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2023_25/PL
09th November 2023

Planning Department
London Borough of Bexley
Civic Offices
2 Watling Street
Bexleyheath
DA6 7AT

Dear Sirs / Madam,

Re: 27 Pickford Road, Bexleyheath DA7 4AG

Please find enclosed copies of the drawings; together with completed applications forms comprising of a householder planning application at the above site.

The Site and Location Assessment

Pickford Road is approximately 0.5 mile northwest of Bexleyheath, within easy walking distance to the local amenities. The house is a two-storey semi-detached dwelling, finished in render under a tiled roof. The property is not listed and does not lie within any area of special designation.

Planning Policies

EN39 - Policy In order to protect and enhance the quality of the built environment, the ENV39 Council will seek to ensure that all new developments, including alterations and extensions, changes of use and other operations, including highway improvements, are satisfactorily located and are of a high standard of design and layout. In determining applications for development the Council will consider the extent to which the proposal:

H7 - Policy Residential development should provide a reasonable degree of privacy and H7 outlook for space within and outside dwellings.

H9 - Policy Residential development consisting of extensions or alterations should accord H9 with other residential policies and also fulfil all of the following criteria:

1. the siting, design and external appearance of development should be compatible with the character of the existing building and adjacent buildings;
2. the development should not adversely affect the privacy and amenity of residents of adjoining properties including daylight and sunlight and outlook; and
3. the development should not result in overdevelopment in terms of scale and mass, car parking and remaining amenity area.

Design and Development Control Guidelines**2.3.1 Roof extensions:**

1. Loft and roof space extensions should not normally exceed the ridge height of the existing building, or by reason of design or massing be detrimental to the form of the existing roof.
2. Roof extensions should, if possible, have dormer windows facing to the rear; dormers on the hipped side of a pitched roof should in general be avoided.
3. All roof extensions should be set back from the main wall of the dwelling on which they are proposed to avoid creating the appearance of an extra storey.

Planning Precedent

- **Ref. No: 23/02401/LDCP** - 27 Pickford Road Bexleyheath Kent DA7 4AG
Lawful Development Certificate (Proposed) for the conversion of roof space including two hip-to-gable roof extensions, a rear dormer, rooflights to front roofslope and alterations to the chimney. Status: Granted with Conditions
- **Ref. No: 22/02933/LDCP** - 47 Pickford Road Bexleyheath Kent DA7 4AG
Lawful Development Certificate (Proposed) for the conversion of roof space involving alterations to existing roofline, including a hip to gable enlargement, a rear dormer extension, rooflights to front roofslope, to provide rooms in roofspace. Status: Granted with Conditions
- **Ref. No: 09/01293/FUL** - 29 Pickford Road Bexleyheath Kent DA7 4AG
Alterations to roofline to provide rooms in roofspace incorporating a side and rear dormer extension Status: Granted with Conditions
- **Ref. No: 08/14702/FUL** - 29 Pickford Road Bexleyheath Kent DA7 4AG
Third floor rear extension. Rooms in roofspace incorporating a side dormer extension. Status: Granted with Conditions

Proposed Development

The proposals are to extend the roof line incorporating a hip to gable with side windows new pitched roof over existing two storey rear extension. The new space will provide a new bedroom and shower room. To the first-floor internal alterations will merge to one bedroom into two ensembles. The proposals have been designed to mirror existing properties within the road, with finished in materials to match the area. The neighbouring dwellings to the north and south, have no habitable flank windows facing the site, the flank windows within the proposed will be obscured glazed and fixed below 1.7m.

Bexley's Design and Development Control Guidelines, state loft and roof space extensions should not exceed the ridge height of the existing building, have windows facing the rear and set back from the main wall of the dwelling. All of these have been incorporated within the proposed design.

Prior to submitting this application, a pre-application enquiry was submitted, reference number 23/02487/PREAPP. The summary of that process was, the proposal is considered acceptable subject to minor changes. We have reviewed the officers' comments, which were, increase set-down of the rear additional roof to 300mm. They also asked us to look at the eaves mismatch, to see if this could be minimised.

The design has been amended to show a 300mm step down from the main roof the proposed rear roof. Looking at the eaves it would be difficult to reduce the height because the head space within the proposed loft area, however by extending the soffits the eave line has been lowered by 75mm which will help minimise the slight level change in the eaves.

Development Amount

The site has a total area of 0.05 Hectares, the proposed works will provide an additional 59m of floor space within the dwelling.

Scale

The design has been kept in-line with existing houses within Pickford Road.

Appearance

The proposed extension has been designed to complement the existing properties in the area. External materials will be of a high quality, to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local design style.

Access

Access to the dwelling will be unaffected by the proposed.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams