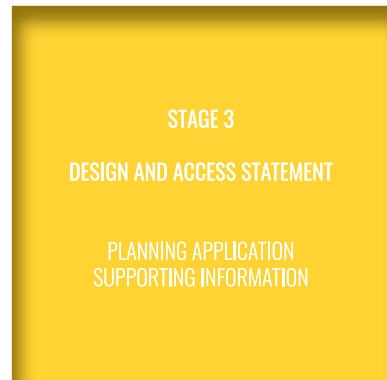


ARTES
LONDON

Design and Access Statement

7 Bramdean Crescent
SE12 ONU
London

November 2023



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1.0 INTRODUCTION

This supplementary design document has been prepared for the purpose of planning application submission to the London Royal Borough of Lewisham and prior to submitting formal planning application for erecting a detached small outbuilding located in the rear garden at 7 Bramdean Crescent, SE12 ONU, and on behalf of Mrs. Karen Lyon, the applicant.

2.0 PLANNING HISTORY

7 Bramdean Crescent does not have a record of historic planning applications to date. It would appear that the previous owners have added a loft and a small ground floor extension under permitted development rights, without applying for Lawful Development Certificate.

3.0 LOCATION & CONTEXT

The main property is a 4-bedroom mid-terrace house, split across ground, first and second floor levels. The house is located in the London Borough of Lewisham on the South-Eastern side.

The neighbouring area comprises mainly of residential terrace and mid-terrace houses of similar design and scale. The site and building for this application are not listed and are not located in a Conservation Area.

7 Bramdean Crescent principal access is from the main street. Historically, the site had a secondary access via timber fence door located at the rear of the garden. The access was directly from the Alleyway that connects to Bramdean Crescent. The Alleyway allows many neighbours to access their gardens from the back, some of them also access directly to carparks or outbuildings.

The site of the property is well connected to Lewisham and Lee Stations, and close distance to Northbrook Park.

The properties in the neighbourhood and within the Lewisham borough have a great number of examples of outbuildings, and it appears that these types of works are welcome. Please refer to case studies in Section 6.0.

7 Bramdean Crescent



Location Map (orientation facing North)



Access to the Alleyway from Bramdean Crescent



View of the rear garden fence from the Alleyway, indicates former access.

4.0 EXISTING BUILDING & REAR GARDEN

The front of the house has a paved entryway with small dwarf brick wall enclosure. The building itself is finished in white render with clay roof tiles. There is an element of red clay cladding between two main bay windows. All windows and doors are white UPVC casements and frames.

The façade at the rear of the house has a combination of white render finish at ground and first floor and red clay cladding to the loft extension. All windows and doors are UPVC with white casements and frames.

The rear garden is long and narrow, matching the width of the house and has an area of approx. 139m². The garden has a deck that can be accessed directly from the house, and the rest of the garden has some stone paving, lawn and few perimeter bushes.

The rear of the garden has a higher topography, at approx. 390mm, and this is bounded at front by a dwarf brick wall, as shown on the opposite site photograph.

The garden is also delimited on its perimeter by a timber fence to neighbours next door at 5 and 9 Bramdean Crescent.

The timber fence at rear used to have an entry access to the alleyway, and this can be seen from the mews, however, this access has been blocked by past owners who erected a garden shed against the fence and the access gate. The alleyway connects directly to Bramdean Crescent in both directions, North and South.

7 Bramdean Crescent



Street view of 7 Bramdean Crescent



Rear garden - view towards the main house



Rear garden - view towards the back garden and garden shed.

5.0 THE PROPOSAL

5.1 Ancillary Outbuilding

The current proposal is for the construction of a single storey outbuilding to be used to house an elderly relative of the property owner, who requires daily care due to a number of chronic health conditions. The outbuilding would provide respite for the family member with rooms to help manage her conditions.

The building would feature rehabilitation home gym/therapy room, wetroom and a room to house a bed and a chair for a person in care. This room will also be used for relaxation and meditation.

The outbuilding could be accessed without having to enter the main dwelling house via the existing alleyway and rear fence gate.

The family member has been diagnosed with Ehlers-Danlos Syndromes (EDS), hypermobility type, Fibromyalgia Syndrome (FMS), and recently Vertigo, and had to move in with her relatives. In case of the first two conditions the treatment requires mobility as well as space to rest. Please refer to supplementary letter from applicant's medical professional in relation to her health issues and diagnosis.

5.2 User Space Requirements

The existing 4-bedroom dwelling house is occupied by a large growing family with 3 children. The house does not provide bathroom on the ground floor, and this creates an issue for the applicant.

Additionally, the family member uses the living room most days as a bedroom, rehabilitation and relaxation space which limits the use of this space as a working from home office or family space during the day, evenings and weekends. It is vital to provide a separate area that can be used during the day as much as possible.

Due to the diagnosis the applicant requires space for gentle movements, exercises and pacing to deal with the daily pain, without disturbing the family and children, such as the proposed rehabilitation / home gym.

Additionally, the relative has insomnia and requires a tranquil space to nap / sleep during the day. It is also required to provide space for meditation and relaxation techniques that help to manage the pain, such as the proposed small bedroom.

The outbuilding proposal provides ground floor bathroom with accessible shower and much needed space for the daily treatment activities, as noted in section 5.1 above.

5.3 Garden

The existing rear garden would be altered to the minimum. There are currently two levels in the garden, with the rear end being 390mm higher. The outbuilding would be positioned within the lower level such that it creates easy access to / from the main dwelling house and does not impact on the neighbours.

It is proposed to remove one shrub at the rear of the garden to reinstate the original access from the alleyway, to allow for bringing applicant's tricycle bike which she uses as part of rehabilitation and daily activities.

5.4 Design Considerations

The purpose of this one storey outbuilding is to be subservient to the host dwelling and used as an ancillary space. No cooking facilities are proposed as the main dwelling house will be used for this.

The principal concept design is to use environmental and sustainable construction method with aim for the outbuilding to be recyclable. The principal structure would be made of timber frame with hempcrete insulation, which is designed to actively combat climate change, removing more carbon dioxide from the atmosphere than it takes to manufacture and build.

The outbuilding would be healthier for its user as it uses natural, non-toxic, breathable materials that improve air quality and moisture control, making it healthier for both people, outbuilding itself and environment.

The external cladding is proposed in timber to sit comfortably and be suitable for a garden setting.

Additionally, to aid in building insulation a sedum roof is proposed over a very slightly pitched roof. This green 'blanket' would aid in blending with surrounding vegetation, temperature amelioration, reduction in air pollution, storm water run-off, habitat for biodiversity and improvement to health and wellbeing.

This sedum roof also aims for the building to integrate with the neighbouring foliage and to minimise overbearing appearance.

The purpose of the pitch is also to accommodate solar panels that require to

be installed at minimum 15° for sufficiently collection of solar energy. In this case the solar panels can be sited as far as is practicable within the roof build-up to minimise the external appearance of the roof.

A small Air Source Heat Pump will be discreetly located at the back of the outbuilding (please see Fig. 1).

