

Committee	PLANNING COMMITTEE A	
Report Title	13 ST DONATT'S ROAD, LONDON, SE14	
Ward	Brockley	
Contributors	Andrew Harris	
Class	PART 1	19 October 2017

Reg. Nos.

(A) DC/17/100547

Application dated

07.03.2017 as revised 22.09.2017

Applicant

Selencky Parsons on behalf of Mr Wilson

Proposal

The construction of a part one/part three storey extension to the side and rear and a roof extension to the rear roof slope, together with the installation of rooflights within the front and rear roof slopes and alterations to the front and rear elevations and front boundary at 13 St Donatts Road SE14, to provide 1 four bedroom house, 1 one bedroom, 1 two bedroom and 1 three bedroom self-contained flats.

Applicant's Plan Nos.

Design and Access Statement; Shading Analysis Received 27/03/17; Parking Survey Received 25/07/17; 237 00 001 Rev P2; 237 00 002 Rev P2; 237 00 010 Rev P2; 237 00 011 Rev P2; 237 00 012 Rev P2; 237 00 013 Rev P2; 237 00 014 Rev P2; 237 00 021 Rev P2; 237 00 022 Rev P2; 237 00 030 Rev P2; 237 00 031 Rev P2; 237 00 032 Rev P2; 237 10 002 Rev P2; 237 20 000 Rev P2; 237 20 001 Rev P2; 237 20 02 Rev P4; 237 20 003 Rev P3; 237 20 004 Rev P2; 237 21 001 Rev P2; 237 21 002 Rev P2; 237 21 003 Rev P2; 237 21 004 Rev P2; 237 22 000 Rev P2; 237 22 001 Rev P3; 237 22 002 Rev P2; 237 30 000 Rev P2; 237 30 001 Rev P2 Received 22/09/17;

Background Papers

- (1) Case File LE/302/13/TP
- (2) Local Development Framework Documents
- (3) The London Plan

Designation

Undesignated Land
Existing C3 Use
PTAL 6a

1.0 Property/Site Description

- 1.1 The subject site is located on the south east side of St Donatt's Road and comprises a mid-terrace part two/part three storey building with accommodation in the roof. The building is divided into a 1 bed flat, occupying the ground floor, and a 4 bed maisonette spread over the upper floors. The 1bed unit is derelict and has sole use of the rear garden. The maisonette has the use of an existing roof terrace at upper ground floor level to the rear.
- 1.2 The property is a historic infill development, joining the terrace row to the east and the semi-detached pair to the west to form a terrace row of 6 properties. The application property, while sharing some of the historic characteristics of the adjoining properties, differs greatly in the fenestration and overall detailing within the front elevation. The smaller two-storey element is believed to be an original feature of the main building, and features a flat roof and garage at ground floor level. The smaller section, other than the London stock finish, bears no relation to the surrounding development. The subject property therefore appears as two distinct elements, the main three-storey gabled roof element, and the second the smaller two-storey flat roof element.
- 1.3 In addition to the differing appearance of the host building in relation to other properties on St Donatt's Road, the site also benefits from an unusually wide rear garden, measuring approximately 9m at its widest point. In comparison, most other properties on the southern/eastern side of the road feature gardens with widths closer to 5.5m.
- 1.4 The surrounding area is residential in nature, comprising primarily of terraced properties.
- 1.5 The property is not in a conservation area and is not subject to any Article (4) Directions. It is not a listed building, nor is it within the vicinity of any listed buildings. The site has a PTAL rating of 6a.

2.0 Planning History

- 2.1 **DC/13/082277** - The retention of hardstanding and a planting area to the front of the basement property at 13 St Donatt's Road, SE14 together with the installation of sliding doors to the front elevation and gate to front boundary. **Refused**, 01/10/2013.
- 2.1.1 **Reason for refusal 1:** The design, detailing and materials of the front curtilage and boundary treatment detract from the architectural integrity of the property and adjacent group of buildings as a whole within which they are set, and fail to preserve or enhance the special character and appearance of the area detrimental to the value and significance of the borough's non-designated heritage assets.
- 2.1.2 **Reason for refusal 1:** The replacement window and patio door at lower level in the front elevation, by reason of their design, would detract from the architectural integrity of the property and adjacent group of buildings as a whole within which they are set, and would fail to preserve or enhance the special character and appearance of the area detrimental to the value and significance of the borough's non-designated heritage.

- 2.2 **PRE/16/002635** - A rear and roof extension of two existing properties to convert a 4 bedroom maisonette and 1 bedroom garden flat into a 4 bed house and four 2 bed flats. Advice given 14/12/2016.
- 2.3 **PRE/17/002836** - Conversion of residential property in to 4 flats and 1 house. Advice Given 20/02/2017.
- 2.4 **EC/08/00209** - Unauthorised works to basement. **No breach**, 30/08/2008.
- 2.5 **EC/11/00384** - Untidy land and excavation to the front and back of the property. **No Breach**, 20/07/2012.

3.0 Current Planning Applications

3.1 The Proposal

3.2 The current application follows on from the pre-application meetings held on 14/12/16 and 20/02/17. It is for the construction of a part one/part three storey extension to the side and rear and a roof extension to the rear roof slope, together with the installation of rooflights within the front and rear roof slopes and alterations to the front and rear elevations and front boundary at 13 St Donatts Road SE14, to provide 1 four bedroom house, 1 one bedroom, 1 two bedroom and 1 three bedroom self-contained flats.

3.3 The four bedroom house which would be created would be located within the extended two storey building, with the three smaller self-contained flats located within the existing larger storey building.

