

Committee	PLANNING COMMITTEE (C)	
Report Title	11 HONLEY ROAD SE6 2HZ	
Ward	Rushey Green	
Contributors	Monique Wallace	
Class	PART 1	Date: 20 OCTOBER 2011

<u>Reg. Nos.</u>	DC/11/77732 & DC/11/77732A
<u>Application dated</u>	01.6.11 as revised on 14.09.11
<u>Applicant</u>	Ms D Drewwitt, Supreme Animal Foods
<u>Proposal</u>	The construction of an outbuilding in the rear garden of Flat 1, 11 Honley Road SE6.
<u>Applicant's Plan Nos.</u>	001A, 002A & site location plan
<u>Background Papers</u>	(1) Case File - LE/920/11/TP (2) Local Development Framework Documents (3) The London Plan (4) Adopted Unitary Development Plan (July 2004)
<u>Designation</u>	Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 The application site is the located to the rearmost part of the garden belonging to the recently converted ground floor flat at the application site.
- 1.2 The main building is a two-storey, detached house with an original three storey projection to the rear. The property also has a basement and roof space. The building has been extended by way of a two storey and single storey extensions to the rear and a roof extension.
- 1.3 The plot is bounded to the side and rear by the gardens of other residential dwellings.
- 1.4 The site is not within a Conservation Area, nor within the vicinity of any listed buildings and Honley Road is not a classified Road.

2.0 Planning History

- 2.1 Planning permission was granted in February 2011 for the alteration and conversion of the application site, together with the construction of single storey and two storey extensions to the rear including a roof extension, installation of light wells at basement level and alterations to the elevations to provide 5 one bedroom and 1 three bedroom self-contained flats.

3.0 Current Planning Applications

The Proposals

- 3.1 The proposal is for a full width shed to the rear to provide storage for the ground floor family unit as per the February 2011 approved scheme.
- 3.2 The shed would span the entire width of the application plot, measuring 11.5m in width, 4.2m in depth and 2.7m in height to the highest point fronting the application flat, but 2.2m in height abutting the rear boundary wall.

4.0 Consultation

- 4.1 Site notices were displayed and letters were sent to residents in the surrounding area and relevant ward Councillors.

Written Responses received from Local Residents and Organisations

- 4.2 Five letters of objection were received from residents of 13, 15, 15A & 15B Honley Road and 83 Newquay Road, with some neighbours reiterating their objections when the revised drawings were re-consulted. The summary of objections is listed below:-

- Loss of light into home and garden
- The plans are misleading showing separate access from the street, not from flat 3 as the Design and access statement purports.
- The alleyway leading to the 'shed' would create a security risk to the other dwellings in the immediate vicinity.
- The new shed looks like a bungalow with a house, which is confirmed by the labelling 'living' on the shed drawings.
- If the shed were to be a new home or business, then objections are raised as to loss of privacy and noise disturbance.
- The loss of the mature trees as per the last application has led to further loss of privacy.
- The shed is too high and would result in a loss of outlook to nearby dwellings
- The cumulative impacts of the of the developments would lead to claustrophobia.
- The proposed development is too large to be a shed
- The shed would create a sense of enclosure
- The shed will have its own garden, again confirming that it would not be used as a shed.
- Light wells were approved on the previous plans for the conversion. The drawings for the proposed shed do not show these light wells and instead replaces them with the footpath leading to the shed.

(Letters are available to Members)

5.0 Policy Context

5.1 Regional Policy

5.2 London Plan(July 2011)

5.3 The London Plan was published in July 2011. Together with the Core Strategy and saved policies in the adopted Lewisham UDP (July 2004), the London Plan comprises the development plan for Lewisham. The policies that are relevant to this applications are:

Policy 7.1 Building London's neighborhoods and communities
Policy 7.4 Local character

5.4 Local Policy

Core Strategy (June 2011)

5.5 The Core Strategy was adopted on 29th June 2011. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Objective 10: Protect and enhance Lewisham's character

Spatial Policy 1: Lewisham Spatial Policy

Spatial Policy 5: Areas of Stability and Managed Change

Policy 15: High quality design for Lewisham

Unitary Development Plan (2004)

5.6 The saved policies of the UDP relevant to this application are:

URB 3 Urban Design
URB 6 Alterations and Extensions
HSG 4 Residential Amenity
HSG 12 Residential Extensions

6.0 Planning Considerations

6.1 The main planning considerations for the proposed development are;

- The principle of development
- Scale, siting and design and the impact to neighbour amenity

The principle of development

6.2 A shed in the rear of the garden is an acceptable form of development in principle, however its size, design and location within the garden can render it un-neighbourly and incongruous. Single family dwelling houses can erect sheds of dimensions similar to the current application, utilising their permitted development rights. However, due to the conversion into flats, the application property no longer benefits from permitted development.

- 6.3 As planning permission is required, the development has to be considered against planning policies in respect of the scale, siting and design as well as the impact to neighbouring amenity. Saved UDP Policy URB 3 states that the Council will expect a high standard of design in extensions or alterations to existing buildings, whilst ensuring that schemes are compatible with, or complement the scale and character of, existing development and its setting.

