
DESIGN, HERITAGE AND ACCESS STATEMENT

75 STANBURY ROAD, SE15 2DA



0.1 THE SITE & HERITAGE

This site is located to the east of Stanbury Road and is bound by No. 77 Stanbury Road to the north, No. 73 Stanbury Road to the south and No. 21 Hollydale Road to the east. The site is not listed nor is it within a conservation area.

This application site refers to a two storey, mid-terraced, single family dwelling house with a single storey, ground floor extension that spans the width of the property.

0.2 PLANNING HISTORY

Construction of a rear ground ,first and roof extension, with two rooflights to the front of the main roof.

75 Stanbury Road London Southwark SE15 2DA

Ref. No: 20/AP/2030 | Received: Wed 22 Jul 2020 | Validated: Thu 23 Jul 2020 |

Status: Granted

Construction of a two storey rear extension

75 Stanbury Road London SE15 2DA

Ref. No: 19/AP/1013 | Received: Wed 03 Apr 2019 | Validated: Fri 21 Jun 2019 |

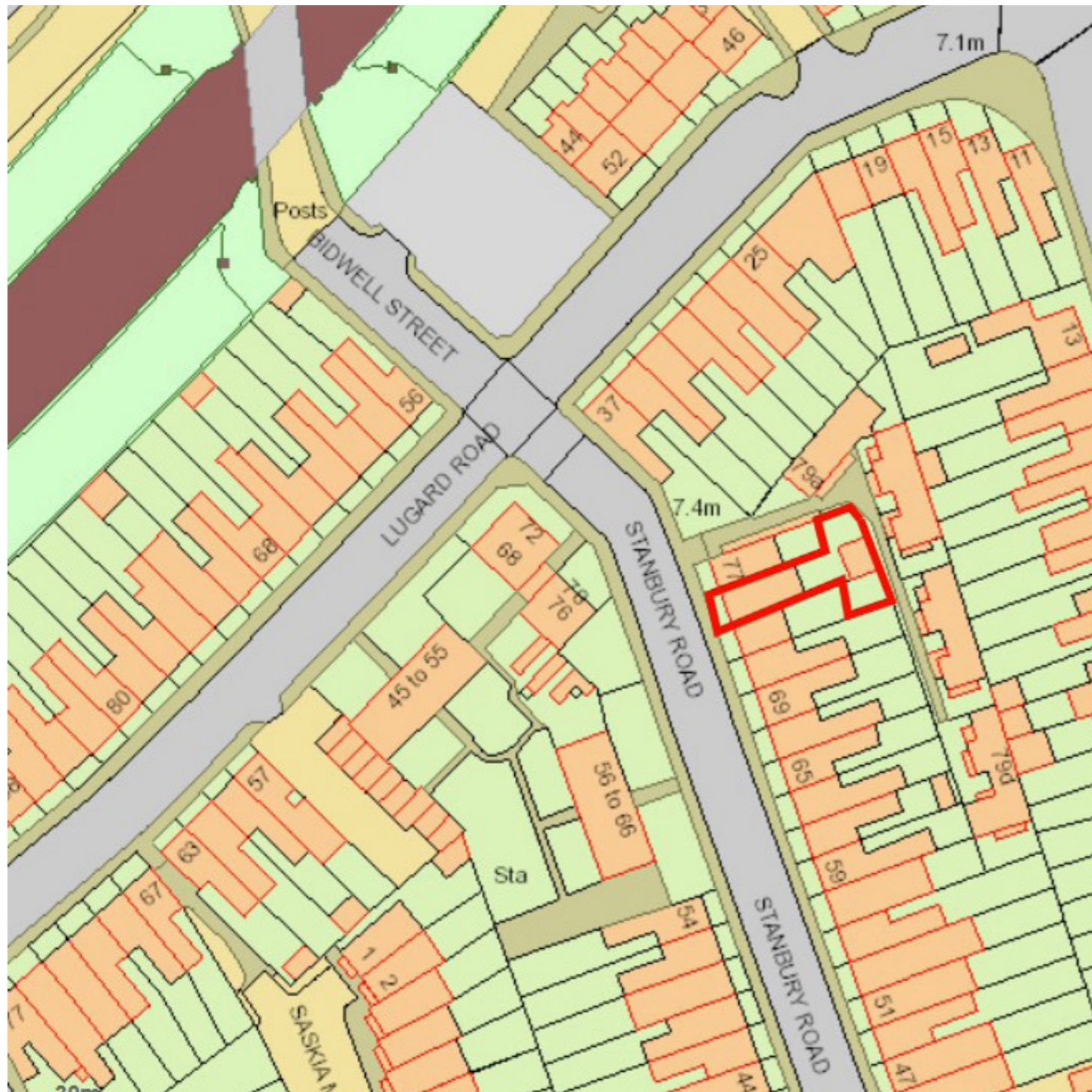
Status: Granted

Three new dwelling houses (Old file ref; 13337)

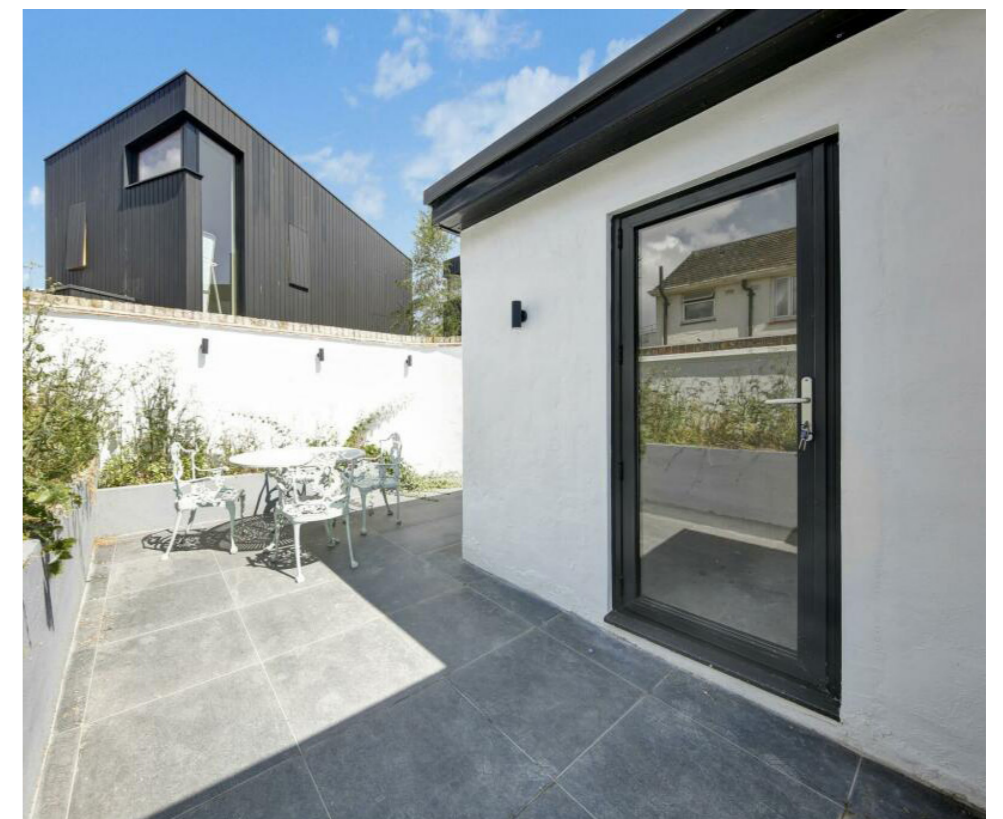
73 ,75, 77 Stanbury Road London Southwark SE15 2DA

