

Committee	PLANNING COMMITTEE A	
Report Title	79 Inchmery Road, London, SE6 2NB	
Ward	Catford South	
Contributors	Elizabeth Donnelly	
Class	PART 1	16 <sup>th</sup> JULY 2015

<u>Reg. Nos.</u>	DC/15/90848
<u>Application dated</u>	10.03.15
<u>Applicant</u>	Mr Asil [Agent]
<u>Proposal</u>	The construction of a dormer extension to the rear roof slope of 79 Inchmery road SE6, together with the installation of a double glazed timber sliding sash window at the front and roof lights in the side roof slopes
<u>Applicant's Plan Nos.</u>	
<u>Background Papers</u>	(1) Case File LE/704/79 (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	(1) Area of Archaeological Priority - Thames and Ravensbourne Terrace Gravels (Catford) (2) PTAL 3 (3) Culverley Green Residents Association (4) Culverley Green Article 4 Direction (5) Local Open Space Deficiency
<u>Screening</u>	N/A

## **1.0 Property/Site Description**

- 1.1 This application relates to a two-storey, semi-detached, Edwardian single family dwellinghouse. It is located on the north western side of Inchmery Road.
- 1.2 The property is located within the Culverley Green Conservation Area and is subject to an Article 4 direction. It is not a listed building, nor in the vicinity of a listed building. The road is unclassified.
- 1.3 The existing windows in the front elevation are timber sliding sash windows, painted cream to match the detailing of the façade. To the rear, the existing windows are UPVC. Surrounding properties have a mix between original timber sash windows and UPVC windows.
- 1.4 The application property has an original two storey projection to rear and has been extended at ground floor level by way of single storey infill extension to the rear. The roof of the neighbouring property at No.77 Inchmery Road has been

extended with a large box extension to the rear roof slope. There is no planning history relating to this addition.

- 1.5 The property is located in a residential street which comprises single family dwellings and flat conversions. The building style in the street is of the Edwardian era; the Culverley Green Conservation Area is mainly a residential Edwardian suburb. It is the building detail throughout these buildings that gives the area its special interest. These features include carved and moulded capitals and window surrounds, terracotta window dressings, sash windows, solid timber doors and stained glass.
- 1.6 There are a number of properties in the street and surrounding conservation area that have undertaken loft conversions and have the addition of roof lights to their roof slopes. In addition to this, there are a number of properties throughout the Conservation Area that have inserted a rectangular timber sash window into the front facing gable end.

## **2.0 Planning History**

- 2.1 In 2014, a planning application (DC/14/88798) for the construction of an extension to the rear roof slope, together with the installation of a Conservation sky light in the rear extension, two rooflights to the rear and two to the side of the main roof slopes at 79 Inchmery Road SE6 was withdrawn. The applicant was advised by officers to withdraw the application due to its unacceptability. Following this, the applicant sought pre-application advice from officers.
- 2.2 In 2003, a Lawful Development Certificate was issued in respect of a replacement single storey extension to the side of the rear addition at 79 Inchmery Road SE6.

## **3.0 Current Planning Applications**

### The Proposals

- 3.1 This application is for the construction of a dormer extension to the rear roof slope, together with the installation of a double glazed timber sliding sash window at the front and roof lights in the rear side roof slopes.
- 3.2 The proposed dormer would be located on the rear roof slope of the main part of the house. It would have narrow lead finished cheeks, a lead finished flat roof and a timber side opening casement window.
- 3.3 5 Conservation style rooflights in total are proposed. The proposed roof lights would be located on the side roof slope of the main house and the side roof slope of the two storey projection to the rear. The 2 rooflights in the side roof slope would be located behind the first chimney stack. They would be visible from the street from limited viewpoints.
- 3.4 The proposal also includes the insertion of a timber sliding sash window to the front facing gable end. It would be 800mm x 1000mm in size.

### Supporting Documents

- 3.5 Design and Access Statement and Design and Heritage Statement; Photos.

