

Committee	PLANNING COMMITTEE A	
Report Title	14A Lewisham Hill, SE13, 7EJ	
Ward	Blackheath	
Contributors	Andrew Hartcher/Karl Fetterplace	
Class	PART 1	21 April 2016

<u>Reg. Nos.</u>	DC/15/093788
<u>Application dated</u>	10 September 2015
<u>Applicant</u>	Mrs Katie Tarrent
<u>Proposal</u>	Retrospective conversion of 14A Lewisham Hill SE13, into 1, one bedroom and 1, three bedroom self-contained flats together with a single storey rear extension at lower ground floor level.
<u>Applicant's Plan Nos.</u>	Planning, Design and Access Statement, Site Location Plan, P9/001, 002, 003, 004, 005 and 006 (received 17 <sup>th</sup> September 2015).
<u>Background Papers</u>	(1) LE/137/14/TP (2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)
<u>Designation</u>	Not a Listed Building Not in a Conservation Area

## **1.0 Introduction**

1.1 This application was presented at Planning Committee A on 18 February 2016, but deferred for further clarification on the following matters:

- Noise insulation and the stacking of like rooms above each other
- Re-configuration of the door to the side elevation as the principle entrance to the lower ground flat
- Venting of the kitchen
- The loss of the original storage area to the rear
- Clarity on the exact nature of what is taking place on site through a site inspection: and
- The definition of 'family housing' and 'single family dwelling' in relation to the London Plan, DM Policy 3 and legislation.

## **2.0 Additional Information**

2.1 These matters have been considered and are addressed below.

*Re-configuration of the door*

- 2.2 Consideration was given to this matter in the original report to committee. The new side entrance door has a recessed opening and opens inwards. As such, it is not considered that this door would impede rear garden access or the free flow of movement along the passage way. The proposal is considered adequate in this regard.
- 2.3 The loss of storage space located under the rear courtyard at ground floor level was considered in the initial assessment of the application and it was determined that this was acceptable. Further consideration of this matter has not led to a change in officer opinion on this matter.
- 2.4 However, for clarity, it is considered that the loss of the original storage space is acceptable as there is adequate space in the rear garden of the property for new storage space to be provided. In addition, the National Technical Space standards requires the provision of storage space of 2.5sqm for 3b5p flats and 1.5sqm for 1b2p flats. 0.5sqm has been provided in the 1b2p flat. No storage has been provided in the 3b5p flat. However it is noted that the hall in the 3b5p flat is relatively large, with an area of 13.65sqm, having a maximum width of 2.2m. Therefore, it is considered that this could accommodate some storage space. It is not considered that this lack of storage space in either flat would result in the standard of accommodation being so poor that it would warrant refusal of this application on these grounds.

*Noise and venting*

- 2.5 It is noted that the kitchen is domestic and not of a commercial nature. These matters were considered in the initial assessment of the application, where it was stated that these are not a planning matters to be dealt with under the Town and Country Planning Act 1990. If the works already undertaken have been constructed to meet Building Regulation standards, there should be no resulting amenity or structural issues at the flat located above. Officers have therefore referred the matter to Council's Building Regulation Team and it is understood that investigations into the matter are on-going.

*Site inspection*

- 2.6 An internal and external site inspection has already been undertaken by officers and it is considered that this has enabled a satisfactory assessment of the application.

*Definition of 'family housing' and 'single family dwelling'.*

- 2.7 At the Committee Meeting, it was raised that the existing flat is considered family housing as defined by the London Plan and therefore should not be allowed to be converted on that basis. The London Plan glossary states that family housing "is generally defined as having three or more bedrooms". This definition does not make a distinction between houses and flats and also allows for flexibility through the use of the word generally.

2.8 The London Plan supports the provision of family housing but does not contain a policy that prevents the conversion of it and in the absence of such a policy, direction is taken from DM3.

2.9 Part 1 of DM Policy 3 'Conversion of a single family house to two or more dwellings' states that:

*The Council will refuse planning permission for the conversion of a single family house into flats except where environmental conditions mean that the single family house is not suitable for family accommodation due to any factor listed below:*

*a. adjacent to noise generating or other environmentally unfriendly uses*

*b. lack of external amenity space suitable for family use'*

2.10 Paragraph 2.13 of the supporting text to DM Policy 3 advises that family housing is single family houses with three or more bedrooms. Additionally, a 'Single Family House' is defined in the glossary of the Development Management Plan as a self-contained house occupied by a single family.

2.11 Clarification on whether the wording of this policy relates to the conversion of flats as well as single family houses has been sought on previous applications. This includes 8B Lewisham Hill (DC/15/91178), as referenced in the original report for this application.

2.12 The building in question contains a two storey maisonette (the subject of this application) and two single storey flats. It is not considered to be a single family house as defined in the Glossary of the Development Management Local Plan or DM Policy 3. On that basis, DM Policy 3 does not apply to this application.

### **3.0 Conclusion**

3.1 Officers consider that no new information or planning considerations have been raised above, that would require the officers recommendation for approval to be reconsidered.