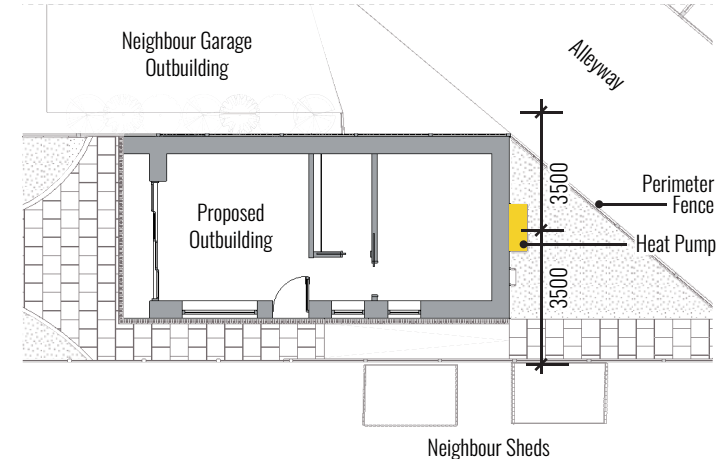


Fig. 1 Estimated heat pump noise level at 42dB*

*This excludes consideration of perimeter fence which is likely to further reduce noise level.

This is subject to final product, subject to cost and market availability.

Please refer to Appendix 1 for heat pump sound data.

The pump will be powered by the PV panels which in result will provide heating to the outbuilding. The PV panels will also provide energy such as lighting, power sockets and ventilation.

The maximum eaves height of the outbuilding does not exceed 2.5m with ridge height not exceeding 3m.

The internal layout is very simple, it has an accessible shower room, rehabilitation home gym with storage and another space for sleeping and relaxation for the applicant. No cooking facilities are proposed as the main dwelling house will be used for this as is currently.

An openable glass doors are proposed at the front of the outbuilding to connect visually with the main dwelling house and for an enjoyment of the garden. A smaller series of side windows are also provided to the remaining spaces, including roof lights for optimising daylight gain and purge ventilation.

5.0 THE PROPOSAL - continues

5.5 Sun & Shadow Considerations

The proposed design has been carefully 3D modelled and put under a solar analysis, to test that the outbuilding configuration and volume do not impact the neighbouring sites with regards to the rights of light and overshadowing.

The study demonstrates that the proposal is not affecting the adjacent neighbouring properties by overshadowing or blocking the access to direct daylight in any way, therefore there is no negative impact that could potentially be affecting rights of light.

This solar analysis has been carefully carried out to consider the impact of the proposed design at specific hours.

Fig. 2 demonstrates hours of the day "9am, 12pm & 3pm", during the longest day of the year in which the sun reaches its highest point "June 21st Summer Solstice".

Fig. 3 demonstrates hours day "9am, 12pm & 3pm", during the shorter day of the year in which the sun reaches its lowest point "December 21st Winter Solstice"

Please refer to full size drawings No. A_PL_600 and 601.

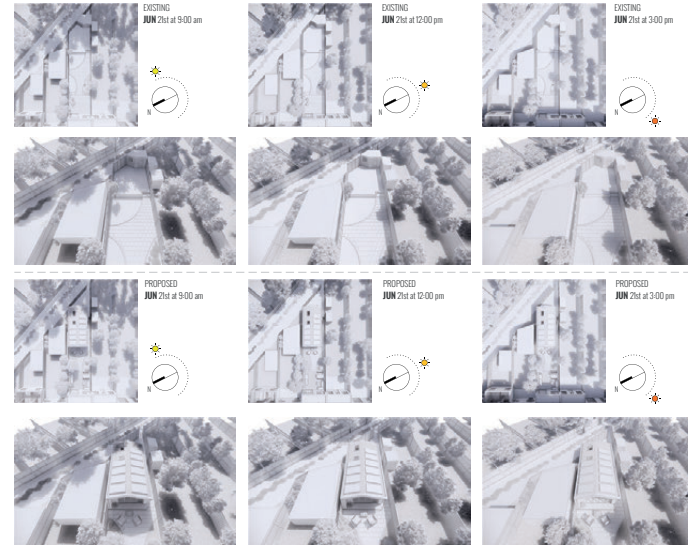


Fig. 2 Summer Solstice Analysis

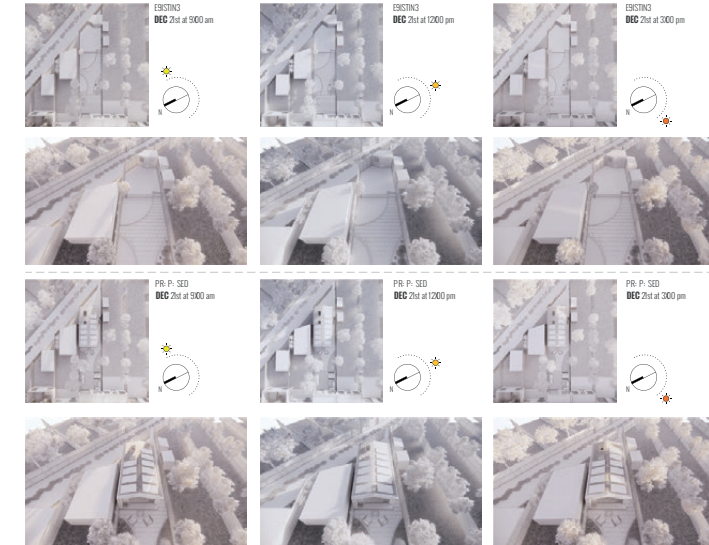


Fig. 3 Winter Solstice Analysis

5.6 Overlooking / Loss of Privacy Measures

The proposed design considers neighbours on both sides, and all side windows will be positioned behind the boundary of timber fence such that they do not create overlooking nor create loss of privacy to adjacent occupiers. Please refer to Fig. 4 and 5 opposite.

5.7 The Proposal References

Please refer to drawing No. A_PL_100-101, A_PL_200-201, A_PL_300-301 for design proposal and considerations.



Fig. 4 Outbuilding Side Elevation

Side & front windows and door below existing timber fence line demonstrate no overlooking or loss of privacy