3.4 It is noted that the initial description of development also included '*the installation of a dormer window in the front roof slope*'. However, this was incorrect as the original front dormer extension is to be retained as existing. This was disclosed to residents during the local meeting.

3.5 External Alterations

Alterations to the two-storey flat roof building

3.6 The proposal would include the alteration of the existing two storey flat roofed element, which would be increased in height by 0.96m in order to provide three floors internally. The flat roofed design would be maintained, with the increase in height bringing the roof of the building 0.35m under the eaves of the adjoining building at 11 St Donatt's Road.

3.7 The front and rear elevations of this smaller building would also be altered. To the front this would consist of the incorporation of additional aluminium framed glazing and concrete lintels to distinguish the new floor levels. The existing garage door would be removed, with the associated area of hardstanding (unrelated to the previously refused application DC/13/082277) within the front boundary to be retained. A new front door would also be provided within the opening of the existing garage door. The finish of the smaller building would consist of fairface London stock brick piers to match existing brickwork, with the addition of broken brick panels at ground and first floor levels. The broken brick panels would consist of the same brick stock as that used in the main building, but would have a textured rather than smooth finish in order to provide a layer visual interest.

- 3.8 The alterations to the rear would consist of the construction of a two storey extension at first and second floor levels, the installation of new aluminium framed glazing and sliding doors and the insertion of concrete lintels as seen on the front elevation. The extension would have a depth of 2.38m, width of 3.9m and height of 5.2m, being constructed above the existing single storey rear addition and coming level with the proposed roof level to the front of the building. Although extending an additional 2.38m in depth along the shared boundary with 15 St Donatt's Road, the rear wall of the proposed extension would sit flush with the rear wall of existing neighbouring two storey rear addition.
- 3.9 The finish to the rear elevation would be standard fairface London stock brick. The existing rear terrace balcony would be retained, although partially reduced in size due to the construction of the 2 storey rear extension, with a new partially glazed/partially brick built balustrade installed. The existing brick balustrade bordering the shared boundary with 15 St Donatt's Road would be retained at its existing height, with the brick being updated to match.

Alterations to the three-storey gabled roof building

- 3.10 The proposal would also include minor alterations to the main three storey building, with the overall appearance and detailing of the main building being retained.
- 3.11 To the front, an existing chimney stack would be removed from roof level and a rooflight installed adjacent to the existing front dormer window, which would be retained as existing. The existing roof tiles would be replaced with new slate tiling, and new iron railings installed at ground floor level leading up to the main front door entrance. At lower ground floor level, an existing boarded up opening would be replaced with a new heritage range UPVC sliding sash window. The existing external finishes to the main three storey building, consisting of fairface London stock brick to the two upper floors and grey render to the lower ground floor would be retained as existing.
- 3.12 The area within the front boundary adjacent to the three storey building would be altered, with new steps, bin stores and planters for soft landscaping. The door to the lower floor flat would be contained under the existing stairway leading to the main entrance, with the entrance to the existing lower flat retained for this purpose. The scheme would also provide cycle storage, although the details for this have not yet been provided, see the *Highways and Traffic Issues* section of this report for further details on this.
- 3.13 To the rear, the existing fenestration would be altered to relate to the internal arrangements. The windows to the rear would consist of heritage range UPVC sliding sash at third floor level and aluminium casement windows and sliding doors at first and ground floor levels. A dormer roof extension would be constructed at roof level, with a rooflight located adjacent to it.

Single storey rear extension

- 3.14 To the rear of the property, the construction of a single storey rear extension is proposed, which would serve the 4 bedroom unit in the extended two-storey building. The proposed extension would have a flat roof with a height of 2.5m. It would measure 5m in depth, being set back 3.1m from the rear wall of the main house. It would adjoin the eastern flank wall of the existing rear addition, extending towards the shared boundary with 11 St Donatt's Road, thus wrapping around the

rear elevation of the property. It would have a maximum width of 5.5m, reducing to 5m due to the narrowing of the rear garden.

- 3.15 The proposed single storey element would project past the rear wall of the existing single storey rear extension at 11 St Donatt's Road by 3.75m. Due to changes in ground level between the application site and 11 St Donatt's Road, the proposed extension would have a perceived height of 2.9m when viewed from 11 St Donatt's Road. It would be constructed from fairface yellow London stock to match the main dwelling and the boundary wall. It would be set back 3.1m from the rear wall of the main three storey building, thereby creating a small courtyard area for the lower ground floor 2 bed unit. The rear wall of the courtyard would also feature a green wall to provide a level of visual interest for the occupiers of the two bed unit. The extension would also feature a flat roof with green roof.

Residential dwellings

- 3.16 The proposed internal alterations would provide 1 four bedroom house, 1 one bedroom, 1 two bedroom and 1 three bedroom self-contained flats.
- 3.17 The four bedroom house would be contained within the smaller side building, with the existing rear addition and proposed wraparound single storey rear extension also serving this unit. It would have sole access to the rear garden and the existing rear terrace at first floor level. The internals would provide 4x double bedrooms, study, bathroom, 1x en suite, wc, utility closet, kitchen, dining room and lounge. Access would be provided via a front entrance door to be located within the front elevation of the smaller building, replacing the existing garage door.
- 3.18 The one bedroom unit would be located at upper ground floor level, within the main three storey building. It would consist of a double bedroom, study, bathroom, kitchen/living/dining room. The unit would not benefit from private amenity space and would be accessed via a shared entrance hallway located within the main entrance to the three storey building.
- 3.19 The two bedroom unit would be located at lower ground floor level. It would consist of 2x double bedrooms, bathroom, 1x en suite, kitchen/living/dining room. It would benefit from a small courtyard area to the rear of the unit, which would be created as a result of the wrap around single storey rear extension to the 4 bed house. The unit would be accessed via a front door located at lower ground floor level, under the existing stairway leading to the main entrance of the building.
- 3.20 The three bedroom unit would be located at third floor and roof level. It would consist of 2x double bedrooms, 1x single bedroom, bathroom and a kitchen/living/dining room. The unit would not benefit from private amenity space and would be accessed via a shared entrance hallway located within the main entrance to the three storey building.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received.

