

<b>Eltham and Kidbrooke Area Planning Committee</b>	<b>Agenda Item: 7</b>
<b>26 November 2019</b>	<b>Reference Nos: 19/3041/F</b>

**Applicant:** Mrs Revi Walker

<b>Site Address:</b> 160 Courtlands Avenue, Eltham, London, SE12 8JB	<b>Ward:</b> Middle Park and Sutcliffe
	<b>Application Type:</b> Full Planning Permission

## **I. Recommendation**

1.1 The Committee is requested to grant Full Planning Permission, as outlined below:

- Construction of a single storey rear extension

Subject to:

- (i) Conditions set out in Appendix 2 of this report.

## **2. Summary**

2.1 Detailed below is a summary of the application:

<b>The Site -</b>	
Heritage Assets	Not within a conservation area and does not contain any statutorily or locally listed buildings.
Flood Risk Zone	Zone 1 (least probability of flooding)

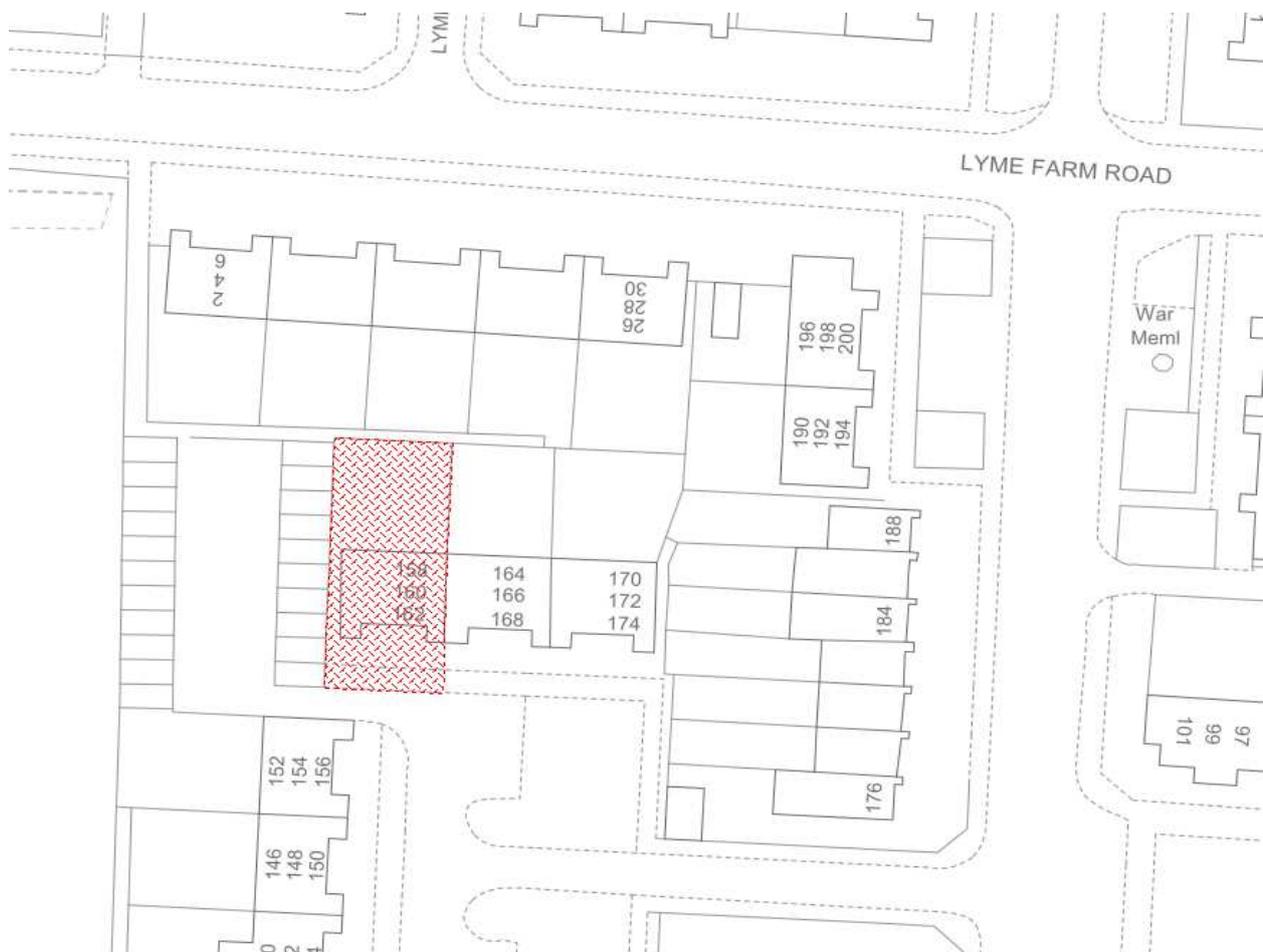
<b>The Proposal</b>
The application proposes the construction of a single storey rear extension

