



Your ref DC/22/127839

22/08/2022

Proposed works at 156 Erlanger Rd, SE14 5TJ



In the photos: intrusive sightlines between nos 152 and 150 Erlanger Road

Dear Lewisham Planning

We at No 152 Erlanger Road (SE14 5TJ) write to oppose the proposed works at 156 Erlanger Rd (SE14 5TJ) for the following reasons.

- 1) The proposed development compromises the basic privacy of residents on both sides of No 156, because of intrusive sightlines. Seeing into each other's property causes stress and embarrassment to all concerned. We at No 152 speak from experience, having been condemned to witness our neighbours' domestic activities at close hand now that similar works at No 150 are complete. The French windows of our living-room at No 152 look directly into the new rear extension of No 150, so that it is impossible to avoid them (see above photos of their dining table by day and night). Our neighbours have made no attempt to mitigate this lack of planning foresight. In our view, the works at No 156 will create the same problem.
- 2) The proposed development is out of keeping with this Edwardian terrace. The original architects designed the houses so that the sightlines into and from them offered maximum privacy for all inhabitants, though they would inevitably live at close quarters. The plans for No 156, like those now executed at No 150, bring home the wisdom of their provision and the ill-judgement of their twenty-first century counterparts.
- 3) The proposed development will box in the two houses between Nos 156 and 150, shutting out sunlight and fresh air and thereby reducing the quality of life for us and our neighbours, not to mention damaging our gardens.

While we recognise that the desire to make (debatable) improvements to one's property is comprehensible, we are also concerned because, after over a year of disruption, ill-health and inconvenience caused by the noise, dust and rubble from the building works at No 150, those at No 156 will produce yet more. We also point out that the lack of consideration to neighbours shown by the residents of No 150 has been repeated by those at No 156. Little or no warning was given of the upcoming proposal, the implications of which became clear only when the planning notices appeared. This is not conducive to good neighbourliness and has already had an adverse effect on the cohesion of the local community, the members of which have previously shown mutual respect.

Kind regards

Richard and Julia Gray



Comments summary



Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/09/2022 4:56 PM from Mr Ashley Harrison.

Application Summary

Address: 156 ERLANGER ROAD, LONDON, SE14 5TJ

Proposal: The construction of a single storey rear and side extension, installation of replacement windows at the front and rear elevations and works to the front garden at 156 Erlanger Road SE14.

Case Officer: Max Curson

[Click for further information](#)

Customer Details

Name: Mr Ashley Harrison

Email: mail@ashleyharrison.london

Address: 154 ERLANGER ROAD, LONDON SE14 5TJ

Comments Details

Commenter Type: Neighbour

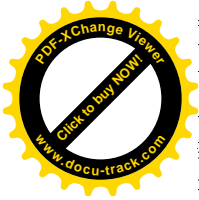
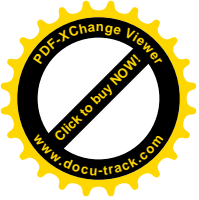
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: DM Policy 30 - the proposal is not compliant with the Policy in so far that the design does not retain and enhance the character of the existing house and local buildings by virtue of the material change inherent in a wrap around design that makes a negative contribution to the character of the area.
DM Policy 31 - the proposal is not compliant with the Policy, in its detail and considerations. The design does not limit its volume and scale to that of the neighbouring building in length and height and so would have significant impact on the loss of privacy, amenity daylight and sunlight to No 154. The extension is not modest and does not enhance the architectural integrity of the local architecture /landscaping.
DM Policy 36 - the proposal is not in keeping with the general principles of the Policy. The design is neither small in scale or modest and seeks to overturn the fundamental design precepts of the Victorian rear terrace living space
More detail delivered to your office by hand

Kind regards





Max Curson

Planning Department
Lewisham Council
Laurence House
Catford Road
London SE6 4RU

Sophie Robson & Ashley Harrison

154 Erlanger Road

London SE14 5TJ

Planning @lewisham.gov.uk by 7 September 2022

1st September 2022

Dear Max Curson,

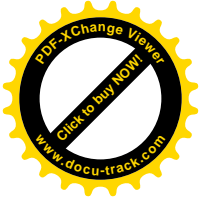
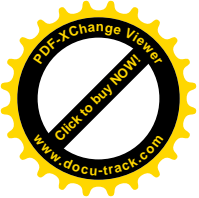
Re: Ref: DC/22/127839

planning application for rear extension 156 Erlanger Road SE14 5TJ

Thank you for notifying us that an application has been made by our neighbours for a rear extension to 156 Erlanger Road.

We are contesting this plan for the following reasons :

- 1) DM Policy 30 – the proposal is not compliant with the Policy in so far that the design does not retain and enhance the character of the existing house and local buildings by virtue of the material change inherent in a wrap around design that makes a negative contribution to the character of the area.
- 2) DM Policy 31 – the proposal is not compliant with the Policy, in its detail and considerations. The design does not limit its volume and scale to that of the neighbouring building (No 154) in length and height and so would have significant impact on the loss of privacy, amenity or daylight and sunlight to No 154. The nature of the extension is not modest and does not enhance the architectural integrity of the local architecture and landscaping.
- 3) DM Policy 36 – the proposal is not in keeping with the general principles of the Policy. The design is neither small in scale or modest and seeks to overturn the fundamental design precepts of the Victorian rear terrace living space. The design is not compatible with the Policy and does not enhance the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials and would have a negative impact on the character and appearance of the Telegraph Hill Conservation Area.

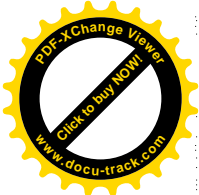
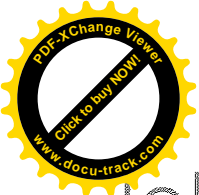


- 4) DM Policy 27 – the wrap around design incorporating a glass roof is not in line with the Policy which requires that residential amenity should be protected from light pollution and nuisance
- 5) The proposed extension incorporates a wrap around design that is unreasonable in its scale and has a highly detrimental effect to light and space in the rear terrace passage creating an overshadowing effect
- 6) No156 is on the upper part of the hill and is 70 cms higher at ground level than No 154. The proposed 2.5m wall results in a 3.2m wall from ground level at No 154
- 7) This proposed 3.2m wall is higher than both the bay and kitchen window at No 154
- 8) In terms of the 25 degree rule, we have a 40 degrees measurement from the centre of the bay window to the 3.2m wall.
- 9) The 40 degrees measurement is not in line with Lewisham Council SPD guidance.
- 10) All the extension samples cited in the proposal - 176, 174, 150,148, 136 and 44 Erlanger Road retain the bay window and passage at the rear to maintain requisite light and space as per the intended Victorian design build. There are no wrap around extensions.
- 11) We feel that permitting a wrap around extension to a rear terrace on Erlanger Road would adversely affect the architectural integrity of the buildings so as to be materially incongruous to the important features of a character area in line with DM Policy 31
- 12) The proposed wrap around extension would have a significantly negative impact on the quality of our life –
 - we would only look out onto a brick wall from both windows – creating a sense of being imprisoned
 - the daylight and sunlight in the kitchen is going to be significantly reduced
 - the passage along the kitchen will be turned into a tunnel rather than an airy space between the buildings
- 13) No 154 has the original street level rear double doors to a balcony and integrated steps down to the rear passage. The proposed glass roof on the wrap around would have a number of materially negative affects -
 - light will beam directly into the ground level rear room and first floor bedroom
 - loss of privacy in view of the fact we would look directly in to the No 156 kitchen
- 14) We submit that the wrap around extension proposed fails to complement the house with a 'light touch' addition rather it seeks to fundamentally change the rear terrace passage dynamic and in doing so causes overshadowing, restricts amenity, daylight and sunlight, reduces privacy and is does not comply with DM Policies 27, 30, 31 and 36.