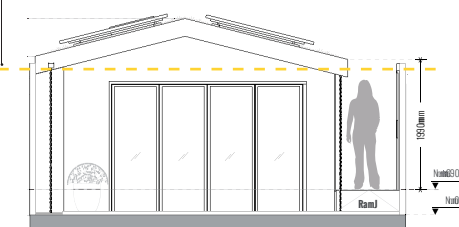


Fig. 5 Outbuilding Front Elevation

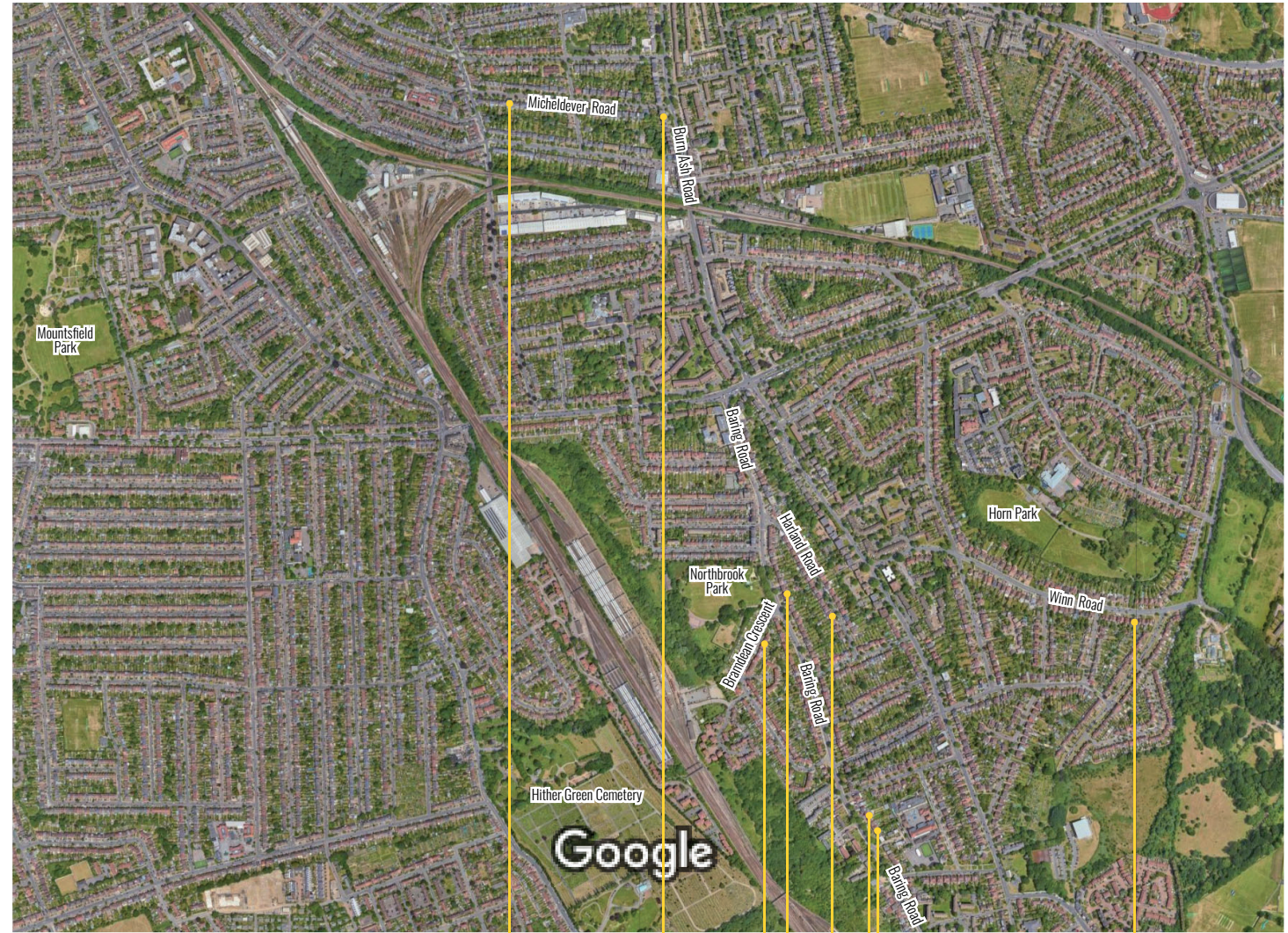
6.0 CASE STUDIES

As mentioned in section 3.0 above, there are several neighbouring properties that have constructed similar outbuildings.

In a view to supply additional supporting information to our proposed design, please find below a list of samples to some of those properties in the area, with approved planning applications for outbuildings:

- **67 Micheldever Road, SE12** - DC/22/129143 | Construction of a timber framed outbuilding to the rear | Decision: Granted 13 January 2023.
- **100 Burnt Ash Road, SE12** - DC/22/128739 | Construction of an outbuilding in the rear garden and the demolition of existing rear boundary fence and installation of a 2m timber boundary fence | Decision: Granted 28 November 2022.
- **93 Baring Road SE12** - DC/19/111092 | Construction of an outbuilding in the rear garden | Decision: Granted 13 May 2019.
- **52 Harland Road SE12** - 05/059967/FT | Lawful Development Certificate in respect of the construction of a single storey building in the rear garden | Decision: Granted 09 August 2005.
- **205 Baring Road SE12** - DC/14/090380 | The construction of a single storey building at the rear to accommodate an indoor swimming pool and gym | Decision: Granted 02 February 2015.
- **209 Baring Road SE12** - DC/21/122551 | Construction of a single storey garden outbuilding | Decision: Granted 31 August 2021.
- **94 Winn Road SE12** - DC/19/114533 | Construction of an outbuilding in the rear garden for ancillary residential use | Decision: Granted 20 December 2019.

Please refer to location map opposite and following pages for photographic site location respectively.



52 Micheldever Road

100 Burn Ash Road

7 Bramdean Crescent

93 Baring Road

52 Harland Road

205 Baring Road

209 Baring Road

94 Winn Road

Key Map

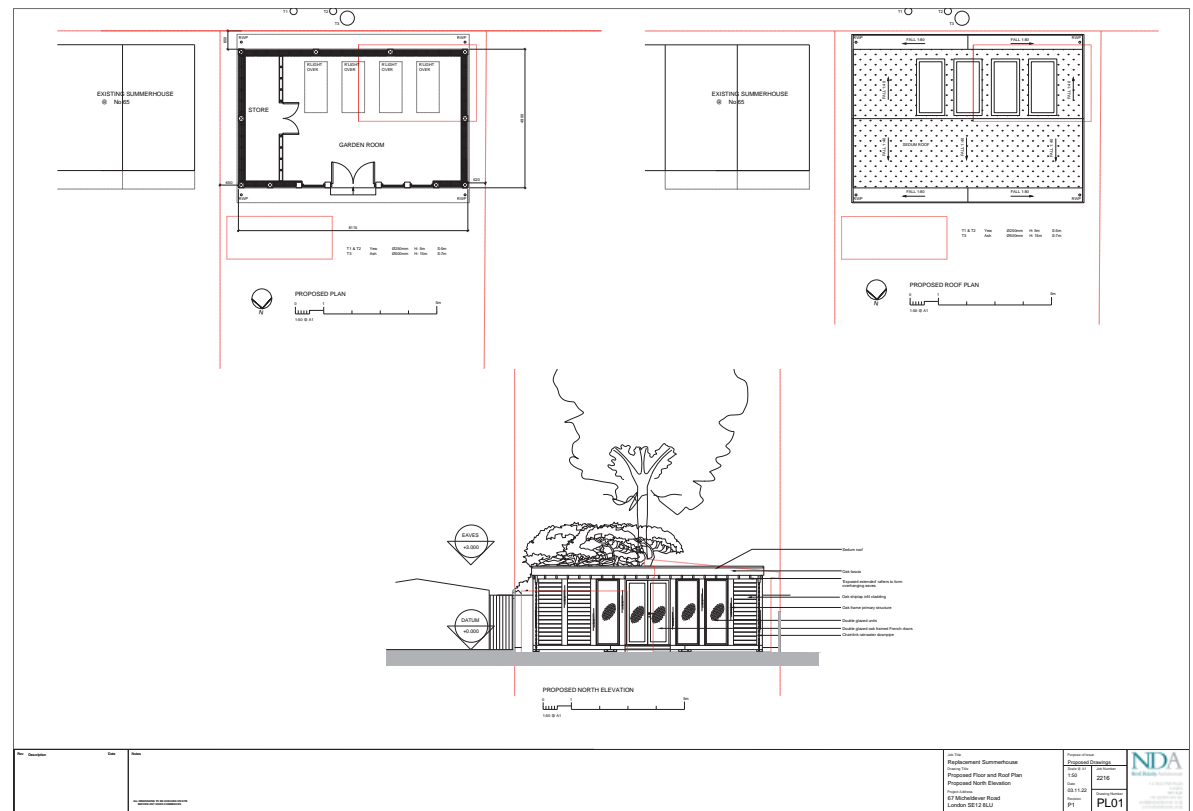
6.0 CASE STUDIES - continues

67 Micheldever Road, SE 12

Ref. DC/22/129143

Construction of a timber framed outbuilding to the rear.

