

Committee	PLANNING COMMITTEE C	
Report Title	68 Manor Avenue, London, SE4	
Ward	Brockley	
Contributors	Monique Wallace	
Class	PART 1	3 November 2016

<u>Reg. Nos.</u>	DC/15/97683
<u>Application dated</u>	20.07.2016, as revised 6.10.2016
<u>Applicant</u>	Ms Christina Johnson of Studio-ia on behalf of Mr Morgan and Ms Marshall
<u>Proposal</u>	The construction of a single-storey annex, providing ancillary accommodation for a family member in the rear garden of 68 Manor Avenue, SE4.
<u>Applicant's Plan Nos.</u>	135-G200-P-SP, 135-G200-XP-BP, 135-G200-P-BP, 135-G200-P-00, Planning Statement, Planning Commentary, Design & Access Statement received 28/7/16; 135-G200-S-AA Rev B, 135-G200-E-S Rev B, 135-G200-E-E Rev B, 135-G200-E-N Rev B, 135-G200-E-W Rev B, 135-G200-S-BB Rev B received 6/10/16
<u>Background Papers</u>	(1) Case File DE/105/68/TP (2) Core Strategy (2011) (3) Development Management Local Plan (2014) (4) The London Plan (2016)
<u>Designation</u>	PTAL 4 Brockley Article 4 Direction Brockley Conservation Area

1.0 Property/Site Description

- 1.1 The application site is the rear garden of a 4-storey (and attic) end of terrace Victorian Villa, including a semi-basement, located on the western side of Manor Avenue, and forms part of a terrace of similar houses.
- 1.2 To the rear of the application site is Ashby Mews, with Unit 2 Ashby Mews being immediately to the rear of the application plot, and Unit 3 sharing a common boundary with the rearmost section of the application site's southern boundary.
- 1.3 Ashby Mews comprises a series of part single/part two storey buildings, with frontages on the Mews Road. Unit 2 (along with Unit 1 Ashby Mews) has recently been granted planning permission for the change of use to a live/work, and has almost completed construction of a first floor extension, which will accommodate the residential element of the live/work space.

- 1.4 Unit 3 Ashby Mews is a workshop space and is two storeys in height by virtue of a mezzanine floor.
- 1.5 The application property and neighbouring buildings are within the Brockley Conservation Area which is subject to an Article 4(2) Direction.

2.0 Planning History

- 2.1 1974 – An Established Use Certificate was issued for the use of 68 Manor Avenue as two self-contained maisonettes.
- 2.2 1975 - Permission was granted for the formation of a dormer window in the rear roof slope at 68 Manor Avenue, in connection with the use of the property as two self-contained maisonettes.
- 2.3 Notwithstanding the above permissions, the application premises is currently in use as a single-family dwelling house.
- 2.4 There are also a series of tree applications for works to trees in a Conservation Area. In particular, an application to fell three conifer trees and to prune a silver birch tree was permitted under reference DC/16/97267 on 28/6/16.

3.0 Current Planning Applications

The Proposals

- 3.1 The current planning application seeks permission for the construction of an outbuilding, which the applicants refer to as an annexe, in the rearmost section of the garden of the application site, backing onto Units 1 and 2 Ashby Mews and running alongside the rear projection of Unit 3 Ashby Mews.
- 3.2 The building would have a maximum width of 12.4m and a depth of 5.7m, with a part flat/part pitched roof at a maximum height of 4.56m. The flat roof over the south-western side (left side when facing away from the back of the main house at 68 Manor Avenue) of the annexe would measure 4.56m, which would step down to 3.45m at the north eastern (right side), and would slope down to 3.45m to the common boundary with Unit 2 Ashby Mews to the rear.
- 3.3 The proposed materials would be vertically aligned timber columns, punctuated by large expanses of glass windows and a door. A row of timber columns would also be immediately in front of the outbuilding.
- 3.4 The series of windows and door are proposed to open and look into the centre of the garden of 68 Manor Avenue, while 'port hole' style windows are proposed in the side elevations and a dome light is also proposed in the flat roof. No windows are proposed within the rear elevation, although the sloped roof at the rear would be fully glazed.
- 3.5 The proposed annexe would be constructed in the location of three existing trees, of which their removal has a consent to fell under application reference DC/16/97267 approved 28/6/16.
- 3.6 The building would provide 60.46m² of internal floorspace and be occupied by a bedroom and combined kitchen/dining/living area. A separate bathroom and

