



Ref: 0814/CM  
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08/04/2024

London Borough of Bexley  
Civic Offices  
2 Watling Street  
Bexleyheath  
DA6 7AT

**VIA EMAIL ONLY**

Dear Sir or Madam,

**Alteration to First Floor Rear Elevation (Infilling of 2 x Existing Windows) | 83 Sidcup, High Street, Sidcup, Kent, DA14 6DN**

This letter has been prepared in support of a planning application seeking consent to infill two rear elevation windows at 83 Sidcup, High Street, Sidcup, Kent, DA14 6DN. The existing lawful use of the property is Class E (mixed commercial).

This supporting letter will set out the relevant supporting Local Plan policies and provide a brief planning assessment to assist planning officers in determining the proposal favourably. The information provided has been presented below under the following sub-headings:

- Planning Designations & History
- Planning Policies
- Planning Assessment

**Planning Designations & History**

According to the Bexley Council Local Plan planning policies map, the property lies within a defined settlement boundary, a defined area for sustainable development and is also within a defined town centre. The Government's Flood Map for Planning advises that the proposal lies within Flood Zone 1 (low risk), as well, the proposal also lies within an area of very low risk for surface water flooding. The property is not within any heritage designations (Conservation Area or Listed building) and there are no further Environmental Planning Policy Designations.

In terms of planning history, it is considered important to note the previously approved prior approval granted in January 2024 (reference: 23/03210/PRIOR) for the conversion of the first-floor office to residential flats. However, this consent has not yet been implemented and therefore this application needs to be determined based on the building's current lawful use (Class E).



## Planning Policies

Under the provisions of Section 38(6) of the Town and Country Planning Act, an application for development has to be determined in accordance with the development plan, unless material considerations indicate otherwise.

In this case, the development plan consists of the Bexley Local Plan (2023) and the London Plan (2021). The relevant planning policies have been set out below:

### Bexley Local Plan (2023)

- Policy SP1: Achieving Sustainable Development
- Policy SP5: Placemaking through good design
- Policy DP11: Achieving High Quality Design.

### London Plan (2021)

- Policy D4: Delivering Good Design

## Planning Assessment

To assess the proposed development, it is considered that the principle of development is acceptable, and the focus is on design and the impact on neighbouring amenities. These planning issues have been tackled individually below:

### Design

Local Plan SP5 seeks to ensure all development in Bexley is of high-quality design and contributes to the local character and environment positively. Local Plan policy DP11 elaborates on SP5 by setting out the principles of good design, emphasising the importance of materials being complimentary to the surrounding area, and contributing positively to the street scene.

The proposed part of the property to be altered would be the infilling of two windows in the first-floor rear elevation of the building. The windows will be bricked in with matching materials to the existing building, therefore remaining sympathetic to the design of the building. The elevation is not visible from the High Street and there are only glimpsed views visible from the adjoining service lane on the eastern boundary of the property.

Therefore, overall, the proposed changes would have no impact on Sidcup High Street and will preserve the context of the immediate area, thereby complying with the requirements of policies SP5 and DP11.

### Impact on Neighbouring Amenity

Policy DP11 seeks to ensure that levels of privacy, outlook, natural daylight, and other forms of amenity are protected within both the existing property and neighbouring residents or businesses.

The existing room which the two windows serve benefits from other windows located on the eastern, and southern elevations (please see the floor plans provided). This means the existing space has sufficient access to daylight/sunlight. No new window openings are also proposed in the building which would result in changes affecting neighbouring properties from overlooking. Therefore, neighbouring properties' amenities will remain unaffected.

On this basis, the proposed development accords with Local Plan policy DP11.



## **Conclusion**

It has been demonstrated that the proposed development will preserve the character and appearance of both the host property and the High Street. The proposed infilling is policy-compliant and therefore planning permission should be granted without delay.

The applicant would like to work proactively with the Council. Therefore, if we can be of any assistance, then please do not hesitate to contact us.

Yours faithfully

**Chris Moore BSc (Hons) MSc MRTPI  
Director**