

RETROSPECTIVE PLANNING APPLICATION

119 Mayplace Road East

BEXLEYEATH, KENT, DA7 6ER

STATEMENT



View of the front on Mayplace Road in 2021

Context

This is a retrospective planning application which has been produced in response to an alleged breach of planning control (Reference: 23/00312/ENF, Non-compliance with the approved plans under reference 22/01770/FUL).

The property at 119 Mayplace Road East is a semi-detached house built in the 1930s. The original development, which is visible on the 1936 Ordinance Survey, includes all the properties in the area fronting the pre-existing Mayplace Road East.

The area is almost totally residential with a dominant typology of semi-detached houses, which in the vast majority have been extended at various degrees over the years.

The house subject of this retrospective planning application has been extended in the same way and with the same planning modality as many other semi-detached houses nearby and wider in Bexley borough.

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Layout

The new owner needed extra space for his large family, which includes four young children and a disabled older person who requires ground floor accommodation.

The house was in need of a total refurbishment: the pre-existing layout was still the original 1930s. The original property had three bedrooms on the upper floor.

The as-built extended property has at ground floor an integral living/dining/kitchen area plus a bedroom and a ground floor toilet. The upper floor has two original bedrooms plus a side extension with an en-suite bedroom, another smaller bedroom and a family bathroom. The loft space has an en-suite master bedroom.

The rear extension matches the pre-existing extensions of the neighbouring properties at N°117 and N°121.

The two-storey side extensions are set back from the front on Mayplace Road and on the side to the rear from the boundary with N°121.

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Planning History

There is no record of any planning application before 2021 on the pre-existing house at 119 Mayplace Road.

Here is the chronology of the three planning applications submitted. There is also an explanation of why they were submitted in that order and at that time.

First Planning Application

Title **Part one, part two storey side and rear extension.**
Ref **21/02902/FUL**
Date 4 November 2021
Officer Hasna Miah
Approved **23 December 2021**

The aim was to increase the ground and upper floor space by extending the rear and the side on two storeys. This would provide four bedrooms in total (one on the ground floor and three on the upper floor). It was required that one bedroom was ground floor to accommodate an elderly person with a disability. The existing layout had three bedrooms on the upper floor, but one was a small box room and another toilet was needed.

This solution was not ideal for the family's needs, but was within their budget.

Second Planning Application

Title **Lawful Development Certificate (Proposed) for alterations to the roofline incorporating hip to gable extension, rear dormer and 3 roof lights to the front slope to create rooms in the roof space.**
Ref **22/00460/LDCP**
Date 24 February 2022
Officer Ernie Cheung
Approved **8 April 2022**

Work had not yet started. The owner was concerned there would not be enough bedroom space. We considered a loft extension which would allow for a master bedroom or two small bedrooms in the loft and submitted an application for a Lawful Development Certificate. This was submitted in order to verify that there were no impediments to the implementation of a permitted development. This was not subsequently built.

Third Planning Application

Title **First floor rear extension.**
Ref **22/01770/FUL**
Date 28 July 2022
Officer Ernie Cheung
Approved **20 September 2022**

A few months after work on the site started, the owner decided to submit another planning application to build an additional room on the rear of the upper floor instead of having a loft extension. This was because of concerns about the cost of a new roof. The additional space on the upper floor would provide five bedrooms in total (one on the ground floor and four on the upper floor).



Rear view in August 2022

At the point this application was submitted, the ground floor and the two-storey side extensions were completed. It is possible to check this from the photo above taken on 31 August 2022 which was emailed to Mr Cheung.

Loft extension under permitted development

After finishing building the new room on the rear for the third application, the owner reviewed his budget and decided to increase it in order to achieve the number of rooms the family actually required and to build a loft.

The use of permitted development to build a loft on top of an extended house appears to be consolidated common practice.

The loft extension was built according to the law governing the permitted developments rights and following Government guidance. It was inspected twice by enforcement officers who checked that its dimensions and characteristics matched the requirements and limitation of permitted developments.



Front view in 2023

Courtesy of Google

The extension uses the same materials as the pre-existing house, matching the existing materials as far as practicable in terms of colour and style.

The property as built is in line with other similar neighbouring approved developments in terms of design and scale of the extension.

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Amendments

The parapet wall over the two-storey side extension does not conform to the approved plans. This is shown in the submitted 'as-built' plans and needs an amendment. Many other properties extended on the side present the same solution which helps in dealing with the gutter on the side.

On the rear, the parapet wall over the one-storey extension - on the boundary with the property at 117 - has been built higher and needs an amendment as well.

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Enforcement history

In November 2022, an enforcement officer called and said there were concerns about the development. The enforcement officer visited the property on 5 December 2022. After the visit, there was no formal notification to the owner of any issue. The enforcement officer also did not reply to a follow-up email asking for clarification. There was no further communication from the enforcement team until December 2023 when another enforcement officer left a card at the property. The owner immediately facilitated the site visit.

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Conclusion

The extensions to the pre-existing semi-detached property provide an updated layout with enough internal space and facilities for the whole family.

It should be noted that the owner's intention in extending the property was solely to adequately house his large, multi-generation family.

The owner has four children with three over the age of 10 - the children's charity NSPCC recommends that each child over the age of ten should have their own bedroom. The child under the age of 10 is the opposite sex and so also needed their own room. The owner also needed to house his father in law who has a disability and requires family support.

All bedrooms are in use and occupied by family members.

The house as built should not have an adverse impact on the adjacent properties and is in line with other similar neighbouring approved developments in terms of design and scale of the development.

It should also be noted that the owner was not aware of breaching any rule and never had the intention of doing anything outside of planning control. His good faith should be demonstrated by the sequence of planning applications.

This retrospective planning application seeks the support of the Planning Department in recognition of the genuine intention and the needs of the owner.

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