Post-submission consultation by the Council

- 4.2 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.3 Site notices were displayed and notification letters were sent to residents of adjoining buildings. The relevant local Ward Councillors and the Council's Highways and Environmental Health Officers were also consulted.

Written responses received from Local Residents and Organisations

- 4.4 In response to the consultation, 11 letters of objections were received.
- 4.5 The following planning concerns were raised by objectors:
- Scale and design does not respect local context and street pattern/out of character
 - Increased square footage of the property (triple)
 - Lewisham must support the retention of family sized dwellings
 - Undersized units - layouts compromised to achieve proposed numbers
 - Poor quality/undersized amenity space for lower ground floor flat
 - Two flats do not have garden access
 - Refuse – increased within the boundary
 - Inadequate cycle parking
 - Existing highly populated street, to be increased with the addition of two new proposed units
 - Three stories to the rear out of keeping
 - Increased overlooking from the proposed balcony
 - Light pollution to properties on Shardeloes Road and properties opposite on St Donatt's Road
 - Danger to pedestrians
 - Blocking emergency vehicles
 - Harm amenities of neighbouring properties, specifically parking
 - Increased noise and disturbances from additional residents
- 4.6 A petition containing 67 signatures was also received in opposition to the scheme.

Local Meeting

- 4.7 The Council's Statement of Community Involvement requires that a local meeting be offered to those who have made representations and the applicant at least two weeks prior to a decision being made on a planning application, in the following circumstances:
- where one or more objection(s) have been received from a residents' association, community/amenity group or Ward Councillor; and/or
 - where a petition is received containing more than 25 signatures; and/or
 - where ten or more individual written objections are received from different residents.
- 4.8 As more than ten objections were received, a local meeting was held on 3rd July 2017 at St Peter's Brockley Church. It was attended by seven local residents. Unfortunately the Ward Councillors were unable to attend and sent their apologies. The panel comprised Mr Sam Selencky and Mr David Parsons (Architects for the development) and Mr Andrew Harris and Mr Geoff Whittington (Lewisham Planning Officers).
- 4.9 During the meeting, it became apparent that the main concern for local residents was the impact of the proposal on parking, specifically within St Donatt's Road. Residents indicated that the area is already subject to extreme parking stress, as people travelling into New Cross and Goldsmith's University use the unrestricted parking within the road. However, many of the concerns outlined above were reiterated during the meeting. The applicant also took the opportunity to clarify certain aspects of the scheme with local residents.
- 4.10 The minutes of the local meeting are attached in full as Appendix A to this report.

Written responses received from statutory agencies

Highways and Transportation

- 4.11 The scheme has been subject to extensive consultation with the Council's Highways team, due to the impact of the proposed development on the parking within St Donatt's Road and surrounding roads. The Highways team initially objected to the scheme, due to the following reason:
- 4.12 *'The proposal does not provide sufficient information to be able to assess and conclude that the proposed change of use will not have a negative impact on the surrounding highway network in terms of on-street parking having regard to Policy 6.13 of the London Plan and the National Planning Policy Framework.'*
- 4.13 Following this, the applicant undertook an independent parking survey to address concerns raised. The Highways Officer subsequently provided the following comments:
- 4.14 *'There are concerns about the impact of the proposal on parking on St Donatt's Road, as the parking survey showed 100% parking stress on St Donatt's Rd. However, as the parking survey showed the surrounding streets within 200m of the development to have the capacity to accommodate for overspill parking, I have no objections to the proposal.'*
- 4.15 The parking survey is attached in full as Appendix B to this report.

- 4.16 The Highways team have also requested the following conditions be attached should the scheme be approved:
- Cycle Parking. Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards and to promote sustainable travel.
 - Waste and Recycling Storage and Collection Arrangements. Reason: In the interests of amenity and to safeguard the proper use of the Highway.
 - Demolition and Construction Logistics Statement. Reason: To minimise the impact of construction works upon highway safety, congestion and parking availability

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, 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.

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 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

- 5.5 The other relevant national guidance is:

Design

Light pollution

Neighbourhood Planning

Noise

Travel plans, transport assessments and statements in decision-taking

Use of Planning Conditions

London Plan (March 2016)

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

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential including Table 3.3 Minimum space standards for new development

Policy 3.8 Housing choice

Policy 3.5 Quality and design of housing development

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable Energy

Policy 5.11 Green roofs and development site environs

Policy 6.9 Cycling including table 6.3 from Cycle Parking minimum standards

Policy 6.13 Parking including Table 6.2: car parking standards

Policy 7.4 Local character

Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:

Housing (2016)

Core Strategy (2011)

- 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 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:

Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 13 Addressing Lewisham's waste management requirements
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham

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:

5.10 The following policies are considered to be relevant to this application:

DM Policy 3	Conversion of a single dwelling to two or more dwellings
DM Policy 24	Biodiversity, living roofs and artificial playing pitches
DM Policy 26	Noise and vibration
DM Policy 27	Lighting
DM Policy 29	Car parking
DM Policy 30	Urban design and local character
DM Policy 31	Alterations/extensions to existing buildings
DM Policy 32	Housing design, layout and space standards

Residential Standards Supplementary Planning Document (August 2006/ Updated 2012)