Scale, design, and siting and the impact to neighbour amenity

Scale

- 6.4 In terms of scale, the applicant has stated that the shed is required to provide storage space for the 3 bed roomed family unit. The shed is proposed to span the entire width of the application plot, measuring 11.5m in width and a 4.2m in depth, creating a floor area of 48.3m². Neighbours have argued that the proposed floor area is more akin to a self contained house than a shed or an outbuilding. However, many properties do have large outbuildings to accommodate storage as well as hobby spaces, workshops or office space, all ancillary to the use of the main dwelling. In light of the latter, so long as the outbuilding is not a self contained unit, then the principle of a larger shed or outbuilding is again acceptable.
- 6.5 Given the size of the structure and the entrance to the side of the main building which could provide a separate access to the shed, officers deem it necessary to add a condition to the decision notice prohibiting any use of the shed other than for purposes incidental to the use of the ground floor residential unit.

Siting

- 6.6 The proposed structure is to be located to the rearmost part of the garden area, abutting the rear boundary wall and sides. Neighbours have objected to the size of the shed blocking out light and outlook to the neighbouring properties.
- 6.7 Of note, the application terrace comprising 5-13 Honley Road face westwards onto Rushey Green, whilst 15 Honley Road onwards (odds) face south. The result is that the rear of the application site abuts the (western) side boundary of 15 Honley Road. Subsequently, the proposed 11m wide shed would impact the westerly outlook from 15 Honley Road. To this regard consideration then turns whether the level of impact would be an acceptable level.
- 6.8 At present, the subject boundary treatment to the rear of the application plot and to the east of 15 Honley Road is a 2m high brick wall. This wall surrounds the entire garden of the application plot. The proposed shed would have a maximum height of 2.7m to the highest point fronting the application flat, but 2.2m in height abutting the rear boundary wall. The difference in height between the existing common boundary rear wall and the proposed shed would be 0.2m to the immediate view of 15 Honley Road and 0.4m farther away. Whilst this increased height would span 11m into the view of the occupiers of 15 Honley, the difference in height of the shed in comparison to the existing wall is considered to be marginal. Further, with regard to access to light, the northern orientation of 15 Honley Road means that the eastern side of the property does not receive sunlight in the mornings or mid afternoons due to overshadowing from its own two storey rear projection, and would have previously received light through the trees (trees within the application site now felled) during the late afternoons. As the

trees have now been removed, the access to light for 15 Honley Road is still of an acceptable level, notwithstanding the marginal increase in height resulting from the proposed shed.

- 6.9 With regard to the neighbouring occupiers at 13 and 9 Honley Road to the south and north respectively, the shed would only impact of the rearmost parts of their gardens. Again, due to the relatively low height of the proposed shed, against the existing brick wall, the loss of light and outlook would be marginal.

Design

- 6.10 The shed is to be constructed from the reclaimed bricks removed during the works to the main house during the conversion into flats. The proposed brick would be in keeping with the existing boundary treatment and therefore is considered to be acceptable.

Amenity

- 6.11 A small section of the garden has been severed to the north of the plot to provide private amenity space for the smaller one bed roomed ground floor flat. However, even with the proposed shed in place, there would still be a 9m deep and 11m wide (99m²) garden area for the ground floor family unit which is considered to be acceptable.

7.0 Conclusion

- 7.1 It is accepted that the proposed shed is larger than a typical out building which would store garden equipment. To address neighbours concerns that the shed could be used as a separate dwelling, conditions have been put in place to prohibit which is not ancillary to the use of the ground floor family unit.

- 7.2 This application has been considered in the light of policies set out in the development plan and other material considerations including policies in the adopted Core Strategy.

- 7.3 On balance, officers consider that the proposed shed to the rear of the ground floor family unit is acceptable.

8.0 Summary of Reasons for Grant of Planning Permission

- 8.1 It is considered that the proposal satisfies the Council's Land Use and environmental criteria and is acceptable in principle, being in accordance with Policy 15 High quality design for Lewisham in the adopted Core Strategy (June 2011), and saved Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).

- 8.2 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 Policy 15 High quality design for Lewisham in the adopted Core Strategy (June 2011), and saved Policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

9.0 **RECOMMENDATION GRANT PERMISSION** subject to the following conditions:-

- (1) The shed hereby approved must only be used for purposes incidental to the enjoyment of the ground floor 3 bed-roomed family unit of 11 Honley Road and not as a separate residential unit or for any commercial activities.

Reason

The use of the shed as a separate commercial or residential unit would not comply with the local planning authority's normal policies in respect of such schemes, with particular regard to the protection of residential amenity, in accordance with policy 15 High quality design for Lewisham in the adopted Core Strategy (June 2011) and saved policies URB 3 Urban Design, URB 6 Alterations and Extensions and HSG 4 Residential Amenity of the adopted Unitary Development Plan (July 2004).

- (2) No new brickwork, including works of making good, shall be carried out other than in materials, bonding and pointing to match the existing rear boundary wall of the application site, unless the local planning authority agrees in writing to any variation.

Reason

To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality and to comply with Policy 15 High quality design for Lewisham of the adopted Core Strategy (June 2011) and Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).