

London Borough Of Bexley
London Borough of Bexley,
Planning Department,
Bexleyheath,
DA6 7AT

Please ask for: Janine Mustafa
Email address: janine@langleyscs.co.uk
Tel: 020 8298 1707
Our Ref: L.01/67.ROR/0424
Your Ref: Pending
Date: 15th April 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL (DETAILED) PLANNING APPLICATION

SITE: 67 Royal Oak Road, Bexleyheath, Kent DA6 7HQ

On behalf of our client, Mr. K Mustafa (the Owner/Applicant), I enclose a planning application for the development 'PART-RETROSPECTIVE Erection of a 4 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping (enlargement of the implemented 3 bedroom dwellinghouse permitted under planning application 21/02245/FUL)' for the Application Site, 67 Royal Oak Road.

The new dwellinghouse will become known as 67a Royal Oak Road and has been referred to as such throughout this letter and our documents.

Submission Details

All planning application drawings and supporting documents have been submitted online via the Planning Portal, ref. **PP – 12 98 06 44**. A list of all of the documents and drawings comprising the submission is provided in the Submission Schedule (SUBSC/67.ROR/0424). The requisite planning fee will be paid directly by the Applicant.

Details expected to be requested by a pre-commencement or pre-occupation condition attached to any forthcoming planning consent have been provided within this submission, including our full proposals for surface water and SuD(S) management, landscaping, wildlife nesting boxes, materials and finishes, car and cycle parking provisions, CPZ parking permit control measures, refuse provisions and fire safety.

Background

21/02245/FUL

This application, referred to herein as ‘the original consent’, was submitted in July 2021 and proposed the ‘*Erection of a 3 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping*’. The approved documents were as follows:

1. **SUBSC/67.ROR/0721/R1** - Submission Schedule (1st Rev: 13/09/2021)
2. **SLP/67.ROR/0721** - Site Location Plan (1:1250 @ A4)
3. **PLAN/20210707** - Cover Letter
4. **PDA/67.ROR/0721/R1** - Planning, Design and Access Statement (1st Rev: 13/09/2021)
5. **AS/67.ROR/0721** - Accommodation Schedule
6. **PN.01/67.ROR/0721** - Planning Note 1: Parking Provisions
7. **PN.02/67.ROR/0721** - Planning Note 2: Refuse & Recycling Storage/Collections Strategy
8. **PN.03/67.ROR/0721** - Planning Note 3: Landscaping Details
9. **SMF/67.ROR/0721** - Schedule of Materials and Finishes
10. **P/21.BR/0721** - Photo Sheets (4 sheets)
11. **DRAW/67.ROR/0721/001** - Existing and Proposed Block Plan with Drain Plan (1:200 @ A1)
12. **DRAW/67.ROR/0721/002** - Existing Floor Plans and Elevations (1:100 @ A1)
13. **DRAW/67.ROR/0721/003** - Proposed Floor Plans and Elevations (1:100 @ A1)
14. **DRAW/67.ROR/0721/004** - Proposed Elevations (1:100 @ A1)
15. **DRAW/67.ROR/0721/005** - The New House: Proposed Plans and Elevations (1:50 @ A1)
16. **DRAW/67.ROR/0721/006** - Proposed Flank Elevation showing Boundary Treatments (1:50 @ A1)
17. **DRAW/67.ROR/0721/007** - Fire Safety Plan (1:100 @ A1)

The application was conditionally approved on 5th October 2021. A copy of the decision notice may be found in Supporting Document 2 (SD.02/67.ROR/0424). A pack of the approved ‘proposed’ drawings has also been provided as part of this submission (see DRAW/67.ROR/0721).

Groundworks in preparation of the development commenced in mid-July 2023 with above ground works beginning the following October.

21/02245/FUL/01

This application was submitted in July 2023 and provided details pursuant to Condition 3 (SuDS) of consent 21/02245/FUL. A full Sustainable Urban Drainage System Plan document was provided which included a detailed supporting drawing provided in the Appendix (DRAW/67.ROR/0721/009). The approved documents were as follows:

1. **APPF67.ROR/0721/01** - Application Forms
2. **L.01/67.ROR/0721/01** - COVER LETTER - 67 Royal Oak Road
3. **SUBSC/67.ROR/0721/01** - Submission Schedule
4. **SuDS/67.ROR/0721** - SuDS Plan with Appendix

These details were approved on 18th September 2023. A copy of the decision notice may also be found in Supporting Document 2 (SD.02/67.ROR/0424).