5.11 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

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

- a) Principle of Development
- b) Design
- c) Standard of Accommodation
- d) Highways and Traffic Issues
- e) Impact on Adjoining Properties
- f) Sustainability and Energy

Principle of Development

- 6.2 DM Policy 3 resists the conversion of single family houses into flats, except where environmental conditions mean that such a dwelling would not be suitable for family accommodation, as this type of housing is in high demand within the borough. In this instance, the property has already been converted into two separate self-contained units, having gained permission in 1986 for the conversion before the adoption of the current DM Plan in 2014. As such, the further conversion of the property would not be contrary to DM Policy 3 and is therefore considered acceptable, subject to acceptable design, impact on residential amenity and standard of accommodation, all of which will be assessed later on in this report.
- 6.3 It is noted that during the local meeting, several local residents raised concerns regarding the precedent for the conversion of single family dwellings within the road. However, for the reasons outlined above, this would not be the case. Furthermore, it is noted that the proposal would in fact result in the creation of two family sized units (3 bedrooms or more), in addition to the two smaller units which have been applied for. It would therefore be in accordance with Spatial Policy 1, which seeks to deliver 18,165 net new dwellings in the borough.

Design

Two-storey building

- 6.4 The proposal would see the design of the existing two storey infill element of the host building significantly updated. The existing building features a single window at first floor level and a garage entrance at the ground floor, which has been boarded up for some time. The existing two storey building bears no relation with the surrounding developments, with both it and the larger three storey building being clearly identifiable as later additions to the street. The smaller two storey element in particular, owing to the lack of detailing and reduced two storey height, currently appears as an unusual, but unobtrusive, element within the streetscene, which consists of larger traditional styled properties.
- 6.5 The proposed design is considered to be of an exceptionally high standard, which would complement not only the host dwelling, but also the adjoining neighbouring property at 15 St Donatt's Road. The scheme has undergone two rounds of pre-application advice, with the quality of design improving drastically from the first submission following advice from Officers and the Council's Urban Design team. The latest comments received from the Urban Design Officer notes the following:
- "The infill element has the potential to create a positive addition in the street scene. It is of a scale that is subordinate to the host dwelling and neighbouring property, and is proposing a contemporary design with high quality materials. All of which is encouraged".*
- 6.6 The proposed façade would feature a mixture of glazing, reclaimed brick piers and broken brick infill panels. The floors of the building would be clearly distinguishable with the incorporation of new concrete lintels, which would carry through to the rear of the property. The proposed lintels would protrude past the front elevation of the building, taking its design cue from the existing ledges and lintels within the streetscene. This would also provide niches for the activation of the facade, for example for window boxes and planting.

Three-storey building

- 6.7 In contrast, the changes proposed to the three storey building are fairly minimal in scale, and would largely consist of the tidying up of the front boundary (discussed below) and installation of a new sash window at lower ground floor level. The proposed entrance to the lower ground floor flat would be formed from the existing entrance to the existing lower flat, which is contained and partly concealed under the existing stairway. As such, the proposal would introduce no new entrances within the front elevation of this building. The window would be of a traditional style, complementing the existing fenestration observed at first floor level. The size would be slightly smaller than the existing first floor window, resulting in a level of subservience with what would have originally been the reception room of the main house. The proposal also includes the installation of a single rooflight within the front roof slope, the positioning of which would relate to the existing front dormer. Given that the site is not located within a conservation area and is subject to no Article (4) Direction, it is not considered that the incorporation of the rooflight would adversely, nor significantly impact upon the existing streetscene. Finally, new black railings would be provided along the sides of the existing stairway access. These are considered to be in keeping with the traditional appearance of the area.

Changes to the rear

- 6.8 The rear of the property would not be visible from the public realm and this would have no impact on the streetscene. Nevertheless, the proposed extensions have been designed to a high quality and would again serve to complement the form of the host dwelling while retaining a level of subservience. The concrete piers observed within the front elevation would carry through to the rear, providing clear breaks between the floors of the dwellings. The materials would be fairface yellow London stock brick to match the host dwelling, and concrete, which is considered to complement the brickwork. The wraparound extension would also feature a green roof, which is both supported and encouraged within London Plan Policy 5.11 *Green roofs and development site environs*, which states that green roofs are an essential sustainable design consideration.
- 6.9 The other alterations to the rear would comprise of the installation of a dormer roof extension and rooflight within the rear roofslope of the three storey building, together with alterations to the existing fenestration. The dormer would be finished in zinc cladding and would feature setbacks from the side boundaries, rear eaves and main ridgeline. The resulting structure would be a high quality yet subservient addition which would respect the form and scale of the original roof. Rather than providing a larger roof extension, the applicant has sought a smaller rooflight within the southern side of the rear roof slope, which would provide necessary light internally, without sacrificing the subordinate nature of the proposed roof extension. The proposed windows, while not all traditional sash in design, would be concealed to the rear and are therefore considered acceptable. Furthermore, they would be constructed from aluminum which would constitute a high quality complementary material.

Landscaping and Boundary Treatment

- 6.10 The existing area of hardstanding to the front elevation would be retained for use by the four bedroom family dwelling. To the northern side of the front hardstanding an area of soft-landscaping would be incorporated to soften and provide a break between the existing hardstanding and adjacent stairway. It would also provide some level of screening to the proposed refuse store which would be located behind

it, adjacent to the side elevation of the three storey building. The refuse store would be timber clad, the details of which would be secured by condition, as with the soft-landscaping.

