

## **Planning Statement**

**December 2023**

### **Full Planning Application for side and rear extension**

**Town and Country Planning Act 1990**

**4 Elmworth Grove, London SE21 8RA**

#### **Overview**

This application seeks planning permission for the following proposed development: *Demolition of existing single storey side original element of house and erection of single storey side and rear extension together with replacement windows and doors.*

#### **Introduction**

The property is a single family dwellinghouse and has been ever since constructed. GPDO rights have not been removed by condition of any planning permission nor by the imposition of an Article 4 Direction. Further rights have been extended in 2019 by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for larger single-storey rear extensions. Subject to prior notification extensions on a property such as this could extend up to 6m into the rear garden, many extensions in the area have utilised this. There are conditions and limitations to permitted development extensions especially where a combined side and rear extension are proposed. Therefore, it is not always desirable to build such a large and long extension into the rear garden.

This submission therefore applies for full planning permission and presents a more modest extension extending only 4m when measured from the rear wall of the house. The proposal is simply to provide additional family space in the main living area. Open plan living with a kitchen, dining and living area all as one leading out to the garden through patio doors is a commonplace design. The proposals have been designed taking into account Local Plan Policy (adopted by Lambeth in September 2021), more recent Lambeth Supplementary Planning Document Part 4 Design Guide (August 2023) relating to extensions and alterations in the context of a site assessment and any impacts on streetscene, character and neighbouring properties also fully assessed. Photographs have been included in the supporting Design & Access Statement and should be read in conjunction with the full set of plans, elevations and sections.

#### **Character and appearance**

Although the site is not in a conservation area it is important to assess the host building, its neighbours and the context of the wider area. Lambeth has produced a new guidance note on extensions. Not all aspects of development can be covered in one document given the variety of styles of homes in the borough. However, general principles apply and most importantly being neighbourly and respecting those immediately adjoining.

The site forms part of a semi-detached property with its neighbour to the west, no.3 Elmworth Grove. Built in the 1950s as part of a wider housing development, opposite to the North are the four-storey flats utilising a similar palette of brickwork with part yellow, part red/brown elevations. Many alterations have occurred over the years to the semi-detached properties including extensions and changes to window design and material choice; the site however has not yet been extended and has recently been purchased by a young family looking to make this their home.

Local Plan Policy Q5 states that development proposals should sustain and reinforce local distinctiveness and Local Plan Policy Q11 seeks to ensure that proposals have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets authentically reproduced. The host building is not a heritage asset or a locally distinct building type.

There are many variations to the window design with many being double glazed since originally constructed. The alteration of the windows would generally be considered permitted development but for completeness being included within this full planning application as the material choice is proposed to change from uPVC to aluminium framed double glazed units. This will provide an improvement to the appearance of the dwelling by reducing the bulkiness of the frames. To the rear the ground floor patio doors would be timber framed and the front door replaced with a new timber door to modernise and improve its appearance.

The front building line in this part of the street is slightly staggered with its neighbour to the east, therefore there is no uniform building line. The side extension has been set back from the front corner of the property in accordance with Part 4 of the Lambeth SPD and ensures that the proposal is subordinate to the host dwelling. The buildings are already linked at ground level and the neighbour to the east (no.5) also has a bicycle shed to the front behind the hedging. The modest side extension will compliment those already approved and built in this part of the street and comply with Local Plan Policy Q11 Part H (ii and iii).

#### **Amenity assessment to the rear**

The neighbour at 5 Elmsworth Grove is linked to the site by its similar store which is single-storey and continues the same rear elevation line.

The side/rear extension would project 4 meters beyond the existing side projection at the boundary to no.5. That neighbouring projection is similarly used as a storeroom. Therefore, the closest window does not serve a principal habitable room and no daylight assessment is advised as necessary by the BRE guidance.

The main part of the building of no.5 is set further to the south (into the rear garden) by 1.9m. Therefore, the proposed projection is only 2.1m to the rear of the neighbouring patio doors, significantly reducing its impact on the neighbours. The daylight is passed in respect of the patio doors at rear of no.5 when tested to a point 1.6 metres above ground (following the BRE guidance). Given the single storey nature, depth and distance from the main habitable windows, there would be no unacceptable impact to daylight from this element of the proposal.

The rear of the houses are south facing and there is a garden shed built in the neighbouring garden along this part of the boundary fence. The proposed extension would extend less than the length of the neighbour's shed to the rear. Its impact is again lessened by this existing structure.

The attached neighbour at 3 Elmsworth Grove forms the other half of the semi-detached host building. There is a close boarded garden fence along the boundary and the rear window being set away from the boundary by approximately 1m. A further glazed patio door also provides daylight and sunlight to the rear habitable room and would be unaffected by the proposal. The relationship between these windows and 4m rear extensions has recently been assessed by Officers on neighbouring schemes, notably no.12 (discussed below). That scheme had the same relationship and orientation as this submission and the proposed extension at ground floor level would also pass the

first-stage daylight test in elevation, although not in plan. It was noted that the BRE guidance advises that no further daylight assessment is therefore required, as “the impact is unlikely to be unacceptable”. The proposal would meet policy Q11(a) as it would result in a subordinate relationship to the host building.

Following completion of the rear extension more than 30 sq m of rear garden will be retained thereby exceeding the requirements in Local Plan Policy H5 (external amenity space for houses) required pursuant to Policy Q11 part B.

### **Neighbouring schemes**

A quick assessment of the other semi-detached properties on the same south side of Elmworth Grove notes there are already four side extensions, two of which are two-storey. This modest proposal is simply seeking a single-storey extension.

No.12 Elmworth Grove (21/02009/FUL) approved in July 2021 have constructed a single-storey ground floor wrap-around side and rear extension. The side and rear extension has a flat roof with parapet walls with a height of 3.16m at the common boundaries. The rear extension also projects 4m from the rear elevation and like the previous approval spans the full width of the property. This is a very similar development to this application and has been assessed as acceptable.

That application also proposed fenestration alterations and with the extension built in brick would meet the requirements of Policy Q5.

No.14 Elmworth Grove (14/04408/FUL) approved in October 2014 and Prior Approval in 2015 (15/00357/PDE) received planning permission and constructed a two-storey side extension and a single-storey ground floor rear extension incorporating a large lantern rooflight. The rear extension is again 4m deep from the rear elevation and spans the full width of the property.

There are further examples of two-storey and single-storey extensions to the side, various outbuildings erected along boundaries and garden rooms.

### **Conclusion**

The key consideration for all being the context of the site and how subordinate it is to the host dwelling and the neighbours. This proposal has considered these elements carefully. The setting back of the extension from the front corner will provide interest in the streetscene while also being subordinate and reducing any perceived impact on neighbours. The replacement of the unsympathetic double-glazed units will be an improvement to the character and appearance of the building.

The side extension is only single-storey. The gap between the site and its linked neighbour (no.5) is maintained at first floor level. The rear extension at 4m in depth is not considered unduly dominant, again this being especially the case as it is single-storey.

The overall design takes reference from the simple elements presented in the original building. The use of bricks to match existing will retain the character and distinctiveness of this part of the borough. The proposals will enable the family to live in this house in a more contemporary environment with an updated internal layout providing open-plan living lining to the rear garden.