CIL

A full set of CIL Forms 1, 2, 5, 6 and 7 (part a) were sent to the Council in June 2023 and received by Mr. Steve Hobdell. The CIL Liability Reference Number is LN00001937.

Current Submission

This application seeks to improve the development through the integration of two additions:

- Single storey ground floor rear addition across the full width of the rear (south-facing) elevation, measuring 3m deep by 3.5m high. Four solar panels will be affixed to the 15 degree monopitched roof above this between roof lights.
- Loft conversion forming a fourth bedroom, incorporating a rear-facing dormer window and a gable on the east side of the main roof to match the approved gable on the west side.

This application is part-retrospective as both additions have been partially constructed in shell form following the implementation of permission 21/02245/FUL. They are not structurally complete and, if it becomes necessary, the developer would consider their removal.

The additions have been designed in accordance with permitted development guidelines for detached dwellinghouses and could be built without planning consent once 21/02245/FUL has been completed as the Local Planning Authority did not attach a restrictive planning condition to that consent that would remove the future homeowners' permitted development rights.

During a telephone conversation with Planning Enforcement on 27th March 2024, the developer was advised that a new Full (Detailed) Planning Application should be submitted to regularise the development as an extended four-bedroom house as work on the additions began before the original development has been completed prompting this submission.

The site was re-measured externally in February 2022 after the garden had been cleared somewhat of significantly overgrown vegetation and weeds. This revealed a slightly wider plot and the 2024 drawings have been updated to show the correct boundaries.

Policy Appraisal

The Planning, Design and Access Statement approved under 21/02245/FUL provided a robust assessment of the development against the local, regional, and national planning policy at the time. Since then, the London Borough of Bexley has adopted a new Local Plan (April 2023). As the bulk of the proposal remains as approved under the original consent the following appraisal focuses on the appropriateness of the new additions and holistic impact of the house as it is proposed to be altered.

Principal and Density

Several Local Plan policies, particularly SP2 and DP1 support the provision of new homes, including family sized houses and self-build developments of these providing that they meet all necessary design criteria.

Policy DP2 further encourages the development of new dwellings on small (<0.25ha) backland, infill, brownfield or garden sites within the borough's Identified Sustainable Development Locations as long as these are appropriately designed and would not have a harmful impact on neighbouring dwellings. The application site is within the Council's designated Bexleyheath Sustainable Development Location as shown in Figure 12 of the Local Plan.

The development remains a detached family-sized dwellinghouse. The addition of a fourth bedroom is not considered to be out of character for the area or road. Royal Oak Road consists of a variety of house sizes with many containing four or five bedrooms and several having loft conversions or ground floor rear extensions.

This application would continue to provide a high quality new family dwelling that is appropriate within its context. The site density has not been significantly increased by the ground floor addition which I consider to remain proportionate to the land.

Room/Unit Size

Regarding 67a, all proposed rooms and the total unit size surpass the minimum sizes set out in the London Plan (2021) for 4-bedroom dwellings as presented in the Accommodation Schedule provided (AS/67.ROR/0424).

Both the garden left for no.67 and the rear garden belonging to no.67a are proportionate to their host dwellings and significantly exceed the London Plan minimum requirements for outdoor amenity space for their dwelling type.

Accessible Design

No.67a will be provided with a level front entrance. The internal design of the ground and first floors are much the same as approved (albeit extended) and comply with the requirements of Building Regulations Part M4(3) Wheelchair User Dwellings for new dwellinghouses, per the original consent.

The house would comply with all necessary requirements to be reasonably considered as a wheelchair user dwelling with most rooms designed to be either fully wheelchair accessible on build and all others being wheelchair adaptable and will deliver an exemplarily accessible dwelling that may be used by a variety of occupiers and form a true ‘lifetime home’

Safety and Security

To enhance sitewide security, it is now proposed to provide two gates at the front of the side path securing side access to both no.67 and 67a Royal Oak Road. This is shown on the proposed plans and elevations.