- 6.11 The front boundary treatment to the existing three storey building would consist of the installation of stepped levels and areas of soft-landscaping. The soft-landscaping would be in two locations, immediately adjacent to the highway in order to partly conceal the proposed bin store from the highway, and behind the bin store to partly screen it from the future occupiers of the lower ground floor flat. This, in combination with the installation of the new sash window, would be a significant improvement on the existing situation, which features iron railings along the boundary, placing the refuse bins which serve the property in plain view of the streetscene.
- 6.12 It is recommended that the exact materiality of the proposed boundary treatments, bin stores and soft-landscaping are secured by condition.

Summary

- 6.13 Taking all of the above elements together, it is considered that the design constitutes a successful, contemporary response to the local context and ensures that the proposed extension and alterations would retain a level of subservience to the surrounding development, and would not appear overly dominant or incongruous within the context of the existing building or streetscene. It is therefore considered to comply with DM Policies 30, 31 and 32.

Standard of Accommodation

Unit type and size

- 6.14 With regards to unit type, the development seeks to deliver a four bedroom dwelling house in addition to 1x one bedroom, 1x two bedroom and 1x three bedroom self-contained flats. An assessment of the proposed residential properties against the required space standards is considered below, in line with Table 3.3 'Minimum space standards for new dwellings' of the London Plan. It is noted that there are no minimum internal space requirements for kitchen/dining/living rooms. These have been listed for informatory purposes only.

Table 1: Four Bedroom House

Unit Type	Room	Size	Policy Requirement	Pass/Fail
4 Bedroom/ 6 Person	Overall Floor Area	144.09sqm	122sqm	Pass
	Floor to ceiling height	2.3 for at least 75% of gross internal area	2.3 for at least 75% of gross internal area	Pass
	Kitchen	16.27sqm	N/A	N/A

	Dining	11.6sqm	N/A	N/A
	Living	17.8sqm	N/A	N/A
	Bedroom 1 (double)	10.10sqm	7.5sqm	Pass
	Bedroom 2 (double)	11.88sqm	11.5sqm	Pass
	Bedroom 3 (double)	10.08sqm	7.5sqm	Pass
	Bedroom 4 (double)	13.77sqm	11.5sqm	Pass
	Built in storage	3.78sqm	3.0sqm	Pass
	Private amenity space	241.27sqm	9sqm	Pass

Table 2: Three Bedroom Flat (Flat 3)

Unit Type	Room	Size	Policy Requirement	Pass/Fail
3 Bedroom/ 4 Person	Overall Floor Area	93.8	84sqm + 7sqm = 91sqm	Pass
	Floor to ceiling height	86% at or above 2.3m	2.3m for at least 75% of gross internal area	Pass
	Kitchen/living/dining	27.43sqm	N/A	N/A
	Bedroom 1 (double)	12.8sqm	11.5sqm	Pass
	Bedroom 2 (double)	16.99sqm	11.5sqm	Pass
	Bedroom 3 (single)	14.06sqm	7.5sqm	Pass
	Built in storage	9.8sqm	2.5sqm	
	Private Amenity Space	Worked into overall floor area	7sqm	N/A

Table 3: Two bedroom unit (Flat 1)

Unit Type	Room	Size	Policy Requirement	Pass/Fail
2 Bedroom/ 4 Person	Overall Floor Area	70.2sqm	70sqm	Pass
	Floor to ceiling height	100% at or above 2.3m	2.3m for at least 75% of gross internal area	Pass
	Kitchen/living/dining	31.9sqm	N/A	N/A
	Bedroom 1 (double)	12.67sqm	11.5sqm	Pass
	Bedroom 2 (double)	11.5sqm	11.5sqm	Pass
	Built in storage	3.86sqm	2.0sqm	Pass
	Private Amenity Space	16.6sqm	7sqm	Pass

Table 4: One bedroom unit (Flat 2)

Unit Type	Room	Size	Policy Requirement	Pass/Fail
1 Bedroom/ 2 Person	Overall Floor Area	56.7sqm	50sqm + 5sqm = 55sqm	Pass
	Floor to ceiling height	100% at or above 2.3m	2.3m for at least 75% of gross internal area	Pass
	Kitchen/living/dining	31.9sqm	N/A	N/A
	Bedroom 1 (double)	12.67sqm	11.5sqm	Pass
	Built in storage	5.3sqm	1.5sqm	Pass
	Private Amenity Space	Worked into overall floor area	5sqm	N/A

6.15 The proposed units are of a good size and all either meet or surpass the requirements of the technical housing standards. They would all be dual aspect and would feature good outlook and levels of natural light, as required by DM Policy 32 Housing design, layout and space standards. While the internal layout of the larger

four bedroom house is slightly unconventional in that the kitchen, dining room and lounge are all located to the rear of the property, Officers assert that this in itself does not make the scheme unacceptable. Moreover, the location of these areas would in fact provide greater distance between them and the proposed bedrooms. Given that this is a family sized unit likely to hold a small or medium sized family, this relief from noise and other disturbances from the main habitable rooms could be of benefit to the future occupiers.