Ref. No: 53/AP/3337 | Received: Tue 03 Nov 1953 | Validated: Tue 03 Nov 1953 |

Status: Granted

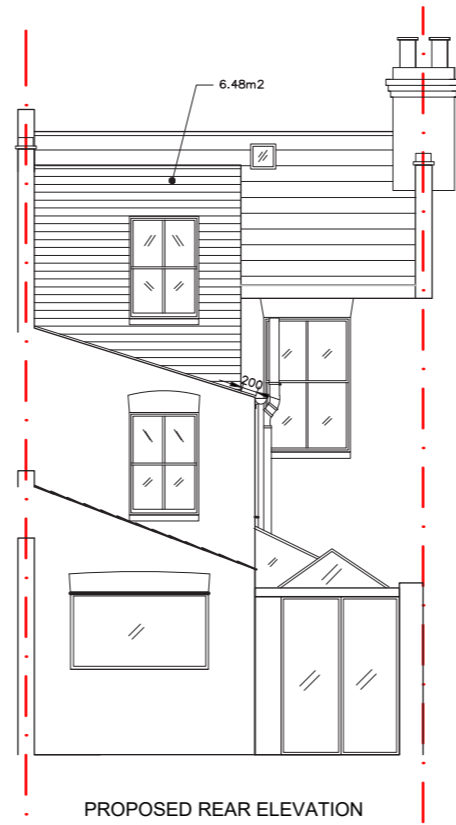


0.3 THE SITE - EXISTING PHOTOS





01. Aerial View 15/AP/0453 (47 Stanbury Road London)



02. Approved Rear Elevation 15/AP/0453 (47 Stanbury Road London)

0.2 RELEVANT PLANNING APPROVALS

23/AP/1545 | Construction of a first floor rear extension; and alterations to the fenestration on the side and rear elevations. | 46 Stanbury Road London Southwark SE15 2DB

18/AP/1820 | Construction of a single storey rear side return replacement extension & first floor rear extension over existing rear addition. | 51 Stanbury Road London SE15 2DA

15/AP/0453 | Erection of L-shaped rear dormer extension to rear outrigger and main roof slopes. | 47 Stanbury Road London SE15 2DA

47 Stanbury Road

75 Stanbury Road
APPLICATION SITE



03. Aerial View Stanbury Road London

0.3 RELEVANT POLICY

In preparing the planning application, the relevant policies have been considered.

National Planning Policy Framework

The following NPPF 2019 chapters are relevant to this application:

Chapter 2 Achieving sustainable development

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

London Plan 2016

The London Plan is the regional planning framework and was adopted in 2016. The relevant policies are:

Policy 7.4 - Local character

Policy 7.6 – Architecture

Core Strategy 2011

The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 – Sustainable Development

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

Southwark Plan 2007

The relevant policies of the Southwark Plan 2007 are:

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

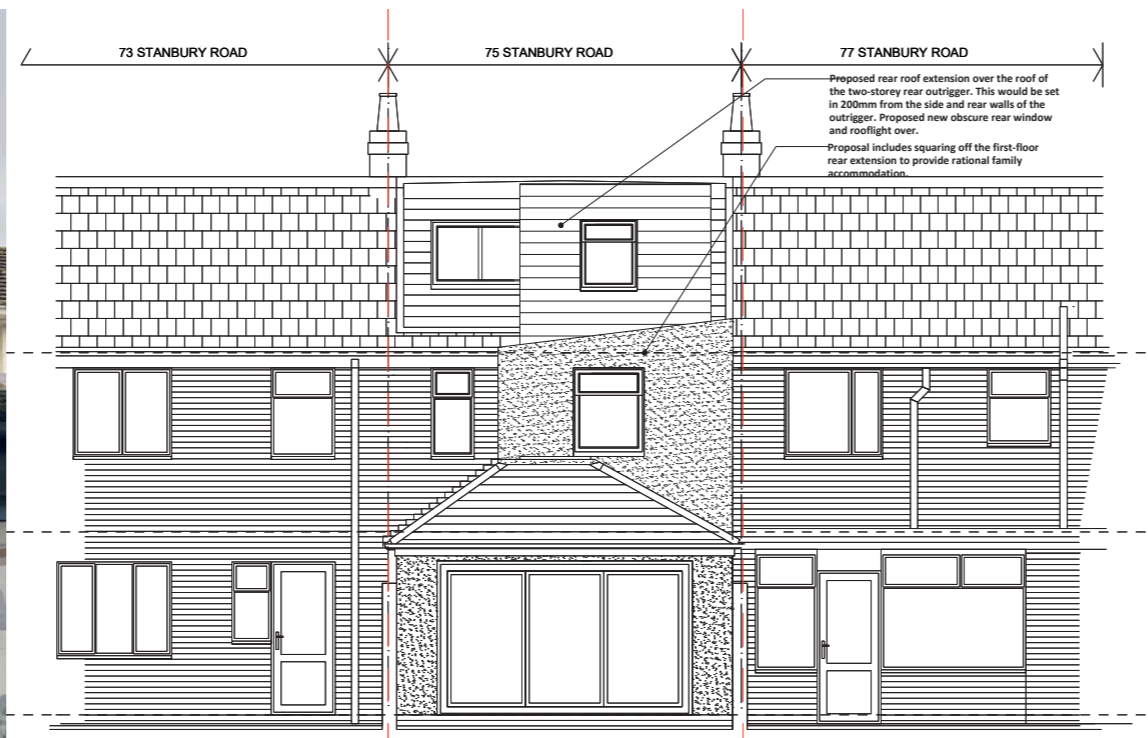
Policy 3.13 - Urban design

Area based AAP's or SPD's

Residential Design Standards (2011) Peckham and Nunhead Area Action Plan (2014)



01. Existing (approved) Rear Elevation by others



02. Proposed Rear Elevation

0.4 THE PROPOSAL

0.1 First Floor Extension (squaring off)

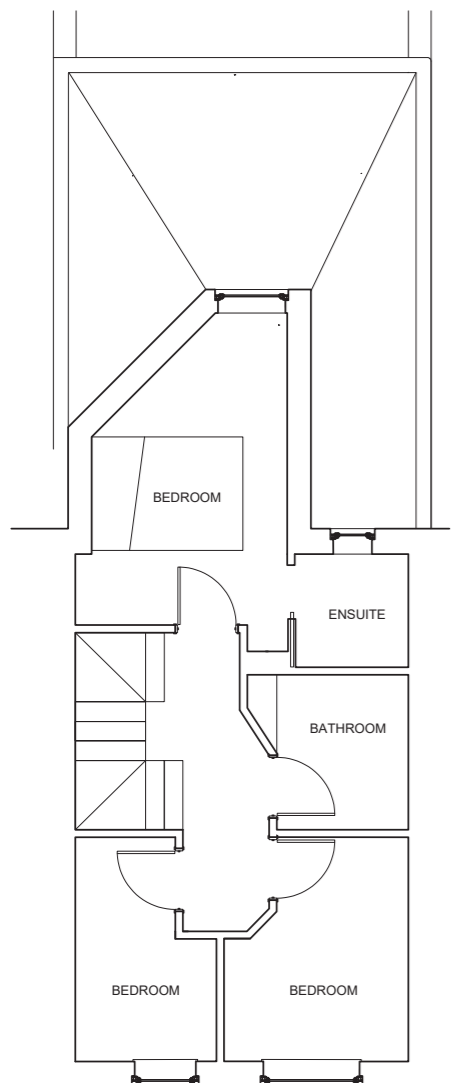
Proposal includes squaring off the first-floor rear extension to provide rational family accommodation. The window to this bedroom will remain to the rear in its existing location and have no impact on neighbouring amenity.