Impact on Neighbouring Amenity

Local Plan policy DP2 states that *‘2. Proposals for development on residential gardens and/or communal amenity spaces (including green spaces) will be resisted, except where: (...)* b. *there are no unacceptable adverse effects on the privacy and amenity of residents of neighbouring properties;*

As previously mentioned, the additions have been designed in accordance with permitted development guidelines for detached dwellinghouses. Any impact that they would have on the gardens or accommodation of nos.67 and 69 Royal Oak Road would therefore not be unusual or unreasonable in the context of a built-up residential area as they could be carried out without planning permission. Nevertheless, an assessment of the proposals’ impact on these properties has been provided below.

The ground floor addition does not significantly extend beyond the depth of the neighbouring houses. It projects 3m from the ground floor rear extension belonging to no.67 which is a kitchen (non-habitable room). A 45 degree line drawn from the centre-point of the nearest kitchen window of no.67 misses the proposed addition and there would therefore be no discernible impact on this room in terms of light obstruction or views. It extends roughly 0.5m forward of the recently constructed ground floor rear addition of 69 Royal Oak Road which is a minimal projection and as the properties are angled away from each other the addition would have no discernible impact on that property.

The proposed dormer window sits just below the main ridge of the roof along the south-facing slope. It would have no discernible impact on either neighbour.

No additional windows are proposed that could augment overlooking between the site and its' neighbours.

Parking and Highways

The design satisfies all current Local and Regional Planning Policy requirements for car and cycle parking as set out in Planning Note 01 'Parking Provision' (see PN.01/67.ROR/0424).

Condition 7 of the original planning consent requested further details relating to how parking within the Bexleyheath CPZ may be controlled by the developer *prior to the occupation* of 67a. These details have been supplied in Planning Note 02 'CPZ Parking Permit Control' (see PN.02/67.ROR/0424).

Landscaping and Wildlife Habitats

The design fully accords with Local and Regional Planning Policy for landscaping design and biodiversity enhancement as set out in Planning Note 04 'Landscaping and Wildlife Nesting Box Details' (see PN.04/67.ROR/0424).

Condition 5 of the original planning consent requested details regarding the incorporation of wildlife nesting boxes *prior to the occupation* of 67a. These details have been supplied in Planning Note 04, as well as in Drawing 010 'Proposed Wildlife Nesting Boxes (1:20 & 1:100 @ A3)' (see DRAW/67.ROR/0424/010) and Supporting Document 01 'Swift Nesting Box 17 Series Specifications (Schwegler)' (SD.01/67.ROR/0424).

Refuse Storage and Collection Arrangements

The design presents a reasonable proposal for site waste management and collections that was previously approved under the original application, as set out in Planning Note 03 'Refuse and Recycling Storage and Collection Details' (see PN.03/67.ROR/0424).

SuD(S) and Site Drainage

As previously mentioned, SuD(S) Details were requested under Condition 3 of the original consent and subsequently approved under application 21/02245/FUL. These proposals have been adapted for the development as it is proposed to be amended and are presented in a new Sustainable Urban Drainage System Plan (see SuDS/67.ROR/0424) and Drawing 009 'Proposed Drain Connections and SuDS Management Plan (1:100 @ A1)'. The design fully accords with Local and Regional Planning Policy for sustainable site drainage as set out in the SuDS/67.ROR/0424.

Fire Safety

The design fully accords with London Plan Policy requirements for fire safety in the design of new dwellings as detailed in Drawing 008 (DRAW/67.ROR/0424/008 'Proposed Fire Safety Plan').

I request for the Local Planning Authority to willingly and reasonably liaise with myself or our offices as this application runs. Should any fault be found with the proposal itself or documents provided, we ask that they make us aware of this at their earliest convenience and allow us the opportunity to make amendments or provide further or improved detail, thereby acting positively and proactively in determining this application.

I trust that this application is in order and look forward to receiving your confirmation of registration. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully,

Janine Mustafa, BSc (Hons)

Urban Planning & Design Consultant for Langleys Chartered Surveyors

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