## **4.0 Consultation**

- 4.1 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 A site notice was displayed and six neighbouring properties were consulted by letter. The Councillors for Catford South and the Culverley Green Residents Society were also consulted.
- 4.3 The Amenity Societies' Panel and the Councils Conservations team were consulted.

### Written Responses received from Local Residents and Organisations:

One letter of objection was received from the Culverley Green Residents Association. The following objections were raised:

#### Culverley Green Residents Association

- the front gable window – this house sits in a stretch of Inchmery Road between Pennerley and Thornsbeach, at present there are no properties in this stretch that have windows in their gables on either side of the road
- it would set a precedent and detract from the architectural integrity and symmetry of the houses along this stretch of Inchmery Road
- the 2 roof lights and the dormer window would give enough light and ventilation to the room and that the addition of a window to the front gable is not necessary
- however, if the Council minded to approve this application, it is asked that they include a condition to ensure that there is a clear gap

#### Amenity Societies' Panel

- 4.4 objected to the number and location of the rooflights on the side roof slope
- [Letters are available to members]

### **Pre-Application Consultation**

- 4.5 Following the withdrawal of the previous application, officers provided the applicant with informal pre-application advice. The advice included:
- the proposed rear dormer and rooflights are likely to be acceptable in principle, the proposed dormer could be slightly wider and a little higher in the roof slope
  - slimline double glazing is likely to be acceptable
  - the dormer cheeks should be no more than 150mm in width, measured from the edge of the window frame to the outside face of the dormer
  - lead or zinc would be preferred for the dormer

- the proposed front gable end window is likely to be acceptable, but further detail of the window would be required as part of the application

## **5.0 Policy Context**

### Introduction

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy and Development Plan Document (DPD) (adopted in June 2011). The NPPF does not change the legal status of the development plan.

### National Planning Policy Framework

5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.

5.4 With regards to Heritage assets, the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development

within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 5.5 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

#### Other National Guidance

- 5.6 The other relevant national guidance is:

Conserving and enhancing the historic environment  
Design

#### London Plan (July 2015)

- 5.7 The London Plan policies relevant to this application are:

Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology

#### Core Strategy

- 5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy  
Core Strategy Policy 15 High quality design for Lewisham  
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

#### Development Management Local Plan (2014)

- 5.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:-

DM Policy 1	Presumption in favour of sustainable development
DM Policy 22	Sustainable design and construction

DM Policy 30      Urban design and local character  
DM Policy 31      Alterations/extensions to existing buildings  
DM Policy 36      New development, changes of use and alterations affecting  
designated heritage assets and their setting: conservation areas, listed buildings,  
schedule of ancient monuments and registered parks and gardens

#### Residential Standards Supplementary Planning Document (Updated 2012)

- 5.10 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

### **6.0 Planning Considerations**

The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Design and impact on the Conservation Area
- c) Impact on Adjoining Properties

#### Principle of Development

- 6.1 The proposed external alterations provide for a loft conversion which would add an additional two bedrooms to the existing dwelling. The Council supports the principle of such applications provided that the proposal does not detract from the character and appearance of the host dwelling or surrounding area or harm the amenities of neighbouring properties.

#### Design and Impact on the Conservation Area

- 6.2 Core Strategy Policy 15 and DM Policy 30 and 31 seek to ensure that a high standard of design is upheld; proposals must compliment the existing development, townscape and character. Core Strategy Policy 16 and DM Policy 36 seek to preserve and enhance the special architectural, historical character of conservation areas, in this case, the Culverley Green Conservation Area.
- 6.3 The Character Appraisal for the Culverley Green Conservation Area refers, amongst other things, to the impacts of incremental changes, and particularly that changes such as the insertion of roof lights into the front roof slope have seriously damaged the buildings and the character and appearance of the Conservation Area. It is for this reason that the Council strongly resists the siting of roof lights towards the front of the buildings.
- 6.4 It is however recognised that there is an increased desire to convert roof spaces into habitable rooms, resulting in the need to light the new spaces. This can be achieved through roof lights, gable end windows and dormers. Historically roof lights were few in number, small in size (about the size of an A3 sheet of paper), and located discreetly. Large, contemporary roof lights introduce a visually obtrusive element, presenting a shiny surface during the day and a lit element

