



## Planning Committee: A

### Application details

**Application reference number(s):** DC/23/130234

**Application Date:** 4 April 2023

**Applicant:** Ashby Road Properties Limited

**Proposal:** Construction of part single-storey and part two-storey roof extensions to create 3 self-contained flats, together with the conversion of an existing studio to provided additional living accommodation at 1-3 Ashby Road SE4, with associated cycle storage, refuse storage and a new green roof.

**Background Papers:**

- (1) Submission drawings
- (2) Submission technical reports and documents
- (3) Internal consultee responses
- (4) Statutory consultee responses

**Designation:** Air Quality Management Area  
Brockley Conservation Area  
Brockley Conservation Area Article 4 Direction  
PTAL 4

**Screening:** N/A

### Outline and recommendations

This report sets out the Officer's recommendation of approval for the above proposal. The report has been brought before Committee for a decision due to the submission of 19 individual objections, a petition against signed by 6 residents and an objection from the Brockley Society.

## 1 INTRODUCTION

- 1 This addendum report has been produced to brief members on the outcome of the survey of Flat 2 as requested by members in deferring the application on 28 July 2023. The report will also address a representation from a local resident submitted following the publication of the committee agenda.

## 2 SITE SURVEY

- 2 As highlighted within the committee report it was not possible to organise the survey of Flat 2 prior to the publication of the agenda. However, the site survey was undertaken on 10 November 2023 and the outcome of that survey was assessed within a statement titled *Statement to Committee Following A Site Visit On 10 November 2023 - Daylight And Sunlight* submitted on 13 November 2023. This statement has been published on the Council website.
- 3 The statement details that the room is not materially different to the drawings submitted with the application save for a central pillar. The assessment of the daylight and sunlight impacts finds that updating the analysis for the survey, including the pillar, does not have a material impact on the results and that the impact to daylight and sunlight levels for the bedroom within Flat 2 would be fully compliant with the relevant BRE. As such, Officers remain satisfied that the development would not be harmful to living conditions within Flat 2.

## 3 FURTHER REPRESENTATIONS

- 4 Additional representations from a local resident were submitted on 13 and 14 November 2023 introducing one additional consideration relating to the live application for planning permission at the neighbouring Unit 1 Ashby Mews (ref. DC/23/132001). The representation states that daylight and sunlight analysis should be updated to model the cumulative impact of the application at Unit 1 Ashby Mews in combination with the proposed development.
- 5 The application at Unit 1 Ashby Mews is not yet before Members for a decision. Therefore, the weight that can be attributed to that development is negligible and thus it is not a material consideration in the assessment of this application. However, were members to grant this application, this development at 1-3 Ashby Mews would be a material consideration in the assessment of the application at Unit 1 Ashby Mews, and the assessment of impact of that development on the amenity of neighbours would take into account that fact. As such, no additional information is required for this application.
- 6 The representations also raise material considerations relating to the impact of the development on light levels for Flat 2, the impact of the construction phases to the living conditions of residents and the visual and noise impacts of the proposed Air Source Heat Pumps. The representations do not introduce any additional information on these matters material to the assessment and these matters are addressed within the main Committee Report. The procedural points raised within the representations are not material to the assessment of this application.

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7 Finally, the representations raise the Council's duties relating to the Equality Act 2010. The equalities considerations for the development are considered in detail at Section 9 of the main Committee Report.

## 4 CONCLUSION

8 The site survey demonstrates that the information that formed the basis of the Daylight and Sunlight Report is largely accurate and therefore the assessment is robust and conclusions sound. The additional representation does not introduce any additional information that would have a material impact on the assessment of the development. Therefore, Officers maintain the recommendation to approve planning permission for the reasons set out above and within the main Committee Reports.

## 5 RECOMMENDATION

9 That the Committee resolve to **GRANT** planning permission subject to the conditions and informatives as set out in the main Committee Report.

## 6 BACKGROUND PAPERS

- (1) Submission Drawings
- (2) Submission technical reports and supporting documents
- (3) Internal consultee responses
- (4) External consultee responses

## 7 REPORT AUTHOR AND CONTACT

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