Decision: Granted 13 January 2023.



Approved design for 67 Micheldever Road outbuilding.

67 Micheldever Road



Street View.



67 Micheldever Road

Aerial view of main building and rear garden.

6.0 CASE STUDIES - continues

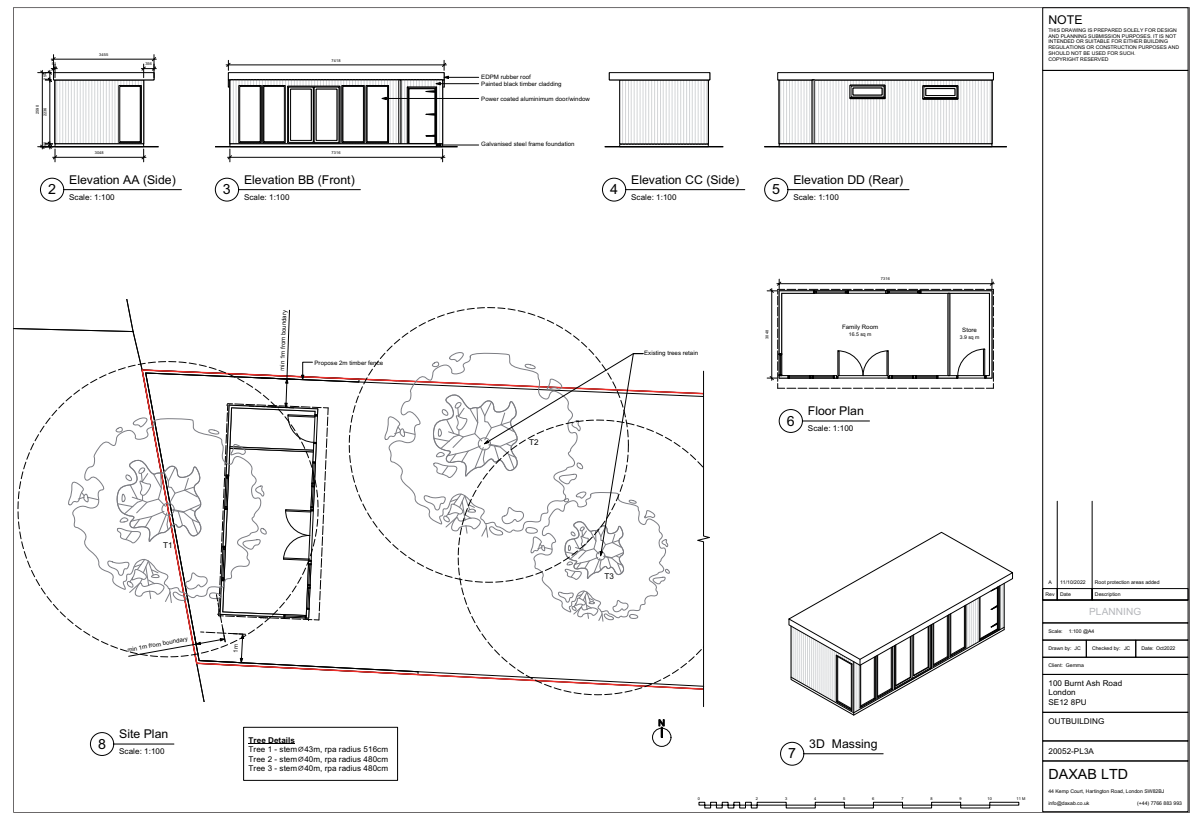
100 Burnt Ash Road, SE12

Ref. DC/22/128739

Construction of an outbuilding in the rear garden and the demolition of existing rear boundary fence and installation of a 2m timber boundary fence.

Decision: Granted 28 November 2022.

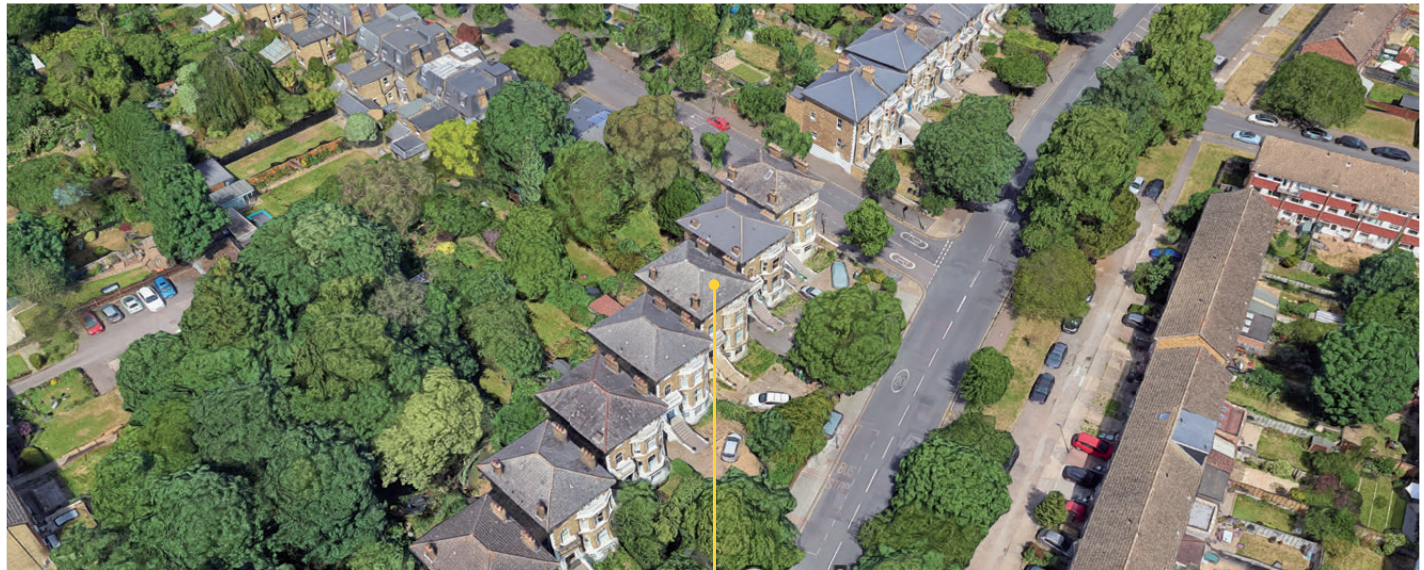
100 Burnt Ash Road



Approved design for 100 Burnt Ash Road outbuilding.