within a dark roof slope at night. This detracts from the roofscape of these houses which are characterised by the unbroken slate covered roof slopes with a matt finish. Therefore, roof lights and dormers in visible locations present serious challenges with regards to the preservation of the Conservation Area. The Council consider that gable end windows are a traditional element on a number of houses in the street and can provide an acceptable solution for lighting habitable roof spaces, subject to suitable design and detailing.

- 6.5 As outlined above, the applicant sought pre-application advice in order to overcome the issues outlined by officers as part of the previous application (DC/14/88798). The previous application incorporated a larger box extension to the rear roof slope, two rooflights in the rear roof slope, 5 rooflights in the side roof slope and a window in the front facing gable. This application replaces the rear roof extension and 2 rooflights in the rear roof slope with a single dormer window. Conservation officers have no objections concerning the revised proposal.

*- rooflights*

- 6.6 The revised proposal is considered sympathetic to the character and appearance of the host building. Although 5 rooflights in total are proposed, they are Conservation style, small in size and located discretely. The 2 rooflights in the side roof slope would be located behind the chimney and therefore would not be in prominent view from the street. The 3 rooflights in the side roof slope of the two storey rear projection would not be visible from the public highway as they are to the rear of the property. The objection from the Amenities' Society Panel relating to the location of the rooflights in the side roof slope is acknowledged, yet, in light of the above, the proposed rooflights would not be considered to impact upon the character and appearance of the surrounding area.

*- gable end window*

- 6.7 The proposal also includes a rectangular window that would be located in the centre of the gable end of the front facing roof slopes. It would measure 800mm x 1000mm and would be a timber sliding sash window.
- 6.8 The Culverley Green Residents Association raise objections to the addition of a window in the gable end. The objection suggests that the house sits in a stretch of Inchmery Road where there are no properties that have windows in their gables. The Association feel that the proposed window would set a precedent and detract from the architectural integrity and symmetry of the houses along this stretch of Inchmery Road. This window is considered to be an unnecessary addition given the rooflights and rear dormer window also proposed.
- 6.9 While a window of this kind may not be an original feature of this particular house, there is an established precedent for gable end windows, most prominently within Culverley Road, but also within the wider Conservation Area. As outlined by the Culverley Green Residents Association, there are not any current examples of front gable windows located in the stretch of Inchmery Road that the application site is located in. Nevertheless, there are extensive examples within Culverley Road which includes original, historic and more recent examples which fall within the Conservation Area. In addition to this, there are various planning permissions for front gable windows that have been recently granted, but not yet implemented. As outlined below, this includes a property within Inchmery Road.

- 6.10 Therefore, it is not felt that the introduction of a timber sash window would threaten the architectural integrity or symmetry of the building in the way that roof lights in the front roof slope would. From a conservation point of view, an additional window to the front elevation of the building - where the presence of window openings is wholly established – would not appear out of place nor detrimental to the appearance of the host building and the surrounding conservation area.
- 6.11 Whilst Officers generally accept the principle of gable end windows as a solution for the lighting of habitable roof space, consideration is given to the way in which the proposed window relates to the ridge height and gable pitch. Officers therefore expect there to be a sufficient area of blank gable brickwork to enable a functionally and aesthetically satisfactory window. The sizing and positioning of the proposed window at No.79 is considered to respect this, presenting a positive relationship between the proposed window and the ridge height and gable pitch.

This approach has been taken on various applications of the same nature within the Culverley Green Conservation Area because it is considered to better preserve the character of the conservation area than using roof lights in the visible roof slopes. It must be noted that there may be instances where planning permission has granted but has not yet been implemented. Examples of recently approved precedents include:

DC/14/86728 at Flat 5, 83 Bargery Road

DC/13/83822 at 54 Inchmery Road

DC/12/81037 at 54 Culverley Road.