<b>Public Consultation</b>	
Number in support	0
Number of objections	8
Number of comments	0
Main issues raised by objectors	– Size of extension, safety and security, access to garages and drains, crossover and parking.

- 2.2 The application is being reported to the Eltham and Kidbrooke Area Planning Committee because of the number of objections (8 in total) received.
- 2.3 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.4 The application is considered acceptable and is recommended for approval, subject to the conditions listed in Appendix 2.

### **3. Site and surroundings (in detail)**

- 3.1 The application relates to a ground floor flat within a three-storey apartment block, located within a cul-de-sac of the Courtlands Estate development.
- 3.2 The block is of typical design within the estate, with the whole estate appearing to have been constructed at a similar time period.
- 3.3 The property is accessed via an individual entrance door on the front elevation off Courtlands Avenue, with access to the rear garden provided from a gate to the side of the apartment block.
- 3.4 The site is not within a conservation area, nor does it contain any statutorily or locally listed buildings.
- 3.5 The site is not within a relevant Article 4 Direction area.



**Figure 1: Site Plan**

**4. Relevant Planning History**

- 4.1 **09/2398/F** - Erection of a single storey rear extension – 176 Courtlands Avenue, Eltham, London, SE12 8JD. **Approved**, 11/12/2009.
- 4.2 **16/1323/PNI** – Prior Notification for the construction of a 3.625 metre deep rear infill extension with a maximum height of 3.7 metres – 178 Courtlands Avenue, Eltham, London, SE12 8JD. **Approved**, 06/06/2016.
- 4.3 **18/1530/F** – Construction of a single storey side and rear wrap around extension – 71 Lyme Farm Road, SE12 8JQ. **Approved**, 07/08/2018.

**5. Proposals (in detail)**

- 5.1 The application proposes the construction of a single storey rear extension.
- 5.2 The proposed rear extension, as shown on the originally submitted drawings, would have a depth of 3.0m and a width of 11.4m. The rear extension would

have flat roof with a maximum height of 3.0m. The proposal will provide 2 no. additional bedrooms for the ground floor unit.

5.3 The submitted documentation states that the proposed extension would be constructed from bricks to match the existing building.

5.4 The proposals, as originally submitted, included a proposed crossover on the existing area of hardstanding to the front of the property. The crossover was intended to facilitate the use of this area for a car parking space. During the determination of the proposals, the applicant changed their mind and withdrew the proposed crossover from the proposals. Accordingly, the proposed rear extension is the only remaining component of the proposals and the subject of this application.

## 6. **Consultation**

6.1 The application since being submitted in September 2019 has been subject of public consultation, comprising of a site, together with consultation letters. Statutory bodies were also consulted.

6.2 The consultation involved the following:

- **17** neighbour consultation letters were sent out on **27/09/2019**;
- **1** site notice was displayed at the site on **01/10/2019**;
- Internal consultees and the Lee Neighbourhood Forum were consulted on **27/09/2019**.

## 6.3 **Statutory Consultees**

6.3.1. A summary of the consultation responses received along with the officer comments are set out in table below:

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officer's comments</b>
Local Ward Councillors	No responses received.	
Flood Risk Manager	No response received.	

