring amenity. • As existing 38 Parkwood Road appears smaller in comparison to its neighbouring properties as it remains as originally built compared to other properties which have been significantly extended. The proposed development would increase the existing floorspace by 126%. However, the proposal would appear appropriate and proportionate in terms of the context within this part of Parkwood Road. • The proposed development would incorporate a front wall and gate. The proposed front wall is 1.6m in height. The majority of walls along Parkwood Road are 1m in height. The proposal would need to be reduced to at least 1.2m in height to appear acceptable within the street scene. 	YES
<p>Is the proposed development acceptable within the street scene or when viewed from public vantage points?</p> <p>Officer comment:</p>	YES

<ul style="list-style-type: none"> The proposed side and front alterations of the development would be visible from the street scene. As mentioned previously the development is considered to be acceptable within the street scene. 	
<p>Is the proposed development acceptable and policy compliant? Officer comment:</p> <ul style="list-style-type: none"> Yes, the works proposed are in accordance with SP5 and DP11 of the Bexley Local Plan (2023) 	YES
<p>Are the proposed materials appropriate? Officer comment:</p> <ul style="list-style-type: none"> The proposed materials would match the existing property and are considered to be acceptable. 	YES
<p>Is the impact on neighbouring properties acceptable? Officer comment:</p> <ul style="list-style-type: none"> No. 36 and No. 40 Parkwood Road are the neighbouring properties most likely to be affected by the proposed development. No. 40 Parkwood Road is the non-adjoining property to the west of the application site. The property benefits from an existing single storey rear extension and an existing car port and garage which sits on the boundary line with application site. The proposed rear extension would extend 4.7m in depth along the boundary with No. 40. The existing garage would extend 2.5m beyond the proposal. At first floor level the proposed development would satisfy the BRE 45-degree test. In view of the position of the proposed development and the existing extensions at the neighbouring property it is not considered that the proposed development would adversely affect the amenities of the occupiers of the neighbouring property in terms of loss of light or overbearing impact. There are no additional side facing habitable room windows proposed towards No. 40. A rear terraced is proposed at first floor level. Due to the central siting and proposed opaque privacy screening, it is not considered that the proposed development would significantly increase overlooking than the existing amount. The proposed development is therefore not considered to raise any adverse issues in terms of increased overlooking and/or privacy. No. 36 is the non-adjoining property to the east of the application site. No. 36 benefits from an existing part 1 / part 2 storey rear extension. No. 36 is set back from the application site, combined with the existing rear extension the neighbouring property extends approx. 10m beyond the rear wall of the application site. The proposed development would extend 6m in depth nearest the boundary with No.36. Therefore, the No. 36 would still project approx. 3.6m beyond the proposed rear elevation. In view of the proposed development and existing extensions at the neighbouring property it is not considered that the proposed development would adversely affect the occupiers of the neighbouring property in terms of loss of light or overbearing impact. Any additional side facing habitable room windows would be conditioned obscure glazed or be 	YES

screened by existing boundary treatment. As mentioned previously the proposed rear terrace would have adequate opaque privacy screening. Therefore, the proposed development is not considered to raise any adverse issues in terms of increased overlooking and/or privacy.

- The proposed development introduces a raised platform to the rear. The platform would measure 0.7m in height. Leaving the existing boundary treatment at 1.1m above the patio. Typically, this would be unacceptable due to increased levels of overlooking. However, the property is screened by existing extensions on either side. Therefore, the proposed raised platform is not considered to raise any adverse issues in terms of increased overlooking and/or privacy.
- The proposed outbuilding and pergola would be acceptable under permitted development. No objects are raised to this element of the proposal.

Summary

The majority of the proposal is considered acceptable. However, the proposal needs minor changes as below:

- The proposed front wall should be reduced to a maximum of 1.2m in height to appear acceptable within the street scene.

The appropriate application type is **Full Householder Application**

The following need to be included with your application:

The link below takes you to a document which details the requirements for the valid submission of different types of planning applications to the London Borough of Bexley.

<https://www.bexley.gov.uk/services/planning-and-building-control/planning/make-planning-application>

The key documents to be submitted will include the following. This is not necessarily an exhaustive list; please refer to national and local validation requirements as per the above link.

- Completed Application Form
- Application fee
- Location plan
- Site / block plan
- Existing and Proposed Floor plans
- Existing and Proposed Roof Plans
- Existing and Proposed Sections and site levels
- Existing and Proposed 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 sincerely,

Mr David Willing
Planning Officer
Planning Department - Development Management