Street View.



100 Burnt Ash Road

Aerial view of main building and rear garden.

6.0 CASE STUDIES - continues

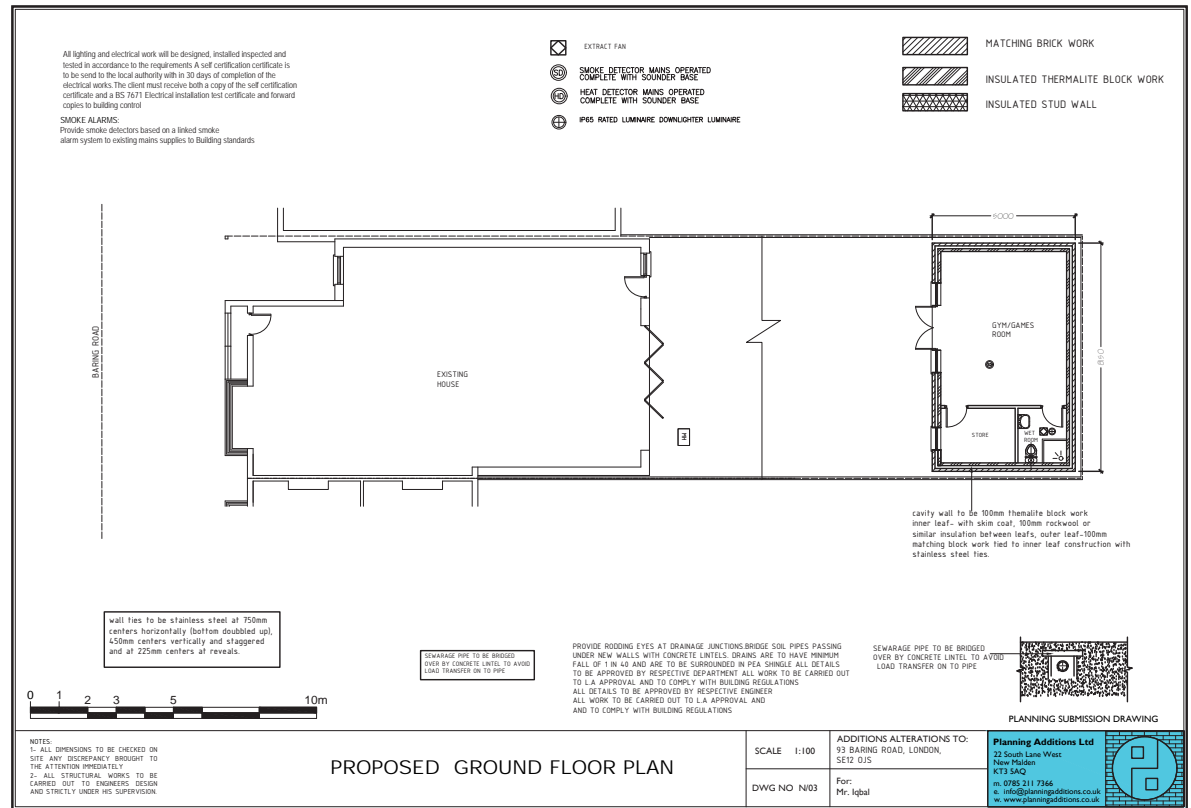
93 Baring Road SE12

Ref. DC/19/111092

Construction of an outbuilding in the rear garden.

Decision: Granted 13 May 2019.

93 Baring Road



PROPOSED GROUND FLOOR PLAN

Approved design for 93 Baring Road outbuilding.



Street View.



93 Baring Road

Aerial view of main building and rear garden outbuilding.

6.0 CASE STUDIES - continues

52 Harland Road SE12

Ref. 05/059967/FT

Lawful Development Certificate in respect of the construction of a single storey building in the rear garden.

Decision: Granted 09 August 2005.

52 Harland Road



Street View.



52 Harland Road Outbuilding

Top view of main building and rear garden outbuilding.



52 Harland Road

Aerial view of main building and rear garden outbuilding.