storage spaces are to be located in the centre of the annexe, between the two main rooms.

- 3.7 The annexe is to be used ancillary to the main dwelling at 68 Manor Avenue, and is not proposed to be used as separate, independent living accommodation.
- 3.8 The drawings were revised during the course of the planning application, in order to accurately reflect the height of the rear wall (common boundary between the application site and Unit 2 Ashby Mews) and to reduce the height of the tallest element of the outbuilding by 0.5m.

Supporting Documents

3.9 The applicant has submitted the following supporting documents:

- Planning Statement
- Design and Access Statement
- Granny annexe Planning commentary

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. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and businesses in the surrounding area and the local ward Councillors.

Written Responses received from Local Residents and Organisations

- 4.3 Four objections were received as a result of the consultation undertaken from the occupiers of Unit 1, Unit 2, Unit 3 and Unit 4 and 81 Ashby Mews. The objectors raised the following concerns:
- The drawings submitted are not contextual enough to fully consider the impact of the proposed development upon neighbour amenity
 - The application should have been accompanied by a sunlight and daylight assessment
 - The proposed development would result in a loss of light to Unit 3 Ashby Mews
 - The proposal may result in a loss of light and privacy to Unit 2 Ashby Mews
 - The proposed height could allow space for an additional floor, which could result in overlooking.
 - The proposed development would be out of scale for a typical garden annexe
 - The proposed height is unnecessarily excessive
 - The proposed building would interrupt views of the gardens
 - The proposed building would not be subordinate to the host building
 - There is no precedent for a building of such a large scale in the gardens within the Conservation Area.

- The proposal would result in overdevelopment of the garden

Brockley Society

- No objection to the principle of development
- The proposed scale and bulk is excessive (comment withdrawn post amendments)
- The proposed building could accommodate an additional floor which could result in overlooking through the portholes
- The proposal may result in setting a local precedent
- A living roof should be provided to compensate for the loss of garden space
- Units 2 & 3 Ashby Mews may lose light and suffer overshadowing
- The OS map used is out of date and therefore do not fully show the proposals in their true context
- The 'Planning Commentary' is not applicable, as it does not provide any local examples for comparison.

Conservation

4.4 Following consultation, no objections were raised from the Council's Conservation Officer.

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 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2016)

- 5.6 On 10 March 2015, the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

London Plan Supplementary Planning Guidance (SPG)

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

Character and Context (2014)
Sustainable Design and Construction (2014)

London Plan Best Practice Guidance

Core Strategy

- 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 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan

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 1	Presumption in favour of sustainable development
DM Policy 22	Sustainable design and construction
DM Policy 25	Landscaping and trees
DM Policy 30	Urban design and local character
DM Policy 31	Alterations and extensions to existing buildings including residential extensions
DM Policy 33	Development on infill sites, backland sites, back gardens and amenity areas
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

Residential Standards Supplementary Planning Document (2012)

5.11 This document sets out guidance and standards relating to design, sustainable development, renewable energy, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, 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.

Brockley Conservation Area Supplementary Planning Document (December 2005)

5.12 This document advises on the content of planning applications, and gives advice on external alterations to properties. It lays out advice on repairs and maintenance and specifically advises on windows, roof extensions, satellite dishes, chimneystacks, doors, porches, canopies, walls, front gardens, development in rear gardens, shop fronts and architectural and other details. It also sets out detailed guidance on the limited development that will be accepted within Brockley Mews - mainly within Harefield Mews.

