

Proposed single storey extension.

5A Westmoreland Road, London SE17 2AX

Planning and Design and Access Statement

Introduction

Studio Charrette has been commissioned by Alhaji Turay to prepare a planning application for a single storey rear extension at 5A Westmoreland Road, London SE17 2AX.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location and block plan;
- Existing and proposed floor plans and elevations.

Application Site

The application site is part of a terrace of shops that front onto Westmoreland Road, Walworth, London SE17 2AX with a service yard to the rear which in turn gains access to Arnside Street.

The property is not listed but is sited within the Walworth Road Conservation Area.

A previous application was submitted and refused and also dismissed at Planning Appeal to retain an existing single storey extension at the rear.

Figure 1: Site Location Plan



Planning History

Of most relevance are:

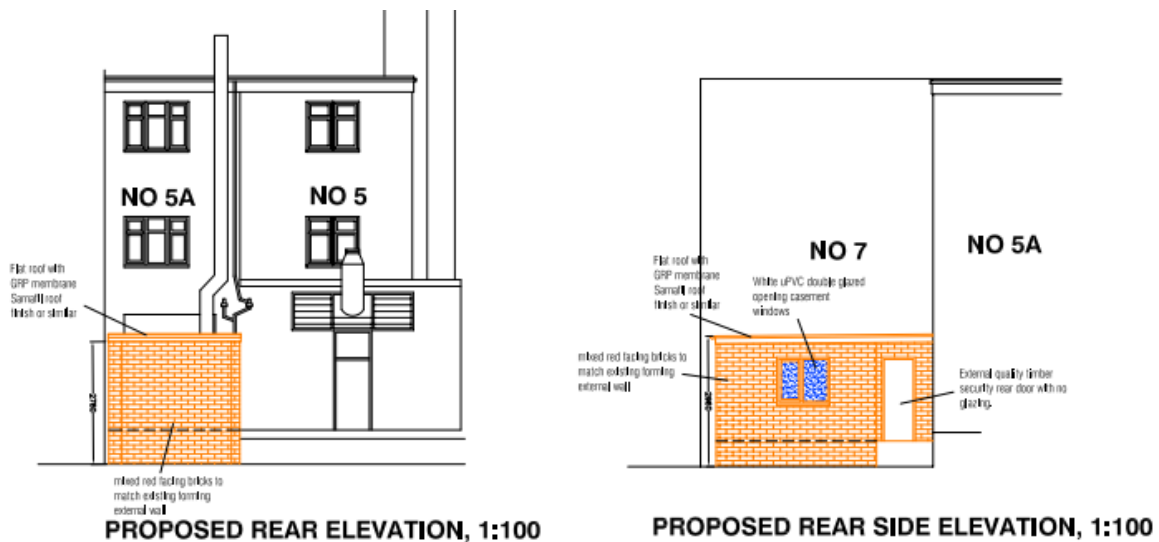
22/AP/2745 - Retention of an existing single storey rear extension to provide a staff room. Refused 22/12/2022

Appeal Ref: APP/A5840/C/23/3316586 - appeal made by Mr Alhaji Turay against an enforcement notice issued by the Council of the London Borough of Southwark. The notice was issued on 30 January 2023. To remove existing rear extension. Appeal Dismissed Notice Upheld 21/12/2023.

The Proposal:

The proposal is for a single storey flat roof rear extension and the removal of the existing unauthorised rear extension. The extension would have a flat roof and would now be constructed of matching brickwork and materials.

Proposed elevation



Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)

Local Planning Policy:

The London Plan 2021:

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy SD6 Town centres and high streets
- Policy D4 Delivering good design
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E9 Retail, markets and hot food takeaways
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022:

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036.