We understand people wish to make changes to their homes but hope that Lewisham Planning will ensure this is not at the cost to others' quality of life.

Yours sincerely,

Sophie Robson & Ashley Harrison



John Burgess & Tamara Batt

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London Borough of Lewisham
Laurence House
1 Catford Road
LONDON SE6 4RU

Planning Portal Reference: PP-11449193

Application No: DC/22/127839

25th August 2022

Dear Sir or Madam,

We are writing to make our representations with reference to the application for planning permission for the construction of a single storey rear & side extension and to renovate the front garden at 156 Erlanger Road.

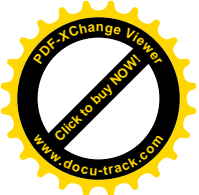
Summary

We think that the proposed rear extension is beyond feasible scale. It gives an unneighbourly sense of enclosure for our property at No 158 and is problematic for the lower ground floor of No. 154, breaching maximum height & depth allowed under current Lewisham Council SPD guidance. We ask for a revised roof profile and further information on the relationship between all three buildings in plan and section.

We are concerned about the structural integrity of the proposal especially given the impact of exceptional climatic conditions on the supporting London clay.

The Applicant incorrectly relies on planning precedent, and we challenge the Applicant's claims of the development's sustainability.

On the basis of the above we consider that the development proposal should not be granted planning permission.



Components of the Application that we support

We fully support Matthew & Rebecca's plans to urgently repair the decay to 156 Erlanger Road, and their proposals to renovate 18 windows throughout the property (an enormous undertaking!)

We also approve of their proposals to demolish and relandscape the front garden which, from the architect's plans, appears to be an exciting blend of restored Victorian-style paving and fresh, modern planting.

Components of the Application that we do not support

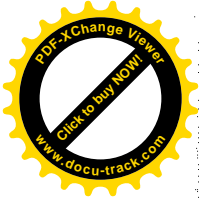
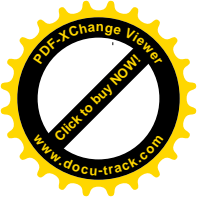
There are, however, many serious & significant aspects of the proposal that we do not support:

- **Scale and Height** | The proposed development adds 27 m² of additional floor area to a kitchen that is currently 22 m². Given that kitchens are typically 10% to 15% of total building area (making the existing kitchen appropriately sized at 15% of the building's current 150 m² footprint), adding this amount of space to a single room is entirely out of character and beyond feasible scale to the original development.

Moreover, the proposal breaches both the maximum height and depth allowed under the 25 degree and 45 degree guides set out by Lewisham Council in its April 2019 Supplementary Planning Document.

- **25 Degree Rule Breach** | From the lower ground floor flank bay window at 154 Erlanger Road, there is what appears to be a potential height conflict. This is the likely source of a reduction in daylight to No 154, and therefore the sectional and plan relationship of all three properties should be drawn to establish the angle. We think the bulk rises to around 43 degrees, but further information is required.

Similarly, the angle from horizontal of a line upwards from the centre of the affected bay window at 154 Erlanger Road to the point where proposed development meets the original curtain wall is approximately 30 degrees, such that the maximum height of the proposed development exceeds Lewisham Council SPD guidance.



detrimental effect that such development will have to the community.

That the architect can identify so many cases precedent of oversized development serves to underline the importance of discontinuing this destructive and isolating behaviour, not as justification to consent to more.

- **Sustainability** | Finally, we have grave doubts about the architect's claims to the development's sustainability, stating that *"we hope to improve the environmental efficiency of the building by introducing thermally insulative materials in the envelope."* On the contrary, there seems to be little environmental efficiency in removing heat-retaining brick to the rear facade of the property and replacing it with large areas of glass that will allow the heat to escape. Additionally, increasing the through volume of the property by converting basement, kitchen and lounge into a single unit will create massive uninterrupted volume needing constant and uniform heating that is impossible to cellularise or control.

Thank you for affording us the opportunity to comment. Please keep us informed of progress.

Yours sincerely,

John Burgess and Tamara Batt