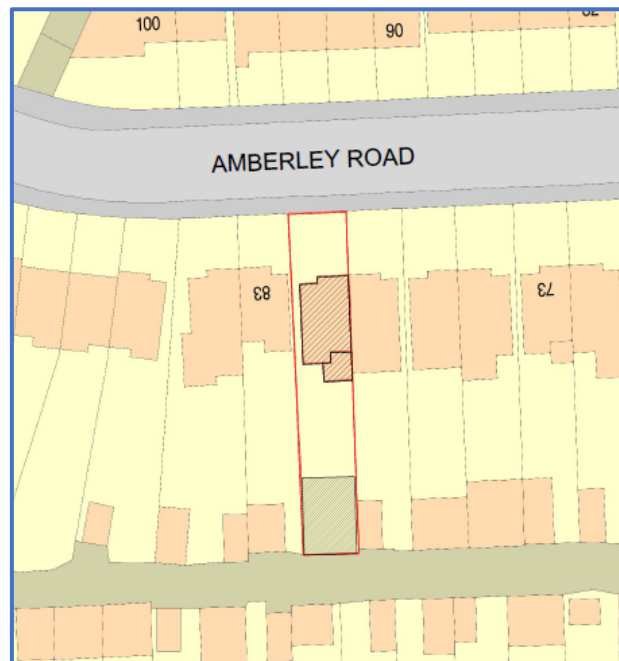


# PLANNING, DESIGN & ACCESS STATEMENT



81 Amberley Road, London SE2 0SG

December 2023



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## 1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by INTOUCH PLANNING LTD, on behalf of the applicant, to support an application for householder planning permission, for retention of the existing outbuilding to rear garden, as a self-contained annexe and store, as ancillary use to the main dwelling. The site address is 81 Amberley Road, London SE2 0SG.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

## 2. Site description

- 2.1 The site comprises a semi-detached dwellinghouse of located off Amberley Road. The site is not located within a Conservation Area and is not proximate to any listed buildings.
- 2.2 With regard to neighbouring properties, the property adjoins No. 79 and lies adjacent No. 83. Rear of the site is a small access road to access rear garages. The following images show the location of the site, with photographs of the existing building at Figures 1-3.



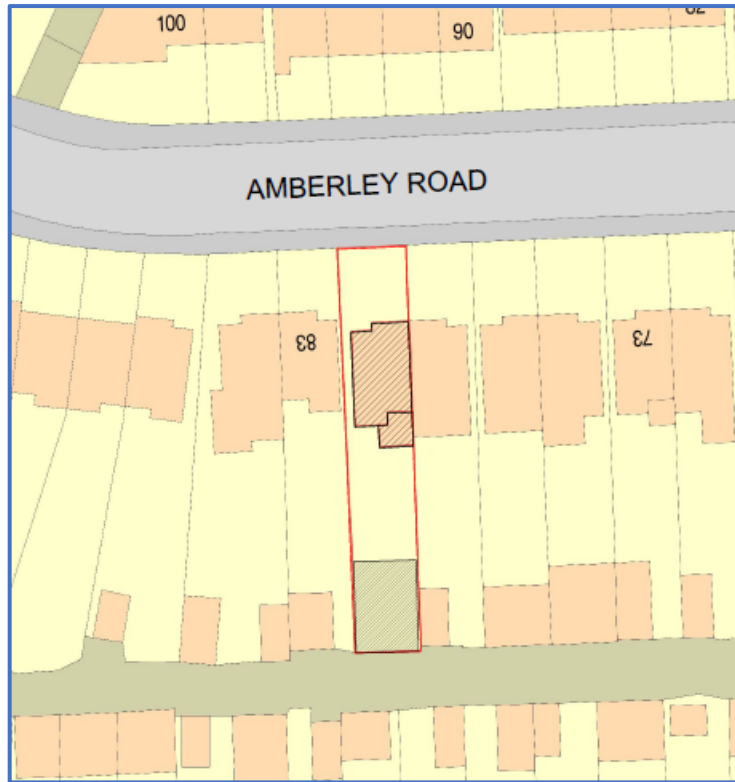


Figure 1 – The application site and surroundings



Figure 2 – View of the existing building – front elevation





**Figure 3 – View of the existing building – rear elevation**

### **3. Planning history**

3.1 The relevant planning history for the site is as follows:

3.2 21/03276/FUL - Detached outbuilding – Planning permission granted 25<sup>th</sup> August 2022.