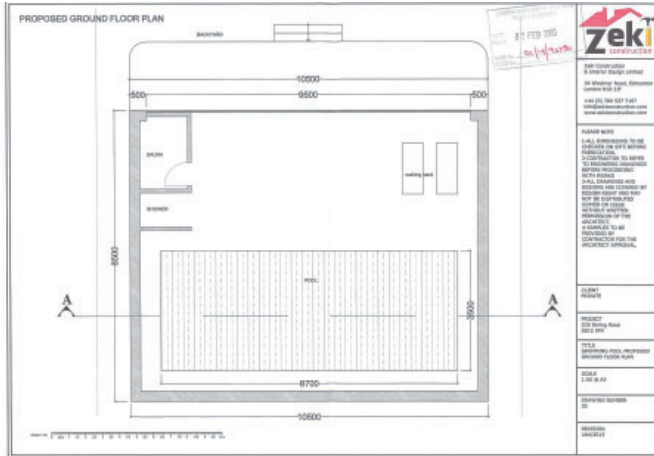
6.0 CASE STUDIES - continues

205 Baring Road SE12

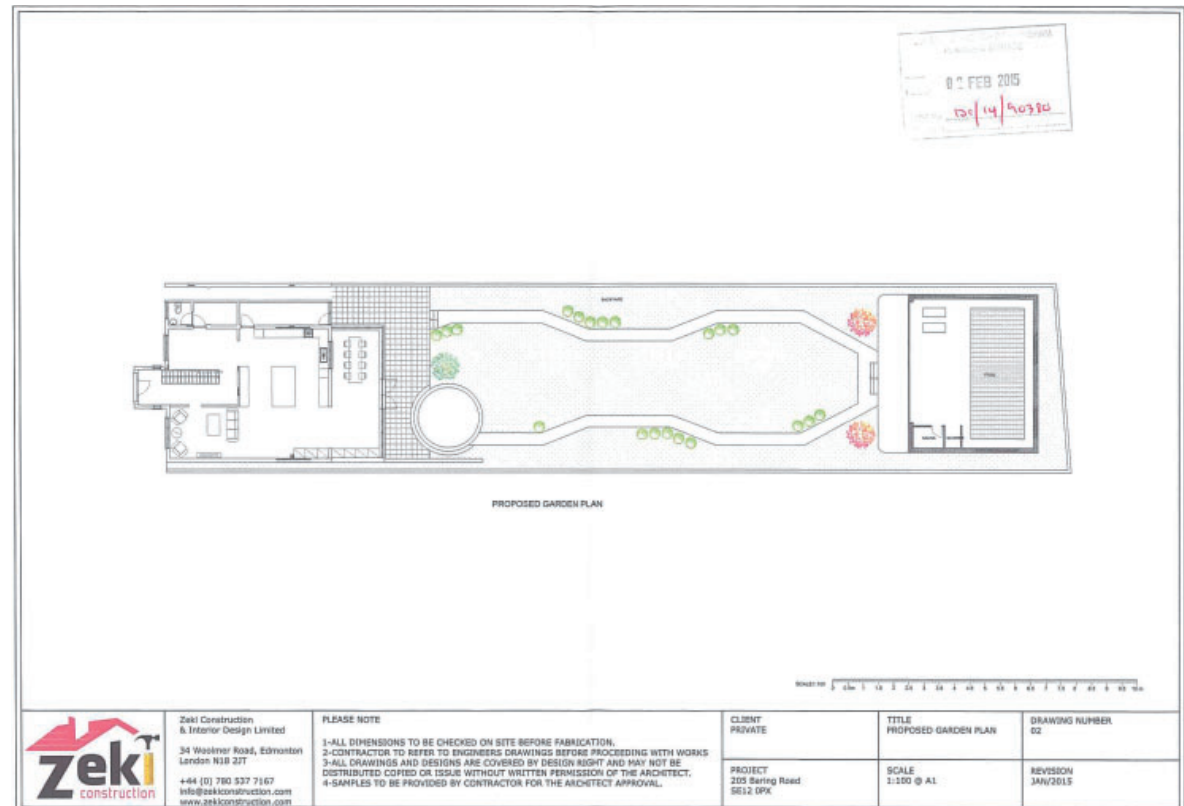
Ref. DC/14/090380

The construction of a single storey building at the rear to accommodate an indoor swimming pool and gym.

Decision: Granted 02 February 2015.



Approved design for 205 Baring Road outbuilding.



Approved design for 205 Baring Road outbuilding.



205 Baring Road

Street View.



205 Baring Road

Aerial view of main building and rear garden outbuilding.

6.0 CASE STUDIES - continues

209 Baring Road SE12

Ref. DC/21/122551

Construction of a single storey garden outbuilding.

Decision: Granted 31 August 2021.

209 Baring Road

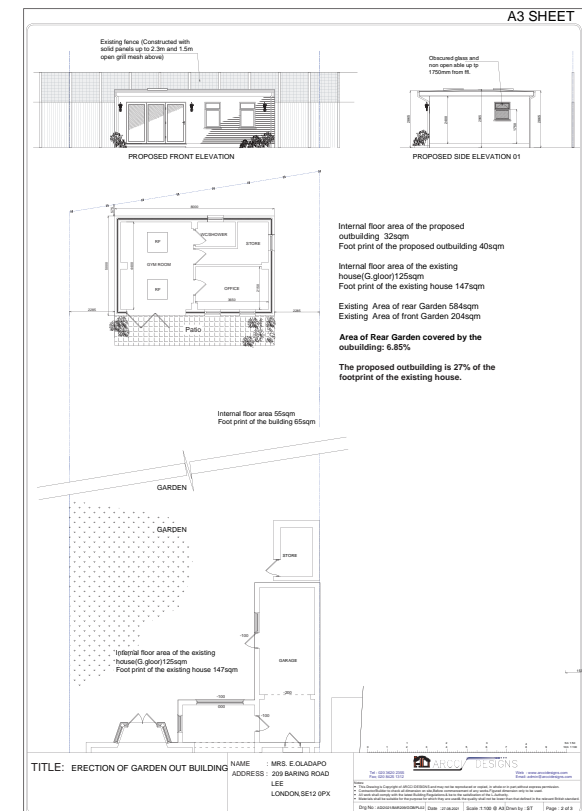


Street View.



209 Baring Road

Aerial view of main building and rear garden outbuilding.



6.0 CASE STUDIES - continues

94 Winn Road SE12

Ref. DC/19/114533

Construction of an outbuilding in the rear garden for ancillary residential use.

Decision: Granted 20 December 2019.

94 Winn Road Road

General Notes:

- Dimensions should not be scaled from the drawings where accuracy is essential.
- Diagonal dimensions are used to be checked on site by building over the measurement of walls. The overall accuracy of the work of the surveyor is to be checked on site.
- Dimension lines are shown in red. The overall accuracy of the work of the surveyor is to be checked on site.
- Diagonal dimensions are shown in red. The overall accuracy of the work of the surveyor is to be checked on site.
- All dimensions are in millimetres unless otherwise stated.
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Proposed Ground Floor Plan: Shows the layout of the outbuilding with a living area, kitchen, and bathroom. Maximum height is noted as 2.20m above original ground level.

Existing Block Plan at 1:100: Shows the site context with existing buildings and the proposed outbuilding location.

Proposed Block Plan at 1:100: Shows the proposed outbuilding footprint and its relationship to the existing site.

Elevations:

- Proposed Rear Elevation:** Shows the rear facade with a window and door.
- Proposed Front Elevation:** Shows the front facade with a window and door.
- Proposed Side (Eastern) Elevation:** Shows the eastern side facade.
- Proposed Side (Western) Elevation:** Shows the western side facade.

Technical Specifications:

- Emergency egress windows at first floor bedrooms and any other rooms. Must with height to allow minimum 450mm x 850mm clear opening (min. area 0.29m²). CA height should not be greater than 1100mm from finished floor level.
- Mechanical extractor duct to outside air. Diameter/height: 100mm/1.5m. Minimum 150mm clearance from combustible materials or other combustible materials.
- Walls covered with factory-finished and insulated outside cladding with heat alerts are to be fixed at positions chosen on plan. Minimum system to be used is category C2 system conforming to BS6841:2004. Fixings to be extra spaced. Maximum distance between wall fastenings or light fittings and max. 3 metres from bathroom door. Detector units to comply to BS6841:2004.

Project Information:

PROJECT: Erection of an outbuilding to be used as a garage/annex/ancillary to the dwelling.

DATE: 20/12/2019

REF: DC/19/114533

DATE: 20/12/2019



Street View.



94 Winn Road

Aerial view of main building and rear garden outbuilding.

7.0 USE

The use of existing main dwelling is currently in residential use, and this will remain unchanged.
The proposed outbuilding use is for care and rehabilitation purposes.

8.0 FEATURES

The outbuilding will be set back from the boundaries, except one side which is on the side of the neighbouring outbuilding.
The outbuilding would also be accessed from the Alleyway which connects directly with Bramdean Crescent. This is very common approach in the neighbourhood, and some outbuilding can be even accessed directly from the Alleyway.

9.0 ACCESS

There will be no changes to the existing main access arrangements for entering the either the main house or the outbuilding. The proposal however is to reinstate a secondary rear access via fence gate to the outbuilding, to allow elderly relative tricycle transfer which is used frequently as part of daily activities.

10.0 LAYOUT

There will be no changes to the layout of the existing dwelling.
The outbuilding has an accessible wetroom, rehabilitation room with storage and space for sleeping, daily rest and relaxation for the elderly relative.

11.0 SCALE & APPEARANCE

10.1 Scale

Proposed external area of the outbuilding 44m², and this is driven primarily by the specific wall make up which comprises of timber frame and hempcrete insulation. The insulation make-up requires to be wider than a conventional one to achieve technical and building regulation standards for energy efficient structure.

The height of the outbuilding would not exceed 3m to the ridge and 2.5m to the eaves, with internal area of 31.4m².
With overall garden area of 139m², the outbuilding only covers 32% of the garden (less than 50%).

10.2 Appearance

The external appearance for the outbuilding is proposed in timber cladding, in order to sit comfortably within the garden.