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) Ecology, Trees and Landscaping
- d) Impact on Adjoining Properties

Principle of Development

- 6.2 DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas refers to developments on back gardens. However, this is in specific relation to the provision of new, separate dwellings.
- 6.3 The new building would possess the size and facilities to be self-contained, but the application is for the use of the new building to be a relative of the occupiers of the main dwelling. Such use would be considered as ancillary to the main dwelling, and therefore DM Policy 33 does not apply.
- 6.4 To facilitate the use, the new building would benefit from water, electricity and sewerage, to enable its use as habitable accommodation, but point 17 and 18 of the Planning Statement submitted with the application advises that the space is to be used for a family member and therefore the utilities billing and post would be via the host building.
- 6.5 As the use is considered ancillary to the use of the main dwelling, the principle of the proposal is acceptable. If permission were to be granted it would be appropriate to include a condition on any permission that prevents the use of the space as a separate dwelling without planning permission first being secured.

Scale and design

- 6.6 Core Strategy Policy 15 relates to high quality design and states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.7 DM Policy 30 relates to urban design and local character and states that the Council will require all development proposals to attain a high standard of design, which applies to new buildings and for alterations and extensions to existing buildings. In addition, development proposals will need to be compatible with and/or complement the urban typologies and address design and environment issues of the area. It is expected that new urban forms contribute to local distinctiveness such as plot widths, building features and uses, roofscape, open space and views, panoramas and vistas including those identified in the London Plan, taking all available opportunities for enhancement.
- 6.8 DM Policy 31 Alterations and extensions to existing buildings including residential extensions states that residential extensions should respect the integrity of the host building, retain a minimum of 50% of the amenity space, and what is left

should be readily, private and useable. The development should not result in a significant loss of amenity to adjoining plots.

Scale

- 6.9 The application seeks permission for the erection of a detached building to be used as an ancillary annexe within the rearmost section of the garden.
- 6.10 Contextually, to the south west, Unit 3 Ashby Mews projects into the garden of 70 Manor Avenue, creating an 8m shared boundary with the application site at the rear. This boundary wall treatment comprises the flank of Unit 3, which is 3.47m high. This wall forms the parapet to a hipped roof, with a ridge height of 5.5m, which slopes down to the boundary.
- 6.11 To the north west (rear boundary), is the back wall of Unit 2 Ashby Mews which is 3.4m minimum in height. Behind this wall are roof lights, which allow light into the rear of the ground floor of Unit 2. Also behind this wall is a pitched roof with a maximum height of 7.4m, which serves Unit 1 Ashby Mews.
- 6.12 The proposed annexe would be large in the context of domestic garden buildings generally. However in this instance, the proposed building would be to the rear of the garden which is already surrounded by part 1/part 2 storey buildings fronting Ashby Mews. The common boundary with 66 Manor Avenue is void of any structures in this location, however officers consider that a 3.45m high boundary wall at the rearmost section of the garden would have a minimal impact given the surrounding existing larger buildings within Ashby Mews and the back of 30m+ deep gardens. For this reason, officers consider that the height and scale of the building is proportionate for the site.
- 6.13 Further, the proposed floor area equates to 21% of the overall floor area of the garden, leaving sufficient, private and usable amenity space for the host dwelling.
- 6.14 Objections have been raised to the scale of the building failing to achieve the necessary subservience to the host dwelling. Officers consider that whilst the proposed building would be large for a garden building, it would not be large in the context of its surroundings as set out above. Further, the 27m distance from the main dwelling combined with the back garden position and the proposed use of timber, all clearly denote a garden building, which officers consider results in sufficient subservience to the main dwelling, and therefore is acceptable in that regard.

