

Committee	PLANNING COMMITTEE C	
Report Title	3A Eliot Park, London, SE13	
Ward	Blackheath	
Contributors	Andrew Hartcher/Karl Fetterplace	
Class	PART 1	19 May 2016

Reg. Nos. DC/15/91686

Application dated 27 May 2015

Applicant Paul Simms

Proposal The alteration and conversion of the existing two-storey maisonette into two single-storey residential flats (lower ground floor and upper ground floor), together with the construction of a part one, part two storey rear extension at 3A Eliot Park, SE13.

Applicant's Plan Nos. Design and Access Statement, Heritage Statement, Existing Floor Plans (received 7th April 2015); Proposed Elevations (received 30th September 2015); Proposed Floor Plans (received 1st October 2015); Location Plan (received 11th January 2016) and Bat Survey Report (received 13th January 2016).

Background Papers (1) LE/135/3/TP
(2) Development Management Local Plan (adopted November 2014) and Core Strategy (adopted June 2011)

Designation PTAL 6a
Local Open Space Deficiency
Blackheath Conservation area
Not a Listed Building
Areas of Special Character

Screening N/A

1.0 Introduction

- 1.1 This application was presented at Planning Committee C on 4 February 2016, but it was resolved that the decision be deferred pending discussions between the applicant, planning officers and neighbours regarding amenity and light impact. It is understood members were satisfied that there would not be an adverse impact on No.2 Eliot Park, however that potential impacts on No.4 should be further explored.

2.0 Planning Considerations

- 2.1 The applicant has submitted further information which indicates that further consultation has taken place with neighbouring occupiers. This information includes:
- Minutes of a meeting held between the applicant and the Lewisham/Blackheath Knoll Area Residents Group
 - Letter from the occupier of the ground floor flat (Flat D) at 4 Eliot Park following one-to-one consultation
 - Letter from the owner of the lower ground floor flat (Flat B) at 4 Eliot Park following one-to-one consultation
- 2.2 For the sake of clarity, the neighbour whose concerns were raised by members at the Committee Meeting on 4 February 2016 lives in the first floor flat at No.4 Eliot Park and therefore would not be significantly affected by the proposal.
- 2.3 The issues of amenity and light impact was raised in the meeting held between the applicant and the Lewisham/Blackheath Knoll Area Residents Group and therefore it was determined that the applicant would meet with the residents of the lower ground and ground floor flats at no.4 to discuss this. It is noted that the occupier of the ground floor flat was present at this Residents Group meeting.
- 2.4 The occupiers of the lower ground floor and ground floor flat at 4 Eliot Park have stated that they do believe that they will be significantly affected. It is noted that objections were not received from any person in relation to either of these properties during the consultation period. The authors of both letters state that they would be happy for the proposal to proceed as is. It is also considered that any reduction in floorspace would compromise the quality of living space provided.
- 2.5 As was stated in the original officers report, the single storey element of the extension has been designed in response to concerns raised with the previously refused proposal so that it is stepped back and so that garden vistas from adjoining properties towards the rear are maintained and the extension does not encroach into their line of sight.
- 2.6 For clarity, the furthest projection of the proposed extension (lower and upper ground floor levels) on the side of No. 4 Eliot Park would be set back 0.8m from the property boundary and 1.5m from the existing building itself on this site. This part of the extension would extend 0.7m beyond the existing rear building line at No. 4.
- 2.7 Given that the proposal would result in a minor extension beyond the existing rear building line at the adjoining property at No. 4, it is considered unlikely that the proposal would result in any unreasonable impact on the amenity of the occupiers in terms of loss of outlook or daylight and sunlight access.
- 2.8 As was stated in the original report, there are a number of windows in the side elevation of No. 4 Eliot Park and it is acknowledged that there would be a level of impact on these windows. However, these windows are located behind the existing rear building line of No. 3 Eliot Park and as such already have limited

light. Additionally, as these windows serve non-habitable rooms (kitchens and bathrooms) it is considered that whilst there will be a degree of impact, this would not be so significant as to warrant the refusal of this planning application.

- 2.9 Therefore, officers are of the opinion that the proposal is acceptable as it would not result in an unreasonable impact on the amenity of neighbouring occupiers, in accordance with Core Strategy Policy 15 High quality design for Lewisham and DM Policy 31 Alterations/extensions to existing buildings and that therefore, no modifications to the proposed design are necessary.

3.0 Conclusion

- 3.1 The additional consultation with neighbouring occupiers has been reviewed and officers are of the opinion that the proposal would not result in an unreasonable impact on the amenity of neighbouring occupiers. This application is therefore recommended for approval.

4.0 Recommendation

Grant Permission subject to the following conditions (unchanged from the original report dated 4th February 2016):-

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, Heritage Statement, Existing Floor Plans (received 7th April 2015); Proposed Elevations (received 30th September 2015); Proposed Floor Plans (received 1st October 2015); Location Plan (received 11th January 2016) and Bat Survey Report (received 13th January 2016).

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. a) The development shall be constructed using those materials specified, namely yellow stock brick, timber sliding sash windows, black coated aluminium conservatory doors and in accordance with the Design and Access Statement and Proposed Elevations (received 30th September 2015).
- b) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 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 unit 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 to ensure that adequate provision for recycling facilities and refuse storage is made in the interest of safeguarding the amenities of neighbouring occupiers and the area in general to comply with DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014). In order to ensure that the citing, design and appearance of recycling facilities and refuse storage is appropriate and includes consideration of screening, landscaping and vegetation to minimise any visual impacts to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions and DM Policy 36 New development, changes of use and alterations affecting designated heritage items and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

5. a) A minimum of 5 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) and in order to ensure that the citing, design and appearance of cycle parking facilities is appropriate and includes consideration of screening, landscaping and vegetation to minimise any visual impacts to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions and DM Policy 36 New development, changes of use and alterations affecting designated heritage items and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

6. 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 of the Development Management Local Plan (November 2014).

Appendix A- Committee Report 4th February 2016