

Committee	PLANNING COMMITTEE C	
Report Title	90 Effingham Road, London, SE12	
Ward	Lee Green	
Contributors	Alfie Williams	
Class	PART 1	24 th January 2019

<u>Reg. Nos.</u>	DC/18/107396
<u>Application dated</u>	30.05.2018 revised 19.12.18
<u>Applicant</u>	Mrs Johnston
<u>Proposal</u>	Construction of 2 dormer windows with a mansard link in the rear roof slope at 90 Effingham Road SE12, together with the installation of 2 roof lights in the front roof slope and the replacement of the roof tiles with natural slate.
<u>Plan Numbers</u>	DESIGN, ACCESS AND HERITAGE STATEMENT received 31 May 2018; 2080-18-PL001-001 Rev P9; 2080-18-PL001-002 Rev P9 received 8 January 2019.
<u>Background Papers</u>	(1) Case File LE/447/90 (2) Core Strategy (June 2011) (3) Development Management Local Plan (November 2014) (4) The London Plan (March 2016) (5) The NPPF
<u>Designation</u>	Lee Manor Conservation Area Lee Manor Conservation Area Article 4 Direction Lee Neighbourhood Forum Flood Risk Zone 2 PTAL 2

1.0 Introduction

- 1.1 This report sets out officer's recommendation in regard to the construction of two dormer windows with a mansard link in the rear roof slope, together with the installation of two roof lights in the front roof slope and the replacement of the roof tiles with natural slate at the above property.
- 1.2 The report has been brought before members, as the application was deferred at the previous Planning Committee C held on 29 November 2019. The original committee report is attached at Appendix A. It was resolved that the decision be deferred due to concerns with the set back of the mansard link. The mansard link was not considered to be sufficiently set back from the face of the dormer, and therefore contrary to the guidance within the emerging Alterations and Extensions SPD.

Following discussions with officers, the applicant has revised the design of the mansard so that it is now set back from the face of the dormers by 0.45m, compared to the previously proposed set back of 0.3m.

2.0 Planning Considerations

- 2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that (in summary) with respect to any buildings or other land in a conservation area, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.
- 2.2 DM Policy 36 requires all extensions to be compatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.
- 2.3 Paragraph 6.7 of the '*Residential Standards*' SPD states that when considering applications for roof extensions they should be sensitively designed to retain the architectural integrity of the building. The '*Residential Standards*' SPD also establishes a number of guidelines including that rear roof extensions should be set back a minimum of one metre behind the lines of eaves and a minimum of 500mm from the gable, flank or party wall boundary.
- 2.4 The revisions made to the design of the proposed roof extension have resulted in the mansard link being set back from the face of the two dormers by 0.45m an increase of 0.15m compared to the original proposal. Officers considered that the combination of increased set back of the link would enhance the perception of the two dormers as separate elements. As such, the proposed roof extension is considered consistent with the guidance in Fig 5.14 of the Draft Alterations and Extensions SPD.
- 2.5 As noted in the previous Committee Report, Effingham Road features a number of examples of similarly designed and proportioned roof extensions, which are considered to establish a character for roof alterations on the road. The proposed roof extension is similar to the proportions and design of the other roof extensions granted planning permission on Effingham Road, and an improvement in terms of the setback of the mansard.
- 2.6 The proposed revisions relate to the mansard link only, which result in an enhancement to the subservience of the extension. Officers consider that the proposed roof extension would sit comfortably within the roof slope by virtue of being sufficiently set in from the party walls, set up from the eaves and set down from the ridge, in accordance with the guidelines established by the '*Residential Standards*' SPD.
- 2.7 The proposed development is considered to accord with the principles of DM Policy 36 by virtue of the combination of historically appropriate materials and proportionate scale and as such is considered to preserve the special character of the Lee Manor Conservation Area.

3.0 CONCLUSION

- 3.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 3.2 The revisions made to the design of the mansard link accord with the guidance for roof extensions within the emerging Alterations and Extensions SPD. Officers therefore consider that the scheme would have an acceptable impact on the roofscape, preserving the special character of the Lee Manor Conservation Area in accordance with DM Policies 30, 31 and 36.

4.0 RECOMMENDATION

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: The works for which conservation area consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent in accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended).

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

2080-18-PL001-001 Rev P9; 2080-18-PL001-002 Rev P9 received 08 January 2019

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. The materials to be used in the development hereby permitted shall strictly accord with the approved plans listed in Condition 2.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy 36 of the Development Management Local Plan (2014).

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 discussions took place which resulted in further information being submitted.