Design

- 6.15 Core Strategy Policy 15 High quality design for Lewisham requires all developments to be of the highest quality design, while also protecting and enhancing the historic environment.
- 6.16 The proposed outbuilding would span the full width of the garden and be single storey, but one section would have an extended height creating a variation in the overall roof design. Officers consider that the step up in the centre of the building would break up the 12.4m width, creating a vertically aligned articulation to the structure. The articulation would be complemented by the timber columns placed immediately in front of the two masses.

- 6.17 The materials proposed being the timber columns, punctuated by vertical glazing, would result in a contemporary building. It would be simplistic in form, creating an elegant addition to the large garden. The proposed use of timber and glass, surrounded by planting is considered appropriate in the garden setting.
- 6.18 The design of the proposed outbuilding is considered to be of a high quality. The columns to the front of the outbuilding, together with the vertical collaboration of glass and timber would create an elegant addition, while still using materials appropriate for the garden setting and is therefore acceptable.

Impact on the Conservation Area

- 6.19 DM Policy 36 relates to new development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens. DM Policy 36 states that the Council will not grant planning permission where new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.
- 6.20 The immediately surrounding area forms two parts; the 30m+ deep gardens of the plots belonging to the houses fronting Manor Avenue and the more commercial nature of the single and two storey buildings within Ashby Mews.
- 6.21 The Conservation Area SPD refers to the valued contribution to visual amenity of the far-reaching views of the gardens in the Brockley Conservation Area, and of particular note are the views through the buildings on Ashby Mews to the rear elevations of the houses fronting Manor Avenue.
- 6.22 The tallest element of the proposed building would clip the views to and from the Mews at its southwest corner. Given the natural sightlines to and from the Mews road, officers consider that any visual impact as a result of the proposed building would be marginal in this regard.
- 6.23 Notwithstanding the proposed development being located in the rearmost section of the garden, it would be visible from Manor Avenue, especially when lit. However, officers are satisfied that the 30m+ distance from the public realm, together with the use of timber and the surrounding foliage and trees would render any visual impact to the Conservation Area to be marginal.
- 6.24 In terms of its hierarchical relationship with the host building, the 27m between the proposed building and the host dwelling would still leave a vast expanse of green space, which is characteristic of the building urban grain in the Conservation Area.
- 6.25 For the reasons set out above, officers do not consider that the proposed development would harm the appearance of the Brockley Conservation Area.

Ecology, Trees and Landscaping

- 6.26 DM Policy 25 relates to Landscaping and trees and states that applicants for all major development and, where appropriate, non-major development (and always when there is a Tree Preservation Order in place) will be required to:

- a. submit an Arboricultural Survey carried out by an appropriate, competent person, in line with BS5837
- b. retain existing trees for the most part and in the event of tree removal, replacement planting will normally be required. New and replacement tree planting must use an appropriate species that reflects the existing biodiversity in the borough.

- 6.27 The Residential Standards SPD provides additional guidance with regard to landscaping and trees and states that careful evaluation should be made of all existing trees on the proposed development site. Ideally, all existing trees considered being of sufficient quality, or which make an important contribution to the character of a Conservation Area, should be retained in new development. Where it is agreed that trees may be removed, then replacement planting should take place within the development area. Attractive or ecologically important existing natural features of a site should be retained where possible – these may include small areas of woodland, natural ponds, large or specimen trees or groups of trees. Trees in Conservation Areas will usually be retained where possible.
- 6.28 There are no Tree Preservation Orders relating to the site, however the trees are protected from removal and other certain works without consent by virtue of the Conservation Area Designation.
- 6.29 The development would result in the loss of three conifer trees and the reduction of a silver birch. The trees are required to be removed to allow for the construction of the annexe. These trees already benefit from permission to fell as explained in the Planning History section of this report, notwithstanding the current application and therefore Officers do not raise any objections to their removal.
- 6.30 An objection was raised to the lack of a living roof in replacement of the garden space loss as a result of the proposed development. Core Strategy Policy 8 Sustainable design and construction and energy efficiency requires all major developments to provide a living roof. As the proposed development is of a domestic scale, officers consider the necessity to provide a living roof to be unjustified in this instance.