The relevant policies are:

- P13 Design of places
- P14 Design quality
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P23 Archaeology
- P35 Town and local centres
- P37 Protected shopping frontages
- P48 Hot food takeaways
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P56 Protection of amenity
- P69 Sustainability standards
- P70 Energy

Area based AAP's or SPD's Of relevance in the consideration of this application are:

- Sustainable Design and Construction SPD (2008)
- Heritage SPD (2021)
- Walworth Road Conservation Area Appraisal

Assessment

Paragraph 8 of the NPPF (2021) explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is for a ground floor extension. This is located at the rear of the existing commercial premises within the commercial parade in a predominantly suburban location and integrates with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design. The extension as now proposed seeks to resolve the previous concerns raised regarding the extension currently constructed at the site. That extension would be removed and replaced by this proposal which is much more sympathetic and suitable to the host building and character and appearance of the area.

Paragraph 126 in Section 12 of the NPPF states that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Due to its location at the rear and the use of suitable matching materials, the proposed extension would be of an appropriate size and design including materials and would represent a subservient form of development which would satisfactorily integrate with the appearance of the host building.

The area is characterised by buildings set in similar sized plots. There is a strong pattern of development in this locality and part of the character is the result of the developments and changes to the buildings particularly towards the rear elevations within this commercial parade. A number of extensions to properties at the side and rear have been undertaken in this locality.

Policy requires all developments to be of the highest possible quality and respond positively to their context. In this case given the variety of extensions in the locality and the primarily commercial nature of the area it is our view that the proposals comply with this requirement.

Policy requires that development must not have a detrimental effect on highway safety and patterns of movement, must provide appropriate access and have regard for the Council's Standards in terms of highway and pedestrian safety. In this case the proposed extension is towards the rear. It would not increase the pedestrian or vehicle movement at the property nor impede on any existing parking or access requirements.

The extension has now been redesigned to be more sympathetic to the host building and wider Conservation Area. The Walworth Road Conservation Area acknowledges that 'Nos. 3-5 (odd) Westmoreland Road and Nos. 2-26 (even) are both post WWII replacement developments.' of simple brick upper floors and shopfronts at ground floor, following the general pattern of development, materials and scale within the conservation area.

The properties are also not on the list that detracts from the conservation area. The property, in the conservation area appraisal, is stated as not detracting from the Walworth Road Conservation Area and therefore the character and appearance of the property needs to be preserved, even if it is a more modern infill. The harm to the conservation area is less than substantial, and in design terms the proposal is now similar to other extensions in the parade here and is also using much more sympathetic materials. The proposal therefore meets the requirements of P20 Conservation areas of the Southwark Plan 2022 and P14 Design Quality.

Taking into consideration its limited width and size, it would be largely obscured when viewed from neighbouring properties. Subsequently it is not considered the proposals would adversely impact the amenity of the adjoining and neighbouring properties in terms of loss of light and over-dominance. The property is a commercial use located between a pie and mash shop and what appears to be a vacant take-away. Therefore there will be no impact on the amenity of adjoining occupiers in terms of loss of light. In terms of privacy the proposal is for a single storey rear extension and therefore there is no considered to be any issues in terms of privacy. To conclude the proposal is not considered to impact on the amenity of adjoining occupiers.

The extension is of a modest design. The surrounding area has a number of flat roof rear extensions of varying design and scale and therefore the flat roof extension does not detract from the character of the area. It is subservient to the host building, harmonises with the existing built form and materials and it matches with the main building. It is therefore considered that the extension does not have a material impact on the character and appearance of the area. The extension respects the character and form of the existing building and the surrounding pattern of development and would therefore be in accordance with Section 12 of the NPPF, and the Councils adopted Local Plan as referenced above.

It is considered that the proposed development would not have a material impact on the residential amenities of any neighbouring properties and would be in accordance with Section 12 of the NPPF, and Local Plan Policy referenced above.



The proposal creates additional room for the property, the proposal is considered to comply with the relevant policies, the supplementary planning document and the NPPF and amounts to Sustainable Development.

Conclusion:

Following a review of the proposal's applicable policy and material considerations, it is our professional view that the development is in compliance with all applicable policies as illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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