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Project:
2 Poplar Place,
London,
SE28 8BB

SUPPORTING DOCUMENTS

PLANNING STATEMENT

Description of Works:

Proposed roof alterations including raising of the ridge height to facilitate loft conversion.

Local Authority: Royal Borough of Greenwich

Purpose:

The application seeks planning consent for alterations to the roof of 2 Poplar Place, London, SE28 8BB. The previous application, dated Wed 18 Oct 2023, was refused on the grounds of the height, scale, and width of the proposed dormer, along with concerns about the fenestration not aligning with the host dwelling and the potential negative impact on the character of the surrounding area. This revised application addresses these concerns and seeks to obtain planning consent for the proposed changes.

Site Description:

The property is located at 2 Poplar Place, London, SE28 8BB. It is situated within a development of similar, yet varying, architectural styles, featuring white/grey brick, grey slate roof tiles and white uPVC windows. The existing property has recently been granted planning permission to erect a double storey side extension to facilitate an extension of the ground floor living/dining space, and of the primary bedroom on the first floor.

Reason for Refusal:

“By reason of the height of the ridge and the height, scale and width of the dormer, it is considered that the proposals would be dominant and bulky additions. Moreover, the inappropriate third floor side window on the right elevation would not follow the fenestration of the other windows of the host dwelling and would appear out of place. As such, the proposals would harm the character of both the host dwelling and surrounding area and would be contrary to Policy D3 of London Plan (2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).”

Justification:

Roof Extension

- Revised Description: The previous officer’s report declared the proposed roof addition as a ‘dormer,’ however, in retrospect we would like to clarify that we have proposed a roof extension, not to be categorised as a dormer addition. A better description of the development, as is being applied for now, is as follows: **“Proposed roof alterations including raising of the ridge height to facilitate loft conversion.”**
- Architectural Harmony: The addition of a storey aligns with the existing architectural styles in the neighbourhood and eliminates the concerns related to dominance and bulkiness. The proposed changes aim to enhance, rather than detract from, the character of the host dwelling and the surrounding area.

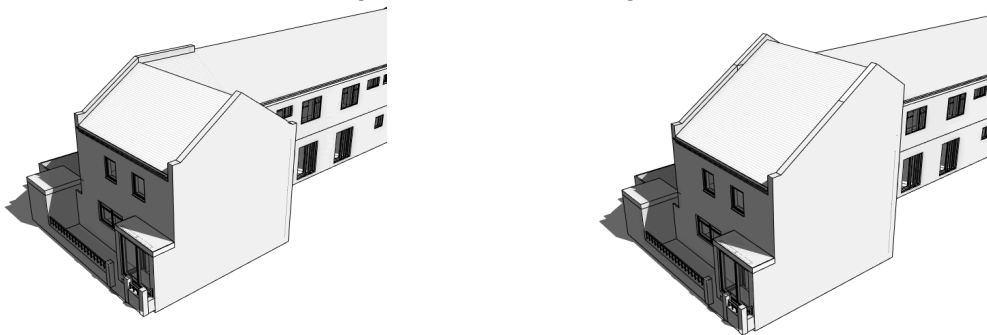


Fig. 1: Existing & Proposed 3D View

- **Aesthetic Continuity:** The commitment to matching materials with the existing structure demonstrates a dedication to preserving the aesthetic continuity of the property. This ensures that the proposed alterations seamlessly integrate with the surrounding built environment.
- **Community Consistency:** By citing examples of neighbouring properties with similar styles, such as 18 Poplar Place, 10 Poplar Place, and 9 Poplar Place, the application should be viewed as a request for enabling continuity with the local context.



Fig. 2: Examples of Architectural Similarity in the immediate context

- The previous officer report included no. 52 Poplar Place as an example which could not be used as a precedent, however, it should be noted that our proposal does in no way relate to the existing dormer at this property, and instead presents as a much more in-keeping addition to the host dwelling.



Fig. 3: No. 52 Poplar Place - Poor Example of a Rear Dormer Extension

Window Alignment

- The revised proposal looks to align the windows on the flank elevation to better follow examples set out in the immediate context.
- Whilst the position of the third floor window is fixed due to the proposed roof slope, the first floor window has been moved to align with this, hence making the altered elevation more consistent when viewed from the exterior.

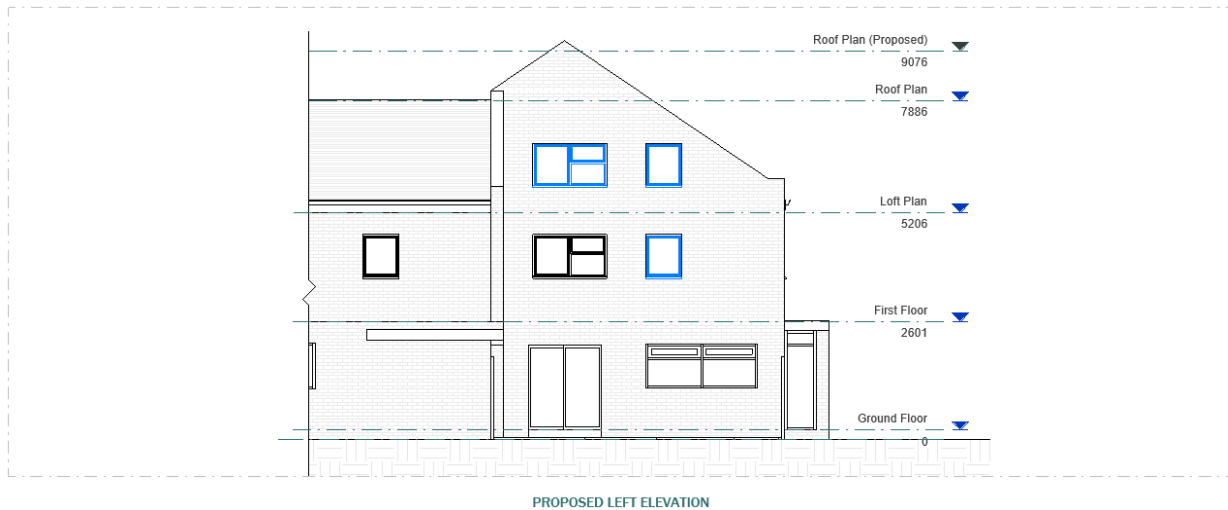


Fig. 4: Proposed Left Elevation Demonstrating Proposed Fenestrations in Blue

Conclusion:

The revised application for 2 Poplar Place, London, SE28 8BB, aims to address the concerns raised in the previous refused application. The proposed alterations, emphasising an additional storey, material consistency, and alignment with local norms, seek to obtain planning consent while ensuring the development harmonises with the existing character of the host dwelling and wider context.

Date of Assessment: 01.02.2024

Prepared by: Extension Architecture

Additional Photographs of the Local Context:

