

<b>Committee:</b> Development	<b>Date:</b> 7 <sup>th</sup> May 2008	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b> 7.1
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Marie Joseph	<b>Ref No:</b> PA/07/03235
	<b>Ward:</b> Limehouse (February 2002 onwards)

## 1. APPLICATION DETAILS

<b>Location:</b>	23 Bartlett Close, London, E14 6LH
<b>Existing Use:</b>	Residential
<b>Proposal:</b>	Erection of roof extension to create a second floor and two additional bedrooms.
<b>Drawing Nos/Documents:</b>	Site Plan, 76-07 2000 Rev A
<b>Applicant:</b>	Giovanna Hussain
<b>Ownership:</b>	Owned by applicant
<b>Historic Building:</b>	n/a
<b>Conservation Area:</b>	n/a

## 2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 a) The proposed extension would have no adverse impacts upon neighbouring and adjoining occupiers in terms of loss of light and would therefore adhere to Saved Policy DEV2 of the Unitary Development Plan (1998) and Policy DEV1 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007), which seek to retain the amenities of the occupiers of the Borough.
- b) The proposed extension would have no adverse impacts upon neighbouring and adjoining occupiers in terms of overlooking and a loss of privacy and would therefore adhere to Saved Policy DEV2 of the Unitary Development Plan (1998) and Policy DEV1 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007), which seek to retain the amenities of the occupiers of the borough.
- c) The proposed extension would have little impact upon the original architectural character and design of Bartlett Close as a whole therefore would have no adverse impacts in terms of design. For these reasons the proposal would adhere to Saved Policy DEV1 of the Unitary Development Plan (1998) and Core Policy CP4 and Policy DEV2 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007), which seek to ensure good design and to retain character within the Borough.
- d) It is considered that the proposed development would have an appropriate amount of amenity space and would adhere to the Council's guidelines regarding density ratios and therefore would be in accordance with Saved Policies DEV2 and HSG13 of the Unitary Development Plan (1998) and Core Strategies CP20 and CP25 and Policy DEV1 of the Interim Planning Guidance (October 2007) as well as the supplementary guidance found within 4B.7 of the London Plan, which seek to retain the amenities of the residents of the Borough, achieve sustainable residential space and respect local communities and their context.

### 3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to:

#### 3.2 Conditions

- 1) Time Limit for Full Planning Permission
- 2) Full Details of External Finishes
- 3) Building Works Hours of Operation

### 4. PROPOSAL AND LOCATION DETAILS

#### Proposal

4.1 This application seeks permission for an extension at roof level to create an additional second floor that would include residential accommodation in the form of 2 bedrooms and 2 bathrooms at the existing property.

#### Site and Surroundings

4.2 The property is 23 Bartlett Close, an existing detached two storey dwelling currently comprising of 3 bedrooms and 2 bathrooms at first floor level. The property is located within a moderate sized plot and is located adjacent to Bartlett Park, an area of public open space. Other properties within Bartlett Park were built at the same time as number 23 and were part of a neighbourhood planning project

#### Planning History

4.3 The following planning decisions are relevant to the application:

PA/07/1869      Erection of roof extension to create a second floor and two additional bedrooms together with the installation of 3 balconies at rear, 2 at first floor level and 1 at second floor. Withdrawn, 1<sup>st</sup> October 2007.

### 5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Decision" agenda items. The following policies are relevant to the application:

#### Unitary Development Plan 1998 (as saved September 2007)

Policies:	DEV1	Design and Character
	DEV2	Amenity
	T16	Traffic

#### Interim Planning Guidance for the purposes of Development Control

Core Strategies:	CP4	Good Design
	CP20	Title
	CP25	Housing Amenity Space
Policies:	DEV1	Amenity
	DEV2	Design and Character

## **Spatial Development Strategy for Greater London (London Plan)**

4B.7          Respect Local Context and Communities

### **Government Planning Policy Guidance/Statements**

PPS1          Urban Design

**Community Plan** The following Community Plan objectives relate to the application:

A better place for living well

## **6. CONSULTATION RESPONSE**

6.1 The views of officers within the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

### **LBTH Environmental Health**

- 6.3
- No bedroom to be below minimum floor area of 6.5 sqm.
  - Sufficient extract ventilation is required to internal kitchens, bathrooms, and w.c s.
  - Premises must comply with relevant statutory requirements including the Housing Act 2004, or comply with relevant Building Regulations.

### **Olympic Delivery Authority (Statutory Consultee)**

- 6.4
- No comment in relation to the scheme.

