

Committee	PLANNING COMMITTEE A B C	
Report Title	96C Drakefell Road, SE4	
Ward	Telegraph Hill	
Contributors	Maeve Wylie	
Class	PART 1	3 March 2016

<u>Reg. Nos.</u>	(A) DC/15/94815
<u>Application dated</u>	11.12.15
<u>Applicant</u>	Selcom Building Services
<u>Proposal</u>	The Construction of a roof extension to the rear roof slope of 96C Drakefell Road, SE14 together with the installation of 2 velux windows to the side roof slope.
<u>Applicant's Plan Nos.</u>	Drakefell/01 2015 Rev A02; Site Location Map; Design & Access/ Heritage Statement
<u>Background Papers</u>	(1) This is Background Papers List (2) Case File DC/46/96/TP (3) Local Development Framework Documents (4) The London Plan
<u>Designation</u>	Area of Stability and Managed Change

1.0 Property/Site Description

- 1.1 The application site consists of a two-storey with basement terraced, Victorian property arranged as three flats. The property is situated on the southern side of Drakefell Road.
- 1.2 The houses on this street are a well preserved example of late 19th century middle class terraced houses. The majority of properties in the street have timber sliding sash type windows. All properties within this terrace (No's 134 – 91) have ground floor and upper floor bay windows and two storey back additions.
- 1.3 The property is located within the Telegraph Hill Conservation Area and is subject to an Article 4 Direction. The property is not a listed building.

2.0 Planning History

- 2.1 No relevant planning history connected to this site

3.0 Current Planning Applications

The Proposals

- 3.1 The Construction of a roof extension to the rear roof slope of 96C Drakefell Road, SE14 together with the installation of 2 velux windows to the side roof slope.

- 3.2 The proposed dormer would be located centrally in the rear roof slope and would measure 2.48m deep, 2.6m wide by 1.3m in height. It would have two windows in the rear elevation, they would be timber sash windows. The dormer would be constructed from lead cladding and inset 1m from the eaves and 1.26m and 1.45m from the party walls.
- 3.3 There would be two roof lights in the roof slope of the back addition, both of which on the west side of the property facing 98 Drakefell Road.

Supporting Documents

- 3.4 Heritage Statement

4.0 Consultation

- 4.1 Six neighbouring properties, Telegraph Hill Ward Councillors, Amenities Society Panel (ASP), Telegraph Hill Society and a Conservation Officer were consulted regarding the application.
- 4.2 No neighbours objected to this proposal.
- 4.3 The Amenities Society Panel (ASP) have raised an objections to the proposed development stating that the “dormer is over-large and visible from the public realm. Given the extent of visibility of the property, the Panel objects to the principle of adding a dormer to the rear roof slope of this property.”
- 4.4 The Telegraph Hill Society made an objection to the application, and also follow up comments. The objection is summarised as follows:
- Object to the rear roof extension
 - The rear roof extension would be visible from Aspinall Road
 - Rear roof extensions are not a common feature in the area and will create a precedent.
- 4.5 The Conservation Officer has raised no objections to the proposal and stated that the design, and materials for suitable for the Conservation Area.

5.0 Policy Context

5.1 Introduction

- 5.2 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.
- 5.3 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, the Development

Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

5.4 National Planning Policy Framework

5.5 The NPPF was published on 27th 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 that (paragraph 211), 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)' .

5.6 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.

5.7 London Plan (2015)

The London Plan policies relevant to this application are:-

Policy 5.3 Sustainable design and construction

Policy 7.4 Local character

Policy 7.8 Heritage assets and archaeology

5.8 Core Strategy

5.9 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together the Development Management Local Plan 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 Lewisham Core Strategy as they relate to this application:

Spatial Policy 5 Areas of Stability and Managed Change

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

5.10 Development Management Local Plan

5.11 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

Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant 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 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

5.12 Residential Standards Supplementary Planning Document (August 2006)

5.13 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.