0.2 Roof Extension

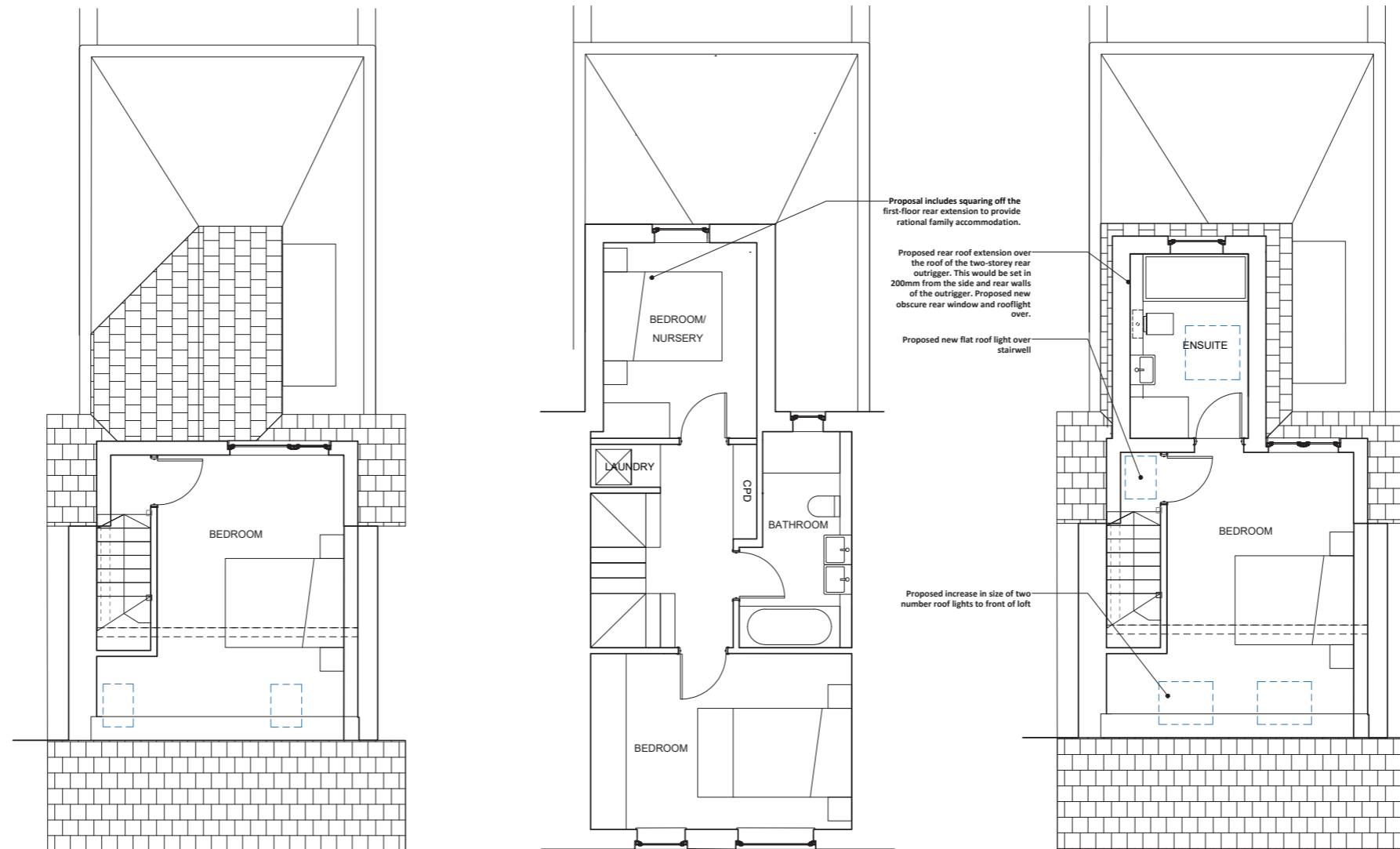
The application proposes a rear roof extension over the roof of the two-storey rear outrigger. This would be set in 200mm from the side and rear walls of the outrigger.

0.3 Existing rooflights (front elevation)

Proposal to enlarge existing rooflights on front roof slope.



01. Existing First Floor and Loft Plan



02. Proposed First Floor and Loft Plan

0.5 CONCLUSION

The proposals have taken into consideration policy LP2 'Development and Amenity' and will not cause significant harm to the amenity of neighbouring properties. This relates to daylight/sunlight, outlook and privacy matters.

The extension would be constructed in material to match the existing property. White render for the first floor and dark grey composite timber for the loft.

The current extension would be rationalized to create better family living accommodation.

The proposal demonstrates conformity with the principles of sustainable development. It complies with current policy, respects the amenity of neighbouring properties and is of good design.



01. Existing Street Elevation



02. Existing Rear Elevation



03. Existing Rear Elevation



04. Existing Rear Elevation