## **7. LOCAL REPRESENTATION**

7.1 A total of 23 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses:	9	Objecting:	9	Supporting:	0
No of petitions received:	2 objecting				
	1) containing 25 signatories from 20 properties within Bartlett Close				
	2) containing 27 signatories from 24 properties within Bartlett Close				

7.4 The following local groups/societies made representations:

- Bartlett Close Residents Association
- Alexander J L O Solicitors on behalf of Bartlett Close Residents Association

7.5 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Extension would lead to a loss of light at neighbouring dwellings
- Loss of privacy and overlooking

- Ratio of habitable rooms being altered within the property.
- Set a precedent within Bartlett Close for other alterations to properties.
- Pedestrian safety as a result of increased traffic.
- The properties in Bartlett Park were designed through a community led development scheme - the proposed extension will have an adverse impact on the design and appearance of the whole scheme.

7.6 The following issues were raised in representations, but they are not material to the determination of the application:

- Legal Matters: Concerns were raised in relation to the original transfer of ownership of the property and the title deeds which state that consent for any alterations will be required from the Bartlett Close Residents Association. [OFFICER COMMENT: This is a civil matter and one not material to planning decisions]

## 8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Committee must consider are:

1. Land Use
2. Design
3. Amenity
4. Highways

### Land Use

8.2 This application seeks permission for an extension of the existing roof of the property to include an extra second floor comprising of two bedrooms and two bathrooms. The property is to remain as a single family dwelling therefore there is no change of use and thus no land use implications.

### Design

8.3 The proposed extension would raise the ridge height of the property from 7.1 metres to a height of 8.1 metres and would also include the conversion of the existing rear elevation first floor windows to Juliette balconies and three roof lights would be fitted into the roof space, 1 on the rear elevation and 1 to each side elevation. This would facilitate the provision of 2 further bedrooms and bathrooms to the existing accommodation which comprise a living room and kitchen at ground floor level and 3 bedrooms and 2 bathrooms at first floor level

8.4 Concerns have been raised in relation to the design of the proposal being out of keeping with the existing properties within Bartlett Close. However, there are a number of properties nearby to number 23 and within the close as a whole which are three storeys in height, or two storeys. Therefore, it is considered that the proposal would be in keeping with these properties and not out of character with the estate.

8.5 Concerns have also been raised that the proposal would be out of keeping with the community led development within the 1980s under prescriptive design criteria chosen by future residents. However, the Council's design officers have been consulted in relation to the proposal, and have concluded that the proposal is acceptable in design terms and would be unlikely to have any significant design and character implications upon the close.

8.6 The Council was also contacted separately with a view to have the buildings in the close listed, however officers concluded that it is not of sufficient architectural or design merit to warrant locally listed status.

- 8.7 The proposed materials of the extension would match those of the existing building and to ensure this occurs and a high standard is achieved, a condition has been imposed whereby the materials to be used should be submitted to, and approved in writing by the authority before development commences.
- 8.8 The increase in height of the property from 7.1 metres to 8.1 metres is considered to be acceptable and would have no adverse impact on Bartlett Close in terms of design, given that there are no a number of properties in close proximity to the application site (at least 4) that are of the same height. The property itself is detached and located in a corner of the estate facing Bartlett Park and it is therefore considered that the property is ideally located for an extension of this nature.
- 8.9 For these reasons it is therefore considered that the proposals would be acceptable in design terms and would therefore adhere to Saved Policies DEV1 of the Unitary Development plan (1998) and Core Strategy CP4 and Policy DEV2 if the Interim Planning Guidance (October 2007) which seek to ensure appropriate design within the Borough.

### **Amenity**

- 8.9 The proposed roof lights to be located on the rear and side elevations of the property would be at a height of 1.8 metres from finished floor levels to sill height and therefore would have no adverse impacts upon neighbouring properties and their amenities in terms of overlooking. The proposed Juliette balconies to the rear of the property at first floor level would replace the existing first floor windows within the property and therefore would have no additional impacts upon neighbouring properties and their amenities. These balconies would also face towards Bartlett Park and would therefore have no adverse impacts upon neighbouring properties and their amenities in terms of overlooking. To ensure no future overlooking issues a condition has been imposed restricting further windows.
- 8.10 The aspect and siting of the property is such that the proposed extension would not dominate neighbouring properties nor lead to a loss of light. It would have no material impact upon the neighbouring properties of 20, 21, 22 and 24 Bartlett Close over and above that of the existing two storey dwelling.
- 8.11 The proposed bedrooms and bathrooms would adhere to the minimum requirements found within the Supplementary Planning Guidance in line with Saved Policy HSG13. Therefore, it is considered that there would be no adverse implications upon the living standards within the existing property with the inclusion of the proposed extension. It is noted that planning permission has been granted within Bartlett Park for conversion of garages into bedrooms therefore previously altering the amenity ratios.
- 8.12 To protect the amenities of neighbouring properties during the construction process, a condition relating to hours of work has been imposed.
- 8.13 Therefore, for the above reasons it is considered that the proposed development would adhere to Saved Policies DEV2 and HSG13 of the Unitary Development Plan (1998) and Policies CP20 and CP25 and Policy DEV1 of the Interim Planning Guidance (October 2007) as well as the supplementary guidance found within 4B.7 of the London Plan, which seek to retain the amenities of the residents of the Borough, achieve sustainable residential space and respect local communities and their context.