The use of green sedum roof will help the roof to blend in with the vegetation nearby, with solar panels being set in within the sedum roof as much as possible. The glazing framing is yet to be determined, having said that it would be aluminium or timber, and is subject to cost.

12.0 LANDSCAPING

Some minor hard and soft landscaping works will be incorporated in the proposed rear garden, by adjusting the existing paving slabs. These slabs will be re-claimed to create a path from the Alleyway to the entrance door of the outbuilding and existing garden.

13.0 DESIGN CONSIDERATIONS & HERITAGE ASSETS

The property is not a listed building and is not located within a conservation area or an area of interest.

Historically this property is part of a series of similar mid-terrace houses on Bramdean Crescent.

14.0 DRAWINGS

The drawings for this Application comprise of existing and proposed works and are as follow:

A-PL-100 - Existing and Proposed GA Plan - ground floor level plan
A-PL-101 - Existing and Proposed GA Plan - roof plan
A-PL-102 - Existing and Proposed GA Plan - site plan
A-PL-200 - Existing and Proposed Section AA
A-PL-201 - Existing and Proposed Section BB
A-PL-202 - Existing and Proposed Site Section CC
A-PL-300 - Existing and Proposed Front & Rear Elevation
A-PL-301 - Existing and Proposed Side Elevation
A-PL-600 - Sun Studies - Summer
A-PL-601 - Sun Studies - Winter

Heating Product Information



PUZ-WM50VHA(-BS)

Ecodan R32
Monobloc Air Source Heat Pump



Key Features:

- A+++ high efficiency system
- Ultra quiet noise levels
- Maintains full heating capacity at low temperatures
- Zero carbon solution
- MELCloud enabled

Key Benefits:

- Ultra low running cost
- Flexible product placement
- Confident and quick product selection
- Help to tackle the climate crisis
- Remote control, monitoring, maintenance and technical support



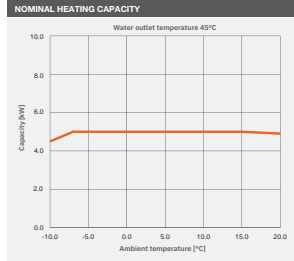
ecodan.co.uk

ecodan
Renewable Heating Technology

Heating Product Information

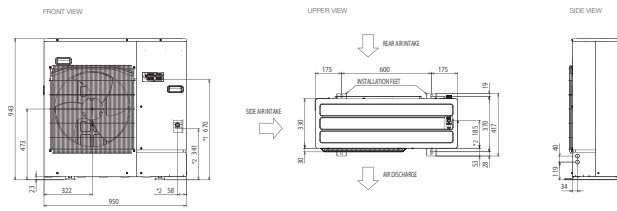
PUZ-WM50VHA(-BS)
Ecodan R32
Monobloc Air Source Heat Pump

OUTDOOR UNIT	PUZ-WM50VHA(-BS)
HEAT PUMP SPACE HEATER - 5/5°C	EHP Rating: A+++ SEER: 5.92
HEAT PUMP SPACE HEATER - 5/5°C	EHP Rating: A+++ SEER: 5.92
HEAT PUMP COMBINATION HEATER - Large Package	EHP Rating: A+++ SEER: 5.92
HEATING (A) (WWS)	Capacity (kW): 5.0 Power (kW): 1.62 COP: 3.00
OPERATING AMBIENT TEMPERATURE (C) (DB)	External limit of 1st (DB): -20 ~ +35 2nd: 0*
SOUND DATA ¹⁾	Power Level (dB(A)): 61 Frequency: 500 Hz Flow Rate (l/min): 1.4
WATER DATA	Water Pressure (bar): 12.2 Flow Rate (l/min): 1.4 Water Temp (°C): 35
DIMENSIONS (mm)	Depth: 305 Height: 843 Weight: 21
WEIGHT (kg)	21
ELECTRICAL DATA	Electrical Supply: 230V-240V/50Hz Phase: (S/N/A) Nominal Running Current (A) (M) (N): 4.64 (1.1) Fuse Rating: MF 16A (16A)
REFRIGERANT CHARGE (kg) / CO ₂ EQUIVALENT (t)	R32 (R410A eq): 18 / 2.0 (1.3)



Notes:
 1) Calculation with EN1253 Calculator
 2) Under normal heating conditions at outdoor temp: 7°C DB / 4°C WB, outlet water temp 35°C, inlet water temp 30°C.
 3) Under normal heating conditions at outdoor temp: 7°C DB / 4°C WB, outlet water temp 30°C, inlet water temp 47°C as tested to BS EN12132.
 4) Standby power level tested to BS EN12132.
 5) Under normal heating conditions at outdoor temp: 7°C, inlet water temp: 35°C.
 6) MCHD: class IGS EN10298-2 & IGS EN10294-2.
 7) Gable.
 *₁ is the seasonal space heating energy efficiency (SEER); *₂ is the water heating energy efficiency.

PUZ-WM50VHA(-BS) DIMENSIONS



All dimensions (mm)

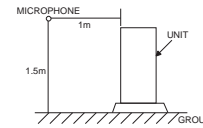
MITSUBISHI ELECTRIC
Changes for the Better
 Telephone: 01707 282880
 email: heating@meuk.mec.co.uk
 heating.mitsubishielectric.co.uk

UNITED KINGDOM Mitsubishi Electric Europe Living Environment Systems Division, Travelers Lane, Hatfield, Hertfordshire, AL10 8XB, England. Telephone: 01707 282880 Fax: 01707 278881
 IRELAND Mitsubishi Electric Europe, Westgate Business Park, Ballymount, Dublin 24, Ireland. Telephone: (01) 419 8800 Fax: (01) 419 8880 International code: (00353)
 Country of origin: Ireland (England - design). Trademark: Mitsubishi Electric Europe 2020. Mitsubishi and Mitsubishi Electric are trademarks of Mitsubishi Electric Europe B.V. The company reserves the right to make any variation in technical specification to the equipment described, or to withdraw or restrict products without prior notification or public announcement. Mitsubishi Electric is constantly developing and improving its products. All descriptions, illustrations, drawings and specifications in this publication represent only general indications and shall not form part of any contract. All goods are supplied subject to the Company's General Conditions of Sale, a copy of which is available on request. The party product and brand names may be trademarks or registered trademarks of their respective owners.
 Note: The base rating is for guidance only. Please refer to the relevant data sheet for detailed specifications. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and the specific conditions. Mitsubishi Electric air conditioning equipment and heat pump systems contain fluorinated greenhouse gases. R410A (GWP:2088), R32 (GWP:675), R410C (GWP:1774), R134a (GWP:1432), R1234ze (GWP:675), R450B (GWP:146), R1234ze (GWP:675) or R1234ze (GWP:675). These GWP values are based on Regulation (EU) No 517/2014 from IPCC-AR5. In case of Regulation (EU) No 893/2017 from IPCC-AR5, these are as follows: R410A (GWP:1525), R450B (GWP:146), R1234ze (GWP:675) or R134a (GWP:1300).
 Effective as of August 2020



7 Estimated noise level based on the distance from Outdoor unit Outdoor unit

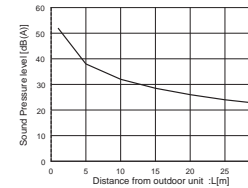
Annotation and measurement condition



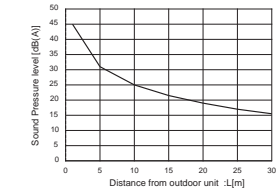
- Notes:**
 1) Sound data is taken when the system is running stably.
 2) Relatively large noise could be heard transiently in the case 4-way valve, or LEV operates.
 3) Sound reflection from ground and surrounding walls is not considered.