5.14 Telegraph Hill Conservation Area Character Appraisal

5.15 This document provides a detailed description of the Telegraph Hill Conservation Area, and recognises the 4 character areas. Drakefell Road is identified as being in Character Area 3 which is noted for its good quality late 19th century development. The appraisal also notes key architectural features of buildings across the conservation area.

6.0 Planning Considerations

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

- a) Principle of Development
- b) Design
- c) Impact on Adjoining Properties

Principle of Development

6.2 The proposed external alterations provide for a loft conversion which would add an additional bedroom 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

6.3 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises

the potential of sites and is sensitive to the local context and responds to local character.

- 6.4 Core Strategy Policy 16 states that the Council will ensure that the value and significance of the borough's heritage assets and their settings, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.
- 6.5 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and a sense of place. An adequate response to how the scheme relates to the existing street including its building frontages will be required including:
- The quality and durability of building materials that either match or complement the existing and their sensitive use on the development and the justification behind the choice.*
- The activity and visual interest for the public provided by the development at ground floor level with the provision of windows and doors to provide physical and visual links between buildings and the public domain.*
- A statement describing the significance of heritage asset, including its setting will be required for proposals that impact on such an asset.*
- 6.6 DM Policy 31 states that the Council will expect alterations and extensions to be of a high, site specific, and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building. In addition, replacement windows should closely match the pattern of the original windows.
- 6.7 DM Policy 36 states that the Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving and or enhancing their character and or appearance, will not grant planning permission where alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.
- 6.8 The proposal incorporates two elements; the rear roof extension and the two rear roof lights.
- 6.9 The proposal would involve the extension of the rear roof to create additional living space in the loft. The proposal also includes the creation of 2 roof lights on the second floor back addition which would provide light to the third flat kitchen.
- 6.10 The rear dormer would be set back approximately 1m from the eaves of the roof and at least 1.2m from the party wall with no. 94, rising to 1.4m from the party wall boundary with no. 98. The two windows proposed to be installed within the dormer are timber sashes to match those used in the main elevations.

- 6.11 The position of the extension is suitably located on the centre of the rear roof. The proposal would not be viewable from Drakefell Road. From Aspinall Road it is deemed that the proposal would have very little visual impact. From a combination of the road steeping downwards, the two storey back addition to both 94 & 96 and the parapet wall on the roof it is considered that the proposal would not be an intrusive addition to the host building or the terrace of houses.
- 6.12 The two roof lights would be located towards the rear of the side roof slope of the house, facing towards No. 98. Due to their positioning towards the rear of the house and on a slope not visible from the public view it is considered that the roof lights would be acceptable.
- 6.13 The design, scale and materials proposed for the rear dormer and rear rooflights are considered to be acceptable and would not harm the character or appearance of the main dwellinghouse or the Telegraph Hill Conservation Area. Therefore, the proposal complies with Core Strategy Policies 15 and 16, DM Policies 30, 31 and 36 and paragraph 6.7 of the Residential Standards SPD.

Impact on Adjoining Properties

- 6.14 Core Strategy Policy 15 and DM Policy 31 seek to protect residential amenity. When seeking permission for extensions/alterations to existing buildings it must be demonstrated that significant harm will not arise with respect to overbearing impact, loss of outlook, overshadowing, loss of light, overlooking, loss of privacy or general noise and disturbance.
- 6.15 The proposal involves the addition of two velux windows and a dormer within the existing roof to the rear of the property. Given the positioning of the proposed rooflight and dormer window, they would not be expected to give rise to an increased impact with regards to overlooking or loss of privacy.
- 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 policy 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 Officers consider that the proposal is appropriate in terms of the location and design of the windows, thereby not resulting in material harm to the appearance and character of the Telegraph Hill Conservation Area and the scheme is therefore considered acceptable.

RECOMMENDATION (C)

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:

Drakefell/01 2015 A02; Site Location Map; Design & Access Statement/ Heritage 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.

(3) No new external finishes, including works of making good, shall be carried out other than in materials to match the existing.

Reason: To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

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, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.