### **Highways**

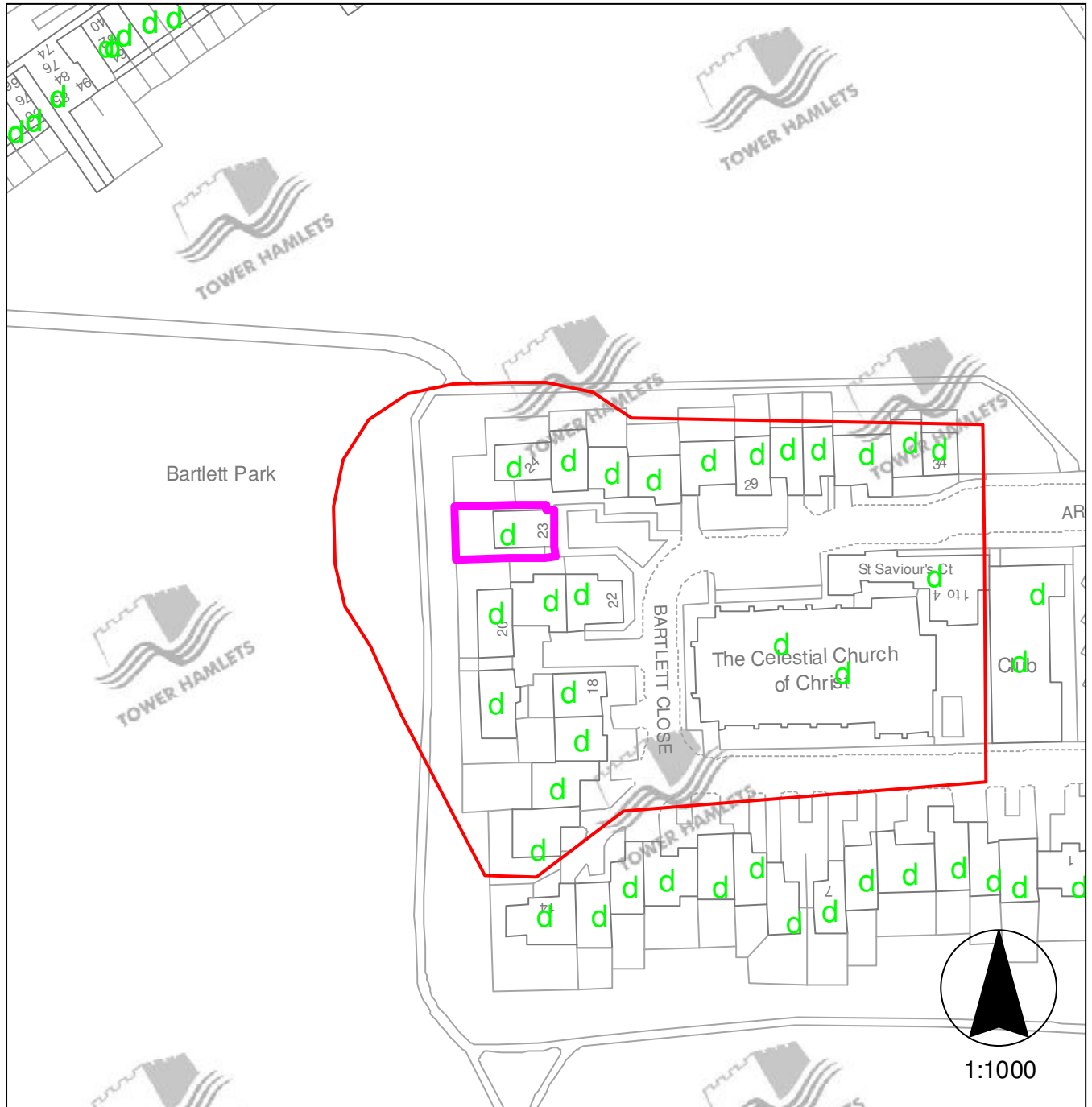
- 8.14 This application proposes no car parking spaces and, as previously mentioned, the property

will remain as a single dwelling. Therefore, no highways issues are likely to occur in relation to pedestrian safety and the proposal would adhere to Saved policy T16 of the Unitary Development Plan (1998) which seeks to retain the safety of pedestrians.

### **Conclusions**

- 8.15 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

# Site Map



**Legend**

- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568