(1) Packaged-type units

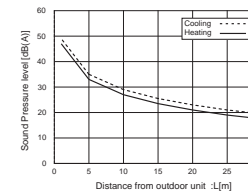
■ PUZ-WM50VHA(-BS)



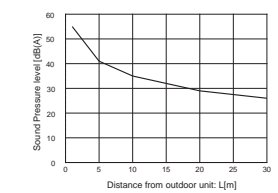
■ PUZ-WM60VAA(-BS)
 ■ PUZ-WM85VAA(-BS)
 ■ PUZ-WM85YAA(-BS)



■ PUZ-WM112VAA(-BS)
 ■ PUZ-WM112YAA(-BS)



■ PUZ-WM140VHA(-BS)
 ■ PUZ-WM140YHA(-BS)



Appendix 2

Prior to submission of this planning application, we have sought a pre-planning advice PRE/22/129541, please refer to the duty planner officer response opposite.

Policies	
National policy & guidance	<ul style="list-style-type: none"> National Planning Policy Framework (2021) (NPPF) National Planning Policy Guidance (NPPG) National Design Guide (2019) (NDC) National Design Code (2021) (NDC)
Development plan	<ul style="list-style-type: none"> London Plan (2021) (LPP) Core Strategy (2011) (CSP) Development Management Local Plan (2014) (DMLP) Lewisham Town Centre Plan (2014) (LTCP) Site Allocations Local Plan (2013) (SALP)
Guidance	<ul style="list-style-type: none"> Alterations and Extensions SPD (2019) (SPD) Forest Hill Conservation Area Appraisal (July 2010)


Relevant material planning considerations
I made an objective assessment of your proposal in light of the above planning policies, guidance and advice already given.

Key planning considerations
The key planning considerations are: <ul style="list-style-type: none"> Principle of development Urban design and impact on heritage assets. Impact on living conditions of neighbours

Principle of development	
General Policy	The Development Plan is generally supportive of people extending or altering their homes.
My opinion	The principle of development is supported, subject to details.

Urban design	
Policies	<p>The NPPF at para 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.</p> <p>LPP HC1, D3, CSP 15 & 16, DMLP 30, 31, 36 and the provisions of the Alterations and Extensions SPD reflect this and are relevant.</p>
My opinion	<p>The outbuilding is of a significant size measuring 9.7m long and 4.7m wide. It would have a pitched roof with a maximum height of 3m and an eaves height of 2.425m. The outbuilding would cover 32% of the rear garden.</p> <p>You have stated that the outbuilding is required for a family member who has a number of chronic health conditions. The outbuilding would provide respite for the family member with rooms to help manage her conditions. The outbuilding would provide a bedroom with wet room and an exercise/therapy room.</p> <p>The proposed development will require planning permission. Since the outbuilding is required for medical reasons, you will be able to apply for planning permission without the need to pay a fee.</p> <p>You state that the outbuilding will be sustainably built. External materials should be suitable for a garden setting, e.g., timber.</p>
My advice	You are required to submit a planning application for the outbuilding. You should include a letter from a medical professional regarding your health issues as a supporting document.

Impact on living conditions of neighbours	
Policies	<p>The NPPF para 130 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users.</p> <p>CP15, DMP31(c) and the provisions of the Alterations and Extensions SPD reflect this and are relevant.</p> <p>The main impacts on amenity arise from: (i) overbearing enclosure/loss of outlook; and (ii) loss of sunlight to amenity areas</p>
My opinion	<p>My assessment</p> <p>The proposed outbuilding due to its scale and siting would appear prominently in the rear garden setting. Any subsequent application will need to show that there is no significant, overshadowing, overlooking or loss of privacy to adjacent occupiers and that the outbuilding would not appear overbearing. You will also need to evidence that the heat pump will have no detrimental impact in terms of noise on neighbouring amenity.</p>

Conclusion	
	<ul style="list-style-type: none"> In my opinion the current scheme is considered a lower end of medium risk planning proposal.

Engagement
I strongly advise you talk with your neighbours, and with the Grove Park neighbourhood forum, before finalising your plans if you intend to submit an application, as we will notify them as part of the application process. If three or more people object to your application, it will have to be decided by the Planning Committee, which can add considerable time to the process.

Documents to submit
<p>Please check the national information requirements and local information requirements before submitting an application. Applications which do not meet the requirements will be made invalid and invalid applications are not prioritised</p> <p>In brief your application should consist of:</p> <ul style="list-style-type: none"> Application form with completed ownership certificate Plan and drawings [due to the differing land levels between your property and neighbouring properties you are advised to include the land level differences on your elevation drawings] CIL Form The correct fee Application form

Disclaimer	
What is the purpose of this service?	The purpose of the pre-application service is to help you understand the likelihood you would receive planning permission for your proposal.
What is my opinion?	I have given you my opinion on the likelihood you would receive planning permission. I have expressed this in terms of planning risk.
What is a low risk?	A low planning risk means I would almost certainly recommend approving your application. If that is the case, then I have not needed to offer advice.
What is a high risk?	A high planning risk means I would almost certainly recommend refusing your proposal. If that is the case, then I have offered some advice.
What is my advice?	The advice I offer depends on the specifics of each proposal. In some cases I can only advise you go back to basics, for instance to look again at your brief and the make-up of your design team. If your planning risk is less than high, I can offer specific advice, for instance to move a wall by 1m or change the materials.
What is the status of my response?	Any planning opinion or advice I have given, either orally or in writing in the course of my duties, is offered in good faith and is based on the information/evidence you have provided. Such advice is therefore my personal opinion and is not a formal decision of, nor are they binding on, the Local Planning Authority. The Local Planning Authority will only be bound where a formal application is submitted and a formal decision is issued in writing.
What else do we need to think about when an application comes in?	I have offered my opinion and/or advice without the benefit of a site visit or involvement of other consultees (both internal and external), neighbours or other interested parties. This may raise issues we have not been able to anticipate.
How long is my opinion and/or advice valid?	Planning policies and relevant material considerations can change and there is always a risk things will have changed by the time you submit an application.



DUTY PLANNER ADVICE	
Ref	PRE/22/129541
Level	Standard/Complex
Fee paid	£134
Case officer	Amanda Ghani
Date of meeting	02/10/23
Date of DPRG	06/10/23
Date of this response	06/10/23
Site address	7 Bramdean Crescent, SE12 0NU
Enquiry	Construction of an outbuilding in the rear garden.
Applicant	Karen Lyon

Existing	
Description	7 Bramdean Crescent is two storey (plus roof space) mid-terrace residential dwelling. The property benefits from a generously sized rear garden.
Policies and constraints:	The property is not within a conservation area, it is subject to the small HMO Article 4 Direction and has a PTAL 1b. The property is within an area of local open space deficiency.

History	
	No relevant



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