## 6.4 Local Residents

6.5 A summary of the consultation responses received from local residents, along with the officer comments are set out in table below:

Summary of Comments	Officer's comments
Safety concerns resulting from extension as height would be similar height to the adjacent garages, therefore possibly facilitating criminal activity	Whilst this is acknowledged, it is not considered to be a sufficient reason or any supporting evidence to prevent the proposed extension.
Size of extension could impact on adjacent residents views	Private views from a property are not a material planning consideration. However, an assessment of the potential impacts of the proposals on the amenity of neighbouring properties is contained under Section 11 of this report.
Concerns that the proposals would undermine the structural integrity of the building.	Structural considerations are not a material planning consideration and are therefore not assessed under the current application. If planning permission were granted, the applicant would be required to secure the necessary building control certificates to ensure the works are safely carried in line with Building Regulations.
Proposals would increase the strain on the existing drains and would limit access to the drains	Consideration of flood risk is contained within Section 12 of this report.
Proposal for a crossover is inappropriate and would set a dangerous precedent.	A crossover was originally included as part of the proposals but were subsequently removed by the applicant. Accordingly, it is considered that the objections relating to the crossover are not of relevance to the application.
Proposed extension would be contrary to covenants within the lease for the flat.	Consideration of leases and covenants is not a material planning consideration and therefore is not assessed within this application.

Extension would impact on the special character of the Courtlands Estate and is considered to comprise overdevelopment.	Assessment of the design of the proposals is contained under Section 10 of this report.
Construction works could cause inconvenience to users of the communal garage area and could obstruct access to the rear of the properties.	The applicant has access at the side of the property to facilitate the construction of the rear extension and a construction works informative will be attached to the decision.

## 7. **Planning Context**

7.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (“NPPF” – 2019)**
- **The London Plan (March 2016)** - Full details of relevant policies refer to Appendix 3.
- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** - Full details of relevant policies refer to Appendix 3.

7.2 For full details of relevant SPD / Documents refer to Appendix 3.

## 8. **Planning Considerations**

8.1 The planning considerations relevant to this application are as follows:

- Principle of Development;
- Design;
- Neighbouring Amenity; and
- Other Matters

## 9. **Principle of Development**

9.1 The overriding objective of the Royal Greenwich policy framework is to deliver high quality development which improves the quality and distinctive identity of places and contributes to their success and the area’s popularity as somewhere to live, work and stay.

9.2 As such, it is acknowledged that extensions to existing dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high quality neighbourly design. Such matters are addressed below.

## 10. **Design**

10.1 London Plan Policy 7.4 seeks that buildings, streets and open spaces should provide a high quality design response that have regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass, and; allow existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area.

10.2 This is supported by Policy 7.6 which states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

10.3 Core Strategy Policy DHI seeks that developments be of a high quality of design and to demonstrate that they positively contribute to the improvement of both the built and natural environments.

10.4 The Council's Residential Extensions, Basement and Conversions Guidance SPD states that extensions should '*be sensitive to the original building and the buildings around it*'.

10.5 The Council's Residential Extensions, Basements and Conversions Guidance SPD (2018) further states that rear extensions should typically have a depth of no more than 3.6m; should be set in from the property boundaries; and, that flat roof extensions will be acceptable where they cannot be seen between or over other properties in the street.

10.6 The application site is within the Courtlands Estate, which is characterised by a mix of two-storey terraces and three-storey apartment blocks. The properties are of a largely uniform design with dual-pitched roofs and consistency in window design and opening. Whilst no rear extensions or 'outrigger' elements were incorporated into the original design of the properties, it is noted that some properties within the estate have since been extended in this way.

- 10.7 The proposed full-width rear extension would be entirely contained at ground floor level. The proposed extension would have a depth of 3.0m; well within the Council's SPD typically acceptable limit of 3.6m. Given the scale of the host building, it is not considered that the proposed extension would appear out of scale or overly dominant.
- 10.8 The proposed extension has a flat roof with a maximum height of 3.0m. No rooflights are proposed to be installed in the roof of the property. The flat roof design is acceptable in this instance as the rear of the property has no open public vantage points with only private views from the surrounding gardens and the rear of neighbouring properties.
- 10.9 On the basis of the above, it is considered that the proposed rear extension is acceptable as it would be in keeping with the character and appearance of the host building and the wider character of the Courtlands Estate.

