

Committee	PLANNING COMMITTEE (C)	
Report Title	97 HONOR OAK PARK SE23 3LB	
Ward	Forest Hill	
Contributors	Geoff Whittington	
Class	PART 1	Date: 20 OCTOBER 2011

Reg. No. DC/09/68730 as revised

Application dated 18.4.08, revised/consolidated 5.11.10

Applicant Mr I Greig, Axial Design on behalf of Mr and Ms Rzadkiewicz

Proposal The alteration and conversion of 97 Honor Oak Park SE23 and construction of a part single/ part two storey side extension, first floor side extension and single storey extension to the rear, to provide 1, three bedroom and 5, two bedroom self-contained flats, together with associated landscaping, provision of refuse and cycle stores and 6 car-parking spaces.

Applicant's Plan Nos. P1249.03, 04, 06, 07, 12B, 13C, 14C, 15F, 16F, 17G, 18K, 19J, 20C & Design and Access Statement

Background Papers

- (1) Case File - LE/340/97/TP
- (2) Local Development Framework: Core Strategy (2011)
- (3) The London Plan (2011)
- (4) Supplementary Planning Document: Residential Standards (2006)
- (5) PPS 1: Delivering Sustainable Development (2005)
- (6) PPS 3: Housing (2010)
- (7) PPG 13: Transport

Zoning UDP – Housing/Existing Use

1.0 Background

- 1.1 The current application proposes the alteration and conversion of the single-dwelling at 97 Honor Oak Park SE23, to provide 1, three bedroom and 5, two bedroom self-contained flats.
- 1.2 The application was presented to Planning Committee (B) on 14 July 2011, where Members were advised of concerns regarding the Council's consultation procedures. The actual merits of the proposal were not discussed during the meeting.

- 1.3 Neighbours were initially re-consulted in April 2011 of the proposed development due to the length of time that had passed since the original submission. Members were advised a letter sent to a neighbour during this time referred to the name of the previous occupier, thereby failing to allow the current occupier an opportunity to comment upon the proposal. The Committee resolved unanimously to defer consideration of the application until a further 21 day re-consultation period.
- 1.4 Letters were sent to neighbours on 8 August 2011, addressed to 'the occupier' rather than by name. Subsequently, a further 5 letters were received from the occupiers of 93 Honor Oak Park, and 253, 255, 257 & 263 Devonshire Road, objecting to the proposal on the following grounds:-
- (1) Privacy and security concerns;
 - (2) Impact upon local green space;
 - (3) Area is already densely populated by flats;
 - (4) Insufficient provision of off-street parking;
 - (5) Too many units;
 - (6) Noise and disturbance to neighbouring occupiers.

Honor Oak Park Residents' Association

- 1.5 The Association has objected to the proposal on the following grounds:-
- (1) Overdevelopment;
 - (2) Should be retained as a single-dwelling;
 - (3) Too many units;
 - (4) Insufficient parking.
- (Letters are available to Members)

2.0 Policy Context

2.1 The London Plan (2011)

- 2.2 Members are advised that since the current application was last presented to Committee (B), a new London Plan document was adopted on 22 July 2011. Whilst policy numbers and descriptions are different to the 2008 version, their content are in a similar spirit to the original policies. The new policies relevant to this application include:-

3.3 Increasing housing supply; 3.4 Optimising housing potential; 3.5 Quality and design of housing developments; 3.8 Housing choice; 3.16 Protection and enhancement of social infrastructure; 5.2 Minimising carbon dioxide emissions; Sustainable design and construction; 5.7 Renewable energy; 5.12 Flood risk management; 5.13 Sustainable drainage; 6.9 Cycling; 6.13 Parking; 7.3 Designing out crime; 7.4 Local character; 7.5 Public realm, 7.6 Architecture & Policy 7.19 Biodiversity and Nature Conservation in the London Plan.

3.0 Considerations

- 3.1 The objections received during the recent consultation period reiterate concerns previously raised, including the principle of converting the property into self-contained flats, the number of units and off-street parking provision. Such matters have been addressed in detail in the main report.
- 3.2 Officers have considered the further objections raised by neighbouring occupiers, and subsequently found the proposed conversion of the property to be appropriate, and in compliance with Council policies, therefore it is recommended permission be granted.
- 3.3 No additional conditions are recommended.

4.0 Summary of Reasons for Grant of Planning Permission

- 4.1 On balance, it is considered that the proposal satisfies the Council's Land Use and environmental criteria, and is in accordance with saved UDP Policies URB 3 Urban Design, HSG 4 Residential Amenities, HSG 7 Gardens and HSG 9 Conversion of Residential Property, and Policies 1: Housing Provision, Mix and Affordability and 15: High Quality Design for Lewisham of the Local Development Framework: Core Strategy (2011).
- 4.2 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with saved UDP policies URB 3 Urban Design, HSG 4 Residential Amenities and HSG 9 Conversion of Residential Property, and Policies 1: Housing Provision, Mix and Affordability, 10: Managing and Reducing the Risk of Flooding and 15 High Quality Design for Lewisham of the Local Development Framework: Core Strategy (2011).

5.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) B02 Materials to Match Existing
- (2) L01 Planting, Paving, Walls etc.
- (3) B09 Plumbing or Pipes.
- (4) B07 Reveals
- (5) H12 Provision For Cyclists
- (6) Notwithstanding the information submitted, details of the design of refuse/ recycling and bicycle storage facilities shall be submitted to the local planning authority and approved in writing. The works shall be carried out in accordance with the approved details and the provision for refuse and bicycle storage shall be provided prior to the first occupation of the development permitted and retained permanently.
- (7) H09 Parking - Residential

- (8) All extensions hereby permitted shall be constructed prior to first occupation.
- (9) The rear facing window to the proposed extension on the southern side shall be unopenable and fitted and maintained permanently in obscured glazing, prior to first occupation of the units hereby permitted.
- (10) Proposed landscaping works to the front driveway shall be completed in full prior to first occupation of the residential units hereby permitted.
- (11) The use of the flat roof extensions shall be as set out in the application and no development or the formation of any door providing access to the roof of the extensions shall be carried out, nor shall the roof area of the extensions be used as a balcony, roof garden or similar amenity area, without the prior written permission of the local planning authority.

Reasons

- (6) In order that the local planning authority may be satisfied with the provisions for bicycle and refuse/ recyclables storage and collection in the scheme and to comply with saved Policy URB 3 Urban Design and Policy 15 High Quality Design for Lewisham of the Local Development Framework: Core Strategy (2011).
- (8) IM2R Completion (2) Building/Full
- (9) B05R Windows – Obscured Glazing
- (10) L01R Planting, Paving, Walls Etc
- (11) B11R Flat-Roofed Extensions

Informative

The applicant should be informed that if Planning Consent is granted the implementation of the proposal will require approval by the Council of a Street Naming & Numbering application. Application forms are available on the Council's web site.