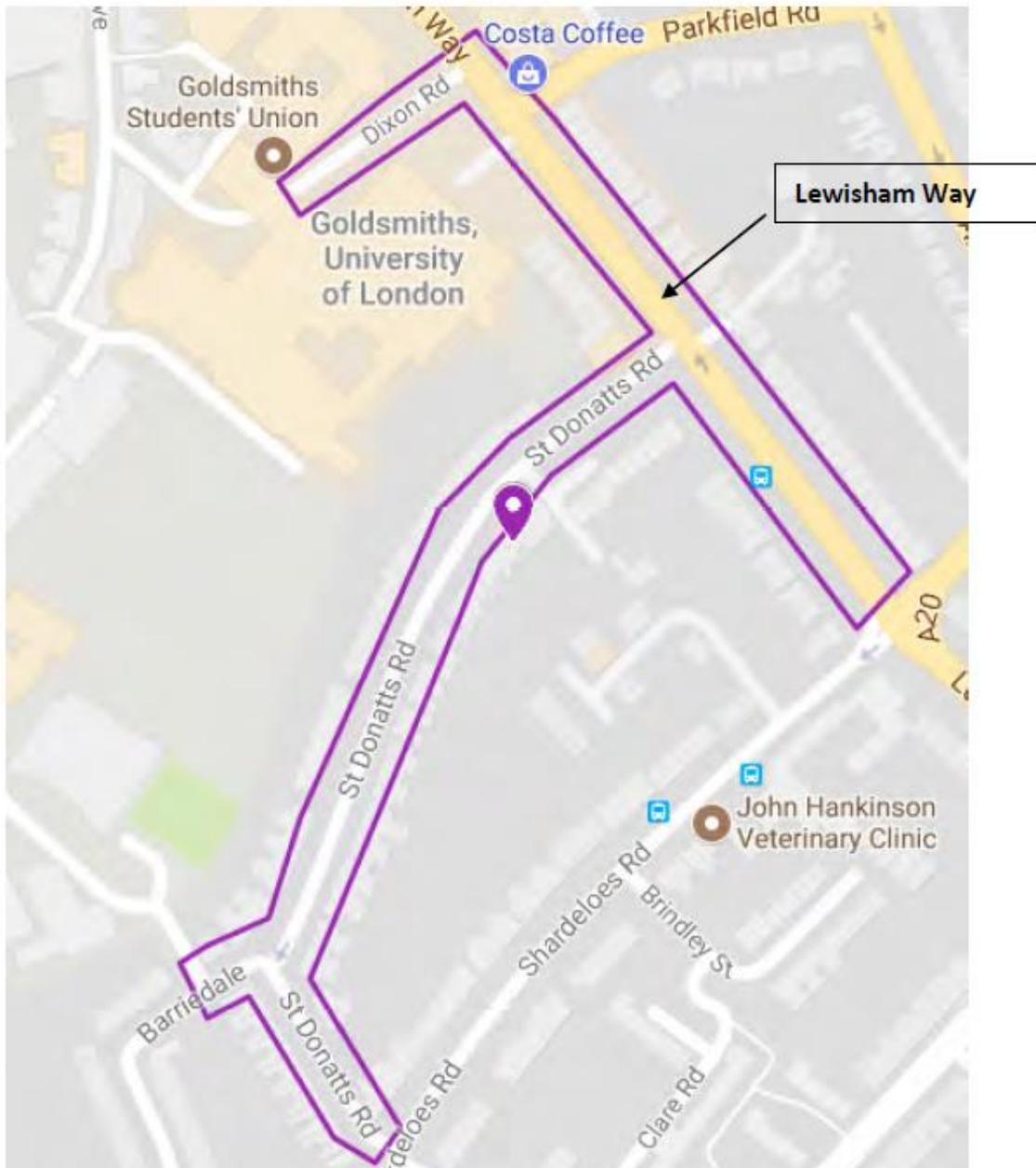
- 6.16 It is noted that flats 2 and 3 would not feature any private external amenity space. While this is a requirement of the London Plan, the Housing Supplementary Planning Guidance (2016) does state that where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. In this instance, it was Officers' opinion that the rear garden should be utilized for the four bedroom family house, as in its existing arrangement, the rear garden is accessible only to the one bed flat, while the 4 bed maisonette has the use of only a terrace. The division of the garden was seen as unacceptable, as this would require access stairways to the rear for the upper floor flats, which would consequently cause privacy concerns. The applicant was consequently advised that the units without private outdoor amenity space should instead be provided with additional internal floor space, which the applicant has achieved. Therefore, given the above, coupled with the fact that the site is located just a 7 minute walk from the Fordham Park, it is considered the scheme can be supported without despite the lack of private amenity space to flats 2 and 3.
- 6.17 The proposal is therefore considered to provide a good standard of accommodation, in accordance with the requirements of DM Policy 32.

Highways and Traffic Issues

Highways impacts and car parking

- 6.18 The main impact of the scheme with regard to highways would be the additional parking stress caused by the scheme. It is not expected that the scheme would cause any other significant highways impacts.
- 6.19 The parking survey submitted by the applicant provides an assessment of the impact of the proposal on parking stress within the area. The survey asserts that the estimated total parking demand to be generated as a result of the scheme would be for two cars. This estimation is based on the 2011 Census data, which stated that in Lewisham there is an average of 0.5 cars per household and the June 2017 TFL data for Lewisham, which states that 48% of households do not own a car. Initially the applicant submitted an informal parking survey which they carried out themselves, however, following comments from Officers and the Highways Officer a full independent survey was undertaken.
- 6.20 The independent survey was undertaken between 1am and 5am on Wednesday 12th and Thursday 13th July 2017 and examined the roads within 200 metres' walking distance of the site (as seen in Figure 2 below) to establish the existing levels of "parking stress", meaning the percentage of the kerbside parking space occupied at peak periods (overnight when most residents' cars are expected to be parked).

Figure 2: Survey Area



The pin drop shows the property location

- 6.21 While the survey did identify that parking stress within St Donatt's Road on the two nights was at 100%, it also identified available parking within Lewisham Way, Dixon Road and Barriedale. This additional parking on the adjacent roads resulted in the overall parking stress for the road being reduced to 74.07% on day one and 74.07% on day two.
- 6.22 Lewisham Way, while having a bus lane on the southern side of the road, features single red lines on the northern side, allowing parking between 7pm-7am Monday-Saturday, with unrestricted parking on Sundays. Dixon Road, which forms part of the Goldsmith's estate, features single yellow lines on the area identified in Figure 2.