Impact on Adjoining Properties

- 6.31 One of the Core Planning Principles identified at paragraph 17 of the NPPF is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 6.32 There are no residential units adjoining the boundary with the application site, save 70 and 66 Manor Avenue. Those residences would be a minimum of 30m away from the proposed building. The Residential Standards SPD requires a minimum 9-21m from any sensitive window of existing dwellings. The proposed development would clearly be in excess of this distance and therefore officers are satisfied that any impact from the proposed development would be minimal.
- 6.33 Objections have been raised to the impact of the proposed development upon Unit 3 Ashby Mews. The Use Class for Unit 3 is B1(c) of the Use Classes Order (2015) which allows any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area). As Unit 3 is a commercial building, it is not considered to have any 'sensitive' windows, and

thus would not be afforded the protection to amenities for existing occupiers as per Paragraph 17 of the NPPF. That being said, the privacy of future users of the proposed development should also be protected and therefore to prevent any overlooking between Unit 3 and the proposed building, Officers consider it necessary secure obscured glazing for the porthole windows to the side of the building.

- 6.34 Objections have also been raised with regard to the impact of the proposed development upon the amenities of Unit 2 Ashby Mews. Unit 2 has recently been granted planning permission for use as a live/work (Sui-generis) unit and it proposed to have the commercial space at ground floor level, with the residential use at first floor level. To that regard, Unit 2 would have residential accommodation in close proximity to the proposed development.
- 6.35 The primary outlook and access to light for the first floor of Unit 2 Ashby Mews is either through roof lights at the rear, or west towards the Mews Road.
- 6.36 Officers are satisfied that the set back, and sloped position of the windows to the rear of the proposed building, would negate any overlooking or loss of light to the windows set behind the common boundary wall which currently allows light into the ground floor of Unit 2.
- 6.37 Officers are therefore satisfied that any loss of light at the rear of this property would not significantly compromise the amenities of the occupiers therein.
- 6.38 Overall, the impact to Units 2 and 3 Ashby Mews would be minimal given that Unit 3 is a commercial unit, which is afforded less protection in terms of any loss of outlook or sunlight and Unit 2 would source the majority of its light and outlook away from the application site.
- 6.39 In conclusion, any impact to existing levels of daylight, sunlight, outlook or privacy from the proposed annex to neighbour amenity would be to an acceptable level.

7.0 Community Infrastructure Levy

- 7.1 The above development is not CIL liable.

8.0 Equalities Considerations

- 8.1 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.
- 8.2 The protected characteristics under the Act are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.3 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.

8.4 In this matter there is no impact on equality

9.0 Conclusion

9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

9.2 In this case, the development does not conflict with the relevant policies of the development plan. Therefore, officers consider the development to be acceptable and recommend the Lewisham Planning Committee to **GRANT** permission.

10.0 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: 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:

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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 use of the flat roof on the building hereby approved shall be as set out in the application and no development or the formation of any structure providing access to the roof shall be carried out, nor shall the roof area be used as a terrace, 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 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (4) The residential accommodation hereby approved shall only be used for purposes ancillary to the residential use of the dwelling house known as 68 Manor Avenue and shall not be occupied as any form of self contained residential accommodation without prior the benefit of planning permission.

Reason: The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and visual amenity of the area and amenity for future occupiers contrary to 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, DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets 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) Notwithstanding the Town and Country Planning Act (General Permitted Development Order) 2015 the high level windows (port holes) to be installed in the north east and south west elevations (sides) of the outbuilding hereby approved shall be fitted as obscure glazed and fixed shut and retained in perpetuity.

Reason: To avoid the direct overlooking to and from adjoining properties and consequent loss of privacy and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 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.
- (2) 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.