The outbuilding was constructed but with a flat roof instead of a pitched roof.

3.3 Also of high relevance in this case is the very similar but larger annexe example at 63 Glenview, London SE2 0SA. Reference: 23/01979/FUL - Detached outbuilding to provide granny annexe in the rear garden, ancillary use to the main dwelling – Householder planning permission granted.

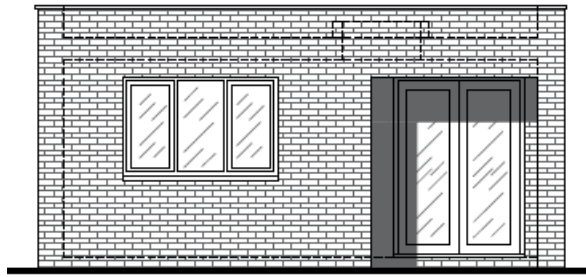


## 4. The proposal

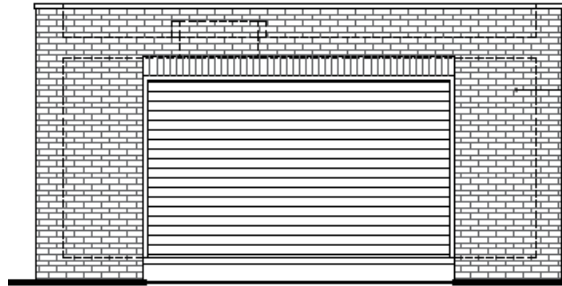
- 4.1 The proposed development comprises retention of the existing outbuilding to rear garden, as a self-contained annexe and store, as ancillary use to the main dwelling. The annexe provides ancillary accommodation for No. 81, remaining as one planning unit as a single main dwelling.
- 4.2 The annexe building measures 6.07 metres in width, 8.88 metres in length, with a flat roof of 3.08 metres in height. The position of the annexe building is at the rear of the rear garden.
- 4.3 The layout of the annexe provides a kitchen, one bedroom and bathroom. Also included is a storage area to the rear of the building, with rear garage door. Materials comprise facing brickwork, brown upvc windows and doors, with a grey Kemper membrane roof.
- 4.4 The proposal consists of the following drawings and documents:  
- Location Plan (Planning Portal source)  
- DD2626-2 - 1A  
- DD2626-2 - 2A  
- DD2626-2 - 3A  
Planning, Design and Access Statement  
Planning Fire Safety Strategy  
CIL Form
- 4.5 The following images are extracts from the principal drawings for the development, of the existing site plan, floor plan and elevations.



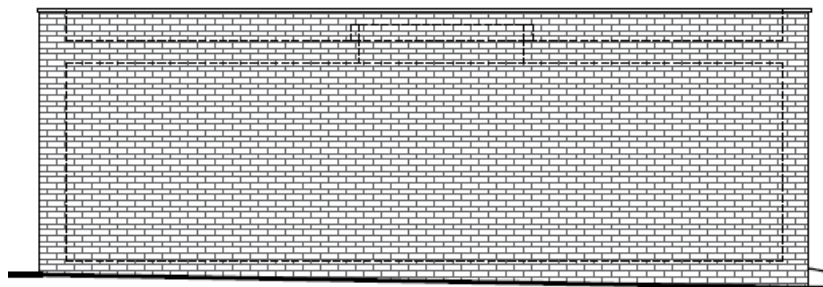




**Figure 6 - Existing front elevation**



**Figure 7 - Existing rear elevation**



**Figure 8 - Existing side elevation**





## 5. Relevant planning policy

- 5.1 Bexley Local Plan - 2023  
Development Plan policies  
Policy SP5 - Placemaking through good design  
Policy DP11 - Achieving high-quality design
  
- 5.2 London Plan  
Various policies
  
- 5.3 National Planning Policy Framework (NPPF) 2021  
Section 11. Making effective use of land  
Section 12. Achieving well-designed places

The relevant planning considerations in this case are discussed in the following sections.