- 6.23 The Highways Officer was invited to comment on the results of the survey and provided the following response:
- 6.24 *'There are concerns about the impact of the proposal on parking on St Donatt's Road, as the parking survey showed 100% parking stress on St Donatt's Rd. However, as the parking survey showed the surrounding streets within 200m of the development to have the capacity to accommodate for overspill parking, I have no objections to the proposal.'*
- 6.25 Further to these comments, the applicant enquired as to any other mitigation methods which could be utilised to mitigate against the impact of the proposed development. The use of a 'Car Club' was suggested and the applicant agreed to provide membership for the smaller units in order to discourage car ownership in these units. There is 1 Zipcar location within 500m of the site and a total of 4 within 1000m. Furthermore, it is noted that the existing area of hardstanding on site would be retained for use as car parking by the proposed four bedroom house. This, in combination to the findings of the parking survey, lead Officers to conclude that while the proposed development would impact on parking stress within the area, said impacts would not be so detrimental to make the scheme unacceptable.

Cycle Parking

- 6.26 Details for cycle parking have not been provided as part of the application. However, it is considered that the site is large enough to facilitate the necessary cycle parking, and that the details of which can be secured by condition. The applicant has agreed to this. It is noted that the condition is a pre-commencement condition, meaning the application would have to demonstrate that necessary cycle parking could be provided before any works can commence on site.

Refuse Storage

- 6.27 Details of refuse storage have been provided as part of the application. However, following comments received from the Urban Design Officer, it is considered that minor tweaking is still required for the bin store serving the proposed flats. Officers have therefore attached a condition requiring further details to be provided.

Summary

- 6.28 With the mitigation identified, proposal is therefore considered to have an acceptable impact with regard to highways and traffic issues, in compliance with DM Policy 29 Car parking.

Impact on Adjoining Properties

- 6.29 The main impact of the proposed development would be felt by the directly adjoining properties, 11 & 15 St Donatt's Road. All other adjoining properties located on Chestnut Close would be a significant distance away and therefore largely unaffected by the proposed development.
- 6.30 While it is noted that some of the objectors cited light pollution to the dwellings located on Chestnut Close, said dwellings would be located approximately 32m from the application property. Officers assert that at this distance, there would be no significant increase in light pollution to the adjoining residential properties on Chestnut Close.

- 6.31 Several objectors also cited additional light pollution to the properties opposite on St Donatt's Road, due to the increase in glazing within the existing two storey building. Again, Officers do not consider this to be the case, as the properties opposite would be approximately 22.5m from the application site, and in any event would be subject to lighting from passing vehicles and street furniture. Additionally, within the four bedroom unit, all the main habitable rooms would be located to the rear of the property, with only two bedrooms and the entrance hall featuring windows within the front elevation. Therefore any additional light spillage from these rooms would be minimal.

11 St Donatt's Road

- 6.32 The main impact of the proposed development on 11 St Donatt's Road would arise from the construction of the proposed single storey rear extension. It would project past the neighbouring rear extension by 3.75m and would have a perceived height from the neighbouring garden of 2.9m.
- 6.33 At the proposed height and depth, coupled with the large 28m deep rear garden at the neighbouring property, it is not considered that the proposed extension would result in any significant increase in overbearingness or sense of enclosure.
- 6.34 The applicant has also submitted an overshadowing study (shading study), which shows the impacts of the proposed single storey extension on the neighbouring property during March, June and December. While it is acknowledged that the proposed extension would result in some additional overshadowing to the rear elevation of the neighbouring extension, this would be contained to certain periods of the day after 12pm. Furthermore, when compared to the existing level of overshadowing, the impact is not significant. It is also noted that the adjoining occupiers of 11 St Donatt's Road have not objected to the scheme. Officers consider the impacts of the extension to be acceptable and raise no objections.
- 6.35 Regarding the proposed dormer roof extension, while the extension would result in additional outlooks from the application property onto the rear gardens of neighbouring properties, this would be no more so than can already be experienced from the existing first and second floor windows. Due to the positioning of the dormer, it would not result in any significant additional overshadowing or loss of light to any adjoining property.
- 6.36 The changes to the rear fenestration are not considered to result in any additional overlooking or loss of privacy in comparison to the existing site arrangement.

15 St Donatt's Road

- 6.37 The only significant change proposed along the shared boundary with 15 St Donatt's Road, would be the extension to the existing two storey building, which to the rear would have a height of 5.2m and to the front would be 0.96m. However, as both extensions would be constructed flush with the front and rear elevations of the neighbouring dwelling, and would both be lower in height than the neighbouring building, it would have no impact on the amenities of 15 St Donatt's Road.
- 6.38 The existing rear terrace at first floor level would be retained, with the overall area reduced in size as a result of the extension to first and second floor level. This would therefore have no impact with regard to loss of privacy or increased overlooking, in comparison to the existing arrangement. In fact, the reduction in size would see a

minor improvement as it would allow for less space for people to congregate on the terrace and disturb neighbouring occupiers. It is noted that the occupiers of 15 St Donatt's Road requested that the boundary wall adjacent to the existing terrace be raised to address their privacy concerns. However, this could lead to adverse impact on 15 St Donatt's Road, by way of increased overbearingness and tunnelling effect. The neighbouring occupier was advised during the local meeting that this would not be supported as part of the current application as it would have an adverse impact on a neighbouring property, but should they wish to submit their own application, such works could be considered.

