

Committee	PLANNING COMMITTEE B	
Report Title	49 Mount Ash Road, SE26 6LY	Addendum
Ward	Forest Hill	
Contributors	Amanda Ghani	
Class	PART 1	2 nd March 2017

Reg. Nos.

DC/16/098571

Application dated

02/10/16

Applicant

Elizabeth Heyes

Proposal

The construction of a single storey extension to the rear of 49 Mount Ash Road SE26, together with the construction of a raised platform and hard surfaced steps in the rear garden and the partial excavation of back garden to provide a lowered garden area and the installation of a replacement window in the rear elevation.

Applicant's Plan Nos.

Site Location Plan; Block Plan; DWG 1 A; DWG 6 A; Design and Access Statement), Heritage Statement (dated 1 October 2016).

DWG 2 B; DWG 3 B; DWG 4 B; DWG 5 B; DWG 7 A; DWG 8 A (dated 15 February 2017)

Background Papers

This is Background Papers List

Case File LE/91/49/TP

Local Development Framework Documents

The London Plan

Designation

[Core Strategy, Site Allocations Local Plan or Lewisham Town Centre Local Plan] - Existing Use

1.0 Addendum

Committee members deferred the application which was put before Planning committee A on 5th January 2016, due to the following:-

- a) Further details required regarding drainage and the service gap between the proposed side elevation of the extension and the rear retaining wall of No.32 Kirkdale.
- b) Further details regarding water run-off from the proposed living roof, and details regarding the upper roof edge.
- c) Submission of existing and proposed drawings of the north-eastern flank, showing the proposed side elevation of the extension from the view point of No.32 Kirkdale.

2.0 Property/Site Description

- 2.1 The application relates to a three-storey end of terrace residential property, which is situated on the western side of Mount Ash Road.
- 2.2 The property is located within the Sydenham/Kirkdale Conservation Area, which contains a mix of 19th century buildings and a 20th century housing estate, all of distinctive style and form. The property is subject to an Article 4 Direction, but is not listed.
- 2.3 The subject property features a brick built ground floor extension to the rear, with skylights in a mono-pitched roof, which accommodates the kitchen. There is an original outhouse projection, which extends beyond the shared boundary and is an original feature of this terrace.
- 2.4 Rear gardens are short and steeply sloping to the northeast. The rear of the houses are visible at first and second floor level from Mount Gardens, which is an adopted public highway. There are long views of the rear of the terrace from the rear of 30-34 Kirkdale.

3.0 Planning History

- 3.1 This is covered in the main report.

4.0 Further submitted details

4.1 The applicant has submitted revised Drawing 2B, 3B, 4B, 5B and additional drawings 7A and 8A, which show further details as requested by the Committee members.

5.0 Policy Context

5.1 This is covered in the main report.

6.0 Planning Considerations

6.1 This addendum addresses the following issues.

- Drainage details and the service gap.
- Roof details
- Flank elevation drawing

Drainage details and the service gap

6.2 There would be a gap of 30cm between the side elevation of the extension and the rear wall of No.32 Kirkdale. Officers consider the gap sufficient for any future maintenance to take place by the occupiers.

6.3 The soil pipe will remain in its current position and will connect to the sewer as existing. The soil pipe will pass through the zinc gutter which will sit on top of the proposed wall located between the extension and the rear boundary wall of No.32. The applicant proposes to fit a rodding hatch on the soil pipe which will be accessible from the living roof. A new downpipe for the main roof run off would be sited close to the shared boundary with No.48. Both Planning and Building Control Officers find the submitted details to be acceptable.

Roof details

6.4 The applicant has amended Drawing 2 (rear elevation) to include a parapet wall on the side elevation of the proposed single storey extension. The proposed parapet wall would measure 15cm above the upper eaves height of the mono pitched roof and be sited approximately 10cm below the top of the fence panel on the rear wall of No.32 Kirkdale. The parapet wall would be clad in zinc which is considered a high quality material. The zinc material would cap the whole of the parapet wall starting on the inside edge adjacent to the green roof, up over the top of the parapet and down the side elevation into a zinc gutter. The gutter would be attached to the host property's side of the boundary wall below number 32's fence panels. The zinc clad parapet/gutter would require minimal maintenance. The submitted roof details are considered acceptable.

Flank elevation drawing

6.5 The applicant has also submitted a revised proposed side elevation drawing showing the rear retaining wall and fence posts at No.32 (minus the fence panels), which now clearly shows this existing and proposed elevation.

7.0 Impact on Adjoining Properties

7.1 The impact on adjoining properties has been covered in the main report. The revised drawings and submitted details are not considered to have a detrimental effect on the amenities of those neighbouring properties.

8.0 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 Officers consider the proposed development to be of no significant harm to the character of the area or to residential amenity and is therefore considered acceptable.

9.0 RECOMMENDATION

9.1 **GRANT PERMISSION** subject to the following conditions:-

- (1) The development to which the 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:

Site Location Plan; Block Plan; DWG 1 A; DWG 2 B; DWG 3 B; DWG 4 B; DWG 5 B; DWG 6 A; DWG 7 A; DWG 8 A; Design and Access Statement), Heritage Statement

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) No development shall commence on site until such time as a Construction structural Management Plan in respect of the excavation and remodelling of the rear garden has been submitted to and approved in writing by the local planning authority. The details included in the plan shall, upon approval, be implemented and permanently retained. The plan shall cover:-

- (a) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (b) A structural method statement prepared by an appropriately qualified civil or structural engineer, demonstrating how the excavation, demolition and construction work (including temporary propping and other temporary works) are to be carried out whilst safeguarding the structural stability of the adjoining retaining walls both to Kirkdale Road properties and Mount Gardens.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to insure stability of land on site and on the Mount Gardens highway and to comply with Policy 5.3 Sustainable design and construction of the London Plan (2011).

(4) No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-

- (a) Rationalise travel and traffic routes to and from the site.
- (b) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
- (c) Measures to deal with safe pedestrian movement.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan 2015 (as amended 2016).

(5) No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays. No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays

and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

(6) No development shall commence on site until a detailed structural assessment (including calculations) has been submitted and approved by the Local Planning Authority with regards to any retaining walls proposed. Once approved and constructed, the retaining wall shall be maintained to a high standard.

Reason: To ensure that land stability issues do not arise and that the proposed retaining structure is of a standard that will ensure that the adjoining highway and adjoining properties are not affected by slippage in the future.

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, no pre-application advice was sought.