## 6. Principle and need

- 6.1 In regard to the principle for the annexe accommodation with storage area, this is considered entirely acceptable in this case. The family unit and circumstances are set out as follows by the applicant, demonstrating the clear need for this ancillary accommodation.

*The following is a brief outline of who lives at 81 Amberley Road and what the outbuilding is used for to assist with the day to day living of the whole family.*



*The building is now used for storage, respite day use, evening room, with overnight accommodatior                      As follows as a summary of these uses.*

*Storage of motor cross bikes x 3 -*



6.2 There are numerous examples of self-contained annexe accommodation as detached outbuildings, within the curtilage of existing properties in the Borough. These have been granted planning permission due to being purely as ancillary accommodation, as a single overall planning unit. A very recent example (granted in October 2023 and in very close proximity to the site), is at 63 Glenview – referenced above and as 21/03276/FUL. The officer report stated as follows for the principle of the annexe accommodation,

*“The proposal is for the construction of an outbuilding that would be ancillary to the main dwelling. The annexe would contain two bedrooms, open living room/kitchen and a shower room. As the outbuilding would be used as an ancillary space and would remain a part of the function of the main dwellinghouse, the proposed use would be acceptable, this will also be secured by condition”.*

6.3 Therefore, this example was actually for a two bedroom annexe, with self-contained accommodation, which was accepted as still being ancillary in terms of the amount and size of annexe accommodation. The annexe of the proposal is a modest one bedroom annexe, with only facilities required in size to support the living conditions for the main user of the annexe,



## 7. Design and character of the area

- 7.1 In regard to this material consideration, the proposal is in accordance with the relevant provisions of Policies SP5 and DP11 of the Bexley Local Plan. Firstly, the scale, design, materials and site coverage is entirely appropriate in this case. The annexe retains sufficient garden area for the overall family dwelling and is of the same floorspace as approved on the previous planning permission.
- 7.2 The building therefore has a satisfactory relationship to the main dwelling and, due to its low level height, high quality design and materials, the building relates well to the adjacent properties in Amberley Road. The height is only 0.58 metres higher than a permitted development outbuilding under Part 1, Class E of the GPDO 2015. In addition, it should be noted that the approved outbuilding height was 4 metres to the pitched roof ridge, with an eaves height of 2.9 metres. Therefore, the existing building is only 18cms higher than the approved eaves height, but with a lower overall form due to being a flat instead of 1 metre higher pitched roof.
- 7.3 Furthermore, the proposal does not adversely affect any street scene, being to the rear of the properties fronting Amberley Road and not visible from any public viewpoint. Finally, the building has no impact of overlooking, overshadowing or overbearing, as discussed below.
- 7.4 Therefore, the proposal for retention of this low level annexe building in this location, is considered acceptable in relation to its surroundings in this case. The character of the area would be preserved with this low level building nestled between the main dwelling building and the access to garages to rear. The scheme accords with Policies SP5 and DP11 of the Local Plan.



7.5 In regard to the specific design, Section 12 of the National Planning Policy Framework (NPPF) states at paragraph 130 (relevant points to this proposal only):

*“Planning policies and decisions should aim to ensure that developments:*

*- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

*- are visually attractive as a result of good architecture and appropriate landscaping”.*

7.6 The proposal is considered to meet the above three requirements of this national policy, through its high quality design and high quality materials of attractive facing brickwork, fenestration and details. The overall proportions are entirely appropriate for the size of the main dwelling, the setting of this site and context of its neighbouring buildings. The annexe has a completely comfortable appearance, nestled in this location.