- 6.39 The other potential impact on 15 St Donatt's Road would be potential overlooking from the new windows within the existing two storey building. However, as these would look out towards the rear of the property's garden, it is considered that any overlooking would be no worse than can be experienced from the existing windows at 13 St Donatt's Road. Moreover, none of these would provide new terraces/balconies which would provide an external platform to view from.
- 6.40 Officers recommend that if this application is approved, conditions are imposed which remove certain permitted development rights in respect of the site. Paragraph 017 of that part of the Planning Practice Guidance that is concerned with the use of planning conditions states that "conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances". Officers in this case consider that exceptional circumstances exist to justify the limited removal of the permitted development rights set out in the proposed conditions 6 and 7 because of the arrangement of the proposed building and relationship to existing neighbouring properties and the need to manage amenity considerations.

Noise and light pollution

- 6.41 Given the residential nature of the street, it is not considered that the addition of two additional units would generate an unacceptable increase in either noise or light pollution in comparison to the existing circumstances.

Summary

- 6.42 In light of the above, it is considered that the proposal would have an acceptable impact on neighbouring amenity, and would therefore be compliant with DM Policies 31 and 33.

Sustainability and energy considerations

- 6.43 Policy 5.3 'Sustainable Design and Construction' of the London Plan states that the highest standards of sustainable design should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. In light of this, all proposed developments should demonstrate that sustainable design standards are integral to the proposal. Core Strategy Policy 7 'Climate change and adapting to the effects' requires the Council to apply London Plan policies relevant to climate change.
- 6.44 Core Strategy Policy 8 'Sustainable design and construction and energy efficiency' outlines the Council's commitment to prioritising the reduction of the environmental impact of all new development. It outlines the focus on minimising the overall carbon dioxide emissions of the development while improving sustainability

aspects through sustainable design and construction, to meet the highest feasible environmental standards during design, construction and occupation. Core Strategy Policy 8 therefore requires all new residential development to achieve a minimum of Level 4 Code for Sustainable Homes.

6.45 However, following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes, elements of which will now be incorporated into building regulations. The requirement to meet code level with regard to energy performance and water efficiency has also since been absorbed into building regulations.

7.0 Equalities

7.1 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:-

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.

7.4 Officers consider that in this matter there is minimal impact on equality and the proposed development is therefore acceptable.

8.0 Community Infrastructure Levy

8.1 The above development is CIL liable.

9.0 Conclusion

9.1 This application has been considered in the light of the relevant policies as set out in the development plan and other material considerations, and it is considered that the application complies with all such policies.

9.2 The proposed development would provide a total of four residential units, an increase of 2 from the existing arrangement. Two of the four units would also be family sized dwellings (i.e. they would consist of three or more bedrooms), which are seen as valuable additional resources given the high demand for such properties within the borough.

9.3 The overall design and appearance of the proposal is considered to be of an exceptionally high standard, with the high quality materiality and contemporary design successfully complementing the existing built form of both the host dwelling and wider streetscene. This is considered to be a vast improvement on the existing buildings which currently occupy the site.

- 9.4 The impact on neighbouring amenity is considered to be minimal.
- 9.5 It is recognised that the proposal would have an impact on parking stress within the area, specifically within St Donatt's Road itself. However, the applicant has not only provided a parking survey which indicated that the impacts would be acceptable and in line with Council policy, but they have also looked to add additional measures of mitigation to reduce the impacts on highways.
- 9.6 Officers consider that the exceptional design quality and provision of additional housing, together with the mitigation measures to be put in place by the applicant outweigh the impact potential impacts on parking stress within the area. It is therefore recommended that the application be approved.

10.0 RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

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:

Design and Access Statement; Shading Analysis Received 27/03/17; Parking Survey Received 25/07/17; 237 00 001 Rev P2; 237 00 002 Rev P2; 237 00 010 Rev P2; 237 00 011 Rev P2; 237 00 012 Rev P2; 237 00 013 Rev P2; 237 00 014 Rev P2; 237 00 021 Rev P2; 237 00 022 Rev P2; 237 00 030 Rev P2; 237 00 031 Rev P2; 237 00 032 Rev P2; 237 10 002 Rev P2; 237 20 000 Rev P2; 237 20 001 Rev P2; 237 20 02 Rev P4; 237 20 003 Rev P3; 237 20 004 Rev P2; 237 21 001 Rev P2; 237 21 002 Rev P2; 237 21 003 Rev P2; 237 21 004 Rev P2; 237 22 000 Rev P2; 237 22 001 Rev P3; 237 22 002 Rev P2; 237 30 000 Rev P2; 237 30 001 Rev P2 Received 22/09/17.

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 development shall commence on site until a detailed schedule and samples of the proposed uPVC windows to be used on the building(s) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the 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.

4. (a) No development shall commence on site until details of proposals for the storage of refuse and recycling facilities for each residential units hereby approved, have been submitted to and approved in writing by the local planning authority.

- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- 5. (a) A minimum of **7** secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- 6. (a) A scheme of soft landscaping (including details of the proposed green wall, any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 7. (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

8.
 - (a) The development shall be constructed with a biodiversity living roof laid out in accordance with plan nos. **237 20 001 Rev P2, 237 20 004 Rev P2 and 237 21 001 Rev P2** hereby approved and maintained thereafter.
 - (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
 - (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

9. Prior to occupation of any of the residential units hereby approved, evidence shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that car club membership for each of the flats has been provided.

Reason: To limit car ownership/use and encourage sustainable modes of transport in accordance with Policies Objective 9: Transport and accessibility and Core Strategy Policy 14: Sustainable movement and transport (June 2011), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

10. No extensions or alterations to the dwellinghouse hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

11. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

Informatives

- A. 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 discussions took place which resulted in further information being submitted.
- B. As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myserVICES/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- C. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.