## **11. Neighbouring amenity**

- 11.1 Royal Greenwich Local Plan; Core Strategy with Detailed Policy (2014) Policy DH(b) states that developments will only be permitted where it can be demonstrated that the proposal does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight or privacy they enjoy or result in an un-neighbourly sense of enclosure. This is supported by London Plan Policy 7.6.
- 11.2 Further to the above, the Residential Extensions, Conversions and Basements Guidance SPD (2018) provides useful guidance for the determination of planning applications, especially in relation to impacts on residential amenity. The SPD sets out that developments should not result in a significant loss of privacy to gardens or main habitable rooms of nearby properties, and the degree to which a development results in overlooking will be affected by a range of factors including distance, the height of the proposed development, angles of view and directly facing windows. It further sets out that there are no specific distances required to be maintained between facing habitable rooms as the distance will be dependent on the existing character and layout of the built form in the area.
- 11.3 The main impacts of the proposed development would be felt by Nos. 158, 162, 164, 166 and 168 Courtlands Avenue. It is understood that No. 158 is located on the second floor of the building, whilst No. 162 is location on the first floor; directly above the application site. No. 164 is located on the first floor of the adjacent 'trio' of flats within the block; No. 166 is located on the adjacent ground floor; and, No. 168 is located on the second floor.

- 11.4 The properties located on the first and second floors of Lyme Farm Road which face towards the application site, are also considered relevant. All other neighbouring properties are considered to be a sufficient distance away from the development to ensure it would have no significant impact.

#### Courtlands Avenue

- 11.5 As Nos. 158 and 162, 164 and 168 Courtlands Avenue are located above the application site; it is considered that the proposed extension would not result in any significant adverse harm to the amenity currently enjoyed by residents of these properties in terms of daylight, sunlight, overshadowing, overbearing and sense of enclosure. As no rooflights are proposed in the extension, it is also considered that the extension would not give rise to any loss of privacy or light pollution.
- 11.6 No. 166 Courtlands Avenue is located directly adjacent to the application site at ground floor level. Due to the single storey scale and 3.0m depth of the proposed extension and north-facing orientation of the block of flats, it is considered that the extension would not result in any significant adverse harm to the amenity enjoyed by residents at No. 166 in terms of daylight, sunlight, overshadowing, overlooking, privacy, overbearing and sense of enclosure.

#### Lyme Farm Road

- 11.7 The properties on Lyme Farm Road are at a distance of approximately 23m to the north of the proposed extension due to the large rear gardens of the application site and of the properties on Lyme Farm Road. On this basis, it is considered that the proposed extension would not result in any substantial adverse amenity impacts on the properties along Lyme Farm Road in terms of daylight, sunlight, overshadowing, overbearing and sense of enclosure.

#### Summary

- 11.8 On the basis of the above, Officers are satisfied that the proposed extension would not result in significant adverse impacts on the amenity currently enjoyed by the residents of the relevant properties on Courtlands Avenue and Lyme Farm Road.

- 11.9 A roof terrace condition will be imposed to the decision to ensure the flat roof of the ground floor extension proposed will not be accessed and used as an informal terrace without first obtaining permission from the Council and in order to protect local amenity in terms of overlooking into neighbouring windows and rear gardens.
- 11.10 Overall the development is considered to have an acceptable impact on neighbouring amenity and therefore complies with Policy 7.6 of the London Plan, Policy DH(b) of the Core Strategy and the RBG Residential Extensions, Conversions and Basements Guidance SPD (2018)

## **12. Other Matters**

- 12.1 Paragraph 163 of the NPPF states that local authorities should ensure that developments do not result in increased flood risk elsewhere and that development in areas at risk of flooding should only be allowed where it can be demonstrated that the development is flood resilient and resistant. Policy 5.12 of the London Plan reiterates the requirements of the NPPF.
- 12.2 At the local level, Policy E2 of the Core Strategy states that the sequential and exception tests should be followed, as well as a demonstration of how different forms of flood risk have been considered.
- 12.3 An area of approximately 10sqm in the north western corner of the rear garden of the site is within Flood Zone 2. It is noted that some of the floorspace of the proposed extension is intended to be used for sleeping purposes. However, as the proposed extension itself is within Flood Zone 1 (least probability of flooding), it is considered that it would not result in a material increase in flood risk at the site or the surrounding area or the occupiers on the site in accordance with Policy 5.12 of the London Plan and Policy E2 of the Core Strategy.

## **13. Conclusion**

- 13.1 The proposed development is considered acceptable with regard to design without having an unacceptable impact on neighbouring amenity.
- 13.2 Based on the above, it is therefore recommended that permission be granted for application reference 19/3041/F, subject to the conditions outlined in Appendix 2.

Background Papers: National Planning Policy Framework (2019)  
The London Plan (2016)  
Royal Greenwich Local Plan; Core Strategy with Detailed  
Policies (2014)

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