7.7 The development indeed functions well in providing much needed ancillary accommodation to the main dwelling, with its high quality design adding to the overall quality of the area, for the lifetime of the development. The scheme is considered to be visually attractive as a result of the high quality materials. The scheme therefore takes the opportunity to enhance the character of the area, with this high quality modern outbuilding.

7.8 Overall, the design, form and appearance are in accordance with the provisions of Policies SP5 and DP11 of the Local Plan and Section 12 of the NPPF.



## **8. Living conditions for occupiers**

- 8.1 In regard to this key issue, the annexe provides a high standard of residential amenity and living conditions for its main occupier, as ancillary accommodation the main dwelling. The annexe is self-contained in its facilities, with bedroom, kitchen and bathroom, but of modest accommodation.
- 8.2 A high standard of natural light and outlook is provided to all habitable rooms of the annexe. There would be no change to the overall planning unit of a single dwelling as 81 Amberley Road, with this ancillary accommodation as one single family dwellinghouse overall.
- 8.3 The annexe has primary outlook onto the open rear garden amenity space of the existing dwelling. Overall, the layout and amenity for occupiers of the annexe accommodation is of a high standard and in accordance with the Local Plan and, with Section 12 of the NPPF.

## **9. Impact upon neighbouring living conditions**

- 9.1 With regard to any impact of the development upon the living conditions of neighbouring occupiers, there is considered to be no adverse impact. The 3.08 metre height is only 0.58 metres higher than permitted development allowances for an outbuilding. At a minimum of 12 metres away from both flank neighbouring properties of Nos. 79 and 83, this height and overall size of building has no adverse impact upon the living conditions of neighbouring occupiers, whether through dominance or loss of light. There is no overlooking from this single storey outbuilding.
- 9.2 Moreover, were this outbuilding size and height adjoined to the dwelling (to the original rear elevation), it would almost be permitted development for its height at 3.08 metres, as the height limit for a flat roofed single storey rear extension is 3 metres. With the position being at the rear of the garden and



not directly adjacent these neighbouring properties for their principal amenity spaces, the impact is actually less than it would otherwise be as an actual extension of the dwellinghouse.

9.3 The annexe therefore has no adverse impact of any loss of light, loss of privacy or any overbearing impact. The size and position on the site is very sensitive to its surroundings. The development has no harm upon occupier living conditions of any neighbouring properties. The proposal complies with Policies SP5 and DP11 of the Local Plan and, with Section 12 of the NPPF.

## **10. Heritage assets**

10.1 The site is not located within or adjacent to a Conservation Area and there are no nearby listed buildings, or any other designated heritage asset. Therefore, the scheme does not conflict with any provisions of the Local Plan, or Section 16 of the NPPF.

## **11. Access and parking provision**

11.1 In terms of access, the dwellinghouse has access from Amberley Road. The annexe is only accessed through the dwellinghouse and no alterations are proposed.

11.2 Access and vehicle parking are therefore considered to be acceptable for the proposal causing no harm to the safe and free flow of the local highway network.

## **12. Summary**

12.1 In summary of the proposal, the existing annexe provides vital accommodation for the well-being of the predominant user Mr David Gardiner, but also the whole family of this single family planning unit, residing



at the main dwelling and annexe of 81 Amberley Road, London. The annexe use is considered entirely acceptable in this case.

- 12.2 The building comprises a well-designed and low impact building, which is sensitive to the surrounding built form in its siting, size and design, being very similar to a permitted development outbuilding or indeed extension. The building has no material harm upon nearby occupier living conditions. The site already provides on-site parking adequate for the overall resulting dwelling size with this ancillary accommodation.
- 12.3 The development would preserve the overall character of the area, whilst providing this much needed ancillary accommodation. The proposal is therefore compliant with the Bexley Local Plan and with the National Planning Policy Framework.
- 12.4 With this being the case and with no other harm from all other material considerations, the development is considered to be acceptable for the grant of planning permission accordingly.