DC/14/86321 at 134 Bargery Road

These applications were granted planning permission under delegated powers given that no objections were received from local residents nor the Culverley Green Residents Association.

Further to this, DC/ 13/85893 was considered by Planning Committee B at its meeting on 13 March 2014 following an objection from the Culverley Green Residents Association to the gable window element of the application. The objection was heard by the Committee, which, having considered it, decided to grant planning permission in line with the recommendation.

Similarly, DC/14/87984 was considered by Planning Committee C at its meeting on 9 October 2014 following an objection from the Culverley Green Residents Association and another resident. Members resolved to defer determination of the application to the following meeting of Planning Committee C in order for further information to be provided by Officers with regard to precedents of gable end windows (historic and recent) within the street and the surrounding Conservation Area. On 18 November 2014, at Planning Committee C, planning permission was granted in line with the recommendation.

- rear dormer window

- 6.12 The proposal also includes a dormer window to the rear roof slope. Given that the rear of this property is not visible from the public realm, Officers are satisfied that

**Comment [p1]:** This is application which did not have the gable window in the description. Its shown on the drawing so in my view its worth keeping in



they would not harm the appearance of the conservation area. Officers consider that the design and size of the dormer respects the character and appearance of the host dwelling and would appear a subservient addition to the original roof slope. The proposed dormer window is therefore considered to be acceptable.

- 6.13 In conclusion, the revised proposal is considered to be in accordance with Council policy that seeks to ensure good design and protect the special characteristics of the Culverley Green Conservation Area.

#### Impact on Adjoining Properties

- 6.14 Core Strategy Policy 15 states that new development should be designed in a way that is sensitive to the local context. More specific to this, DM Policy 31 seeks to ensure that residential extensions should result in no significant loss of privacy and amenity to adjoining houses and their back gardens. It must therefore be demonstrated that proposed extensions are neighbourly and that significant harm will not arise with respect to overbearing impact, loss of outlook, overshadowing, loss of light, loss of outlook or general noise and disturbance.
- 6.15 The proposal involves the addition of various window openings to the upper level front elevation and side and rear roof slopes. Given the positioning of the proposed roof light and dormer windows, they would not be expected to give rise to an increased impact with regards to overlooking or loss of privacy. Further to this, the proposed sash window would not be considered to give rise to a level of overlooking over and beyond what is already established by the existing windows.
- 6.16 For the above reasons, Officers are satisfied that significant harm would not arise with respect to overbearing impact, loss of outlook, overshadowing, loss of light, overlooking, loss of privacy or general noise and disturbance. The proposal is therefore considered to be acceptable with regards to Core Strategy Policy 15 and DM Policy 31.

### **7.0 Conclusion**

- 7.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 7.2 The proposed development is considered to be acceptable with regards to design. It is in accordance Policy 15 of the Core Strategy (2011) and DM Policy 30 and 31 of the Development Management Local Plan (2014).
- 7.3 The proposal does not adversely impact the character and appearance of the Conservation Area. Officers consider that the proposal is respectful to the special characteristics of the Culverley Green Conservation Area and is in accordance with Policy 16 of the Core Strategy (2011) and DM Policy 36 of the Development Management Local Plan (2014).
- 7.4 With regards to impact on adjoining properties, the proposal is considered to be acceptable and in line with Policy 15 of the Core Strategy (2011) and DM Policy 31 of the Development Management Local Plan (2014).
- 7.5 For the above reasons, it is recommended that the proposed development is granted planning permission.

7.6 **GRANT PERMISSION** subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

EX\_01; EX\_02; EX\_03; EX\_04; PL\_50; PL\_51; PL\_52; PL\_53; PL\_54; PL\_55; Heritage Statement; Design and Access Statement

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

### **INFORMATIVES**

- (1) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.