

**Application for Planning Permission**

[click here for case file](#)

<b>Reference</b>	PA/20/02107
<b>Site</b>	24 Lockesfield Place, London, E14 3AH
<b>Ward</b>	Island Gardens
<b>Proposal</b>	Proposed single storey rear extension
<b>Summary Recommendation</b>	Grant planning permission, subject to conditions
<b>Applicant</b>	Mr D Patel
<b>Architect/agent</b>	Mr Ravi Handa
<b>Case Officer</b>	Eleanor Downton
<b>Key dates</b>	<ul style="list-style-type: none"><li>• Application registered as valid- 02/10/2020</li><li>• Site Notice erected- 16/10/2020</li><li>• Public consultation ended- 06/11/2020</li><li>• Site visit conducted- 13/11/2020</li></ul>

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**EXECUTIVE SUMMARY**

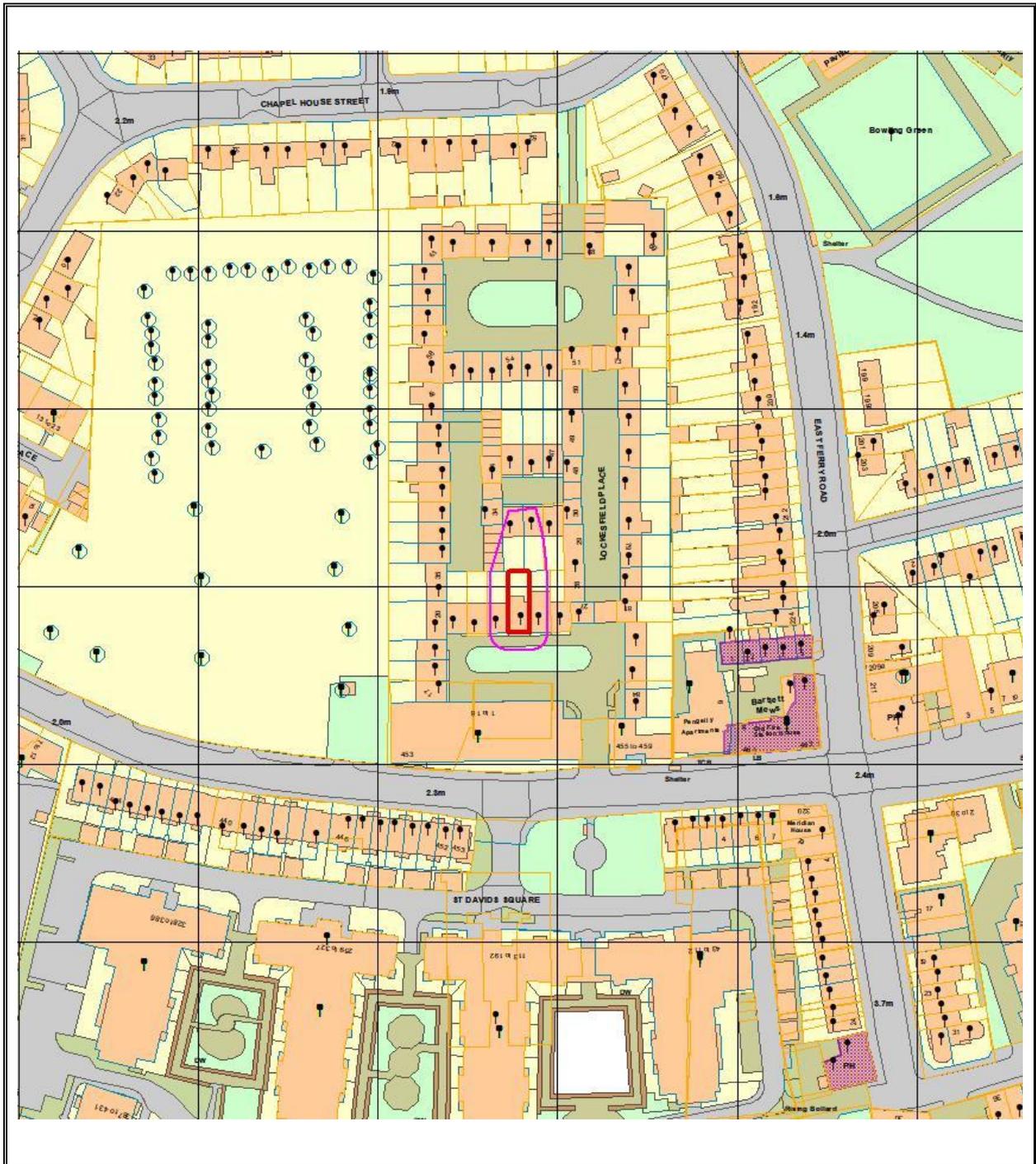
This report considers an application for a ground floor rear extension to an existing dwellinghouse within the Lockesfield Place Estate.

This application has been considered against the Council's approved planning policies contained within the Tower Hamlets Local Plan 2031 (January 2020) as well as the London Plan (2016), the National Planning Policy Framework and all other material considerations. Officers have also considered the application against the Draft London Plan (2019) which carries substantial weight.

The proposal is considered to be a well designed and subordinate addition, which responds well to the scale of development within the terrace and wider area. In addition, the extension, by virtue of its modest scale, would not unduly impact upon the residential amenities enjoyed by the neighbouring occupiers.

Officers recommend the proposed development be granted planning permission, subject to conditions.

**SITE PLAN:**



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<ul style="list-style-type: none"> <li> Planning Application Site Boundary</li> <li> Other Planning Applications</li> <li> Consultation Area</li> <li> Land Parcel Address Point</li> <li> Locally Listed Buildings</li> </ul>	<p><b>Planning Applications Site Map</b> <b>PA/20/02107</b></p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as</p> <p>Scale : 50m grid squares</p>	 <p><b>TOWER HAMLETS</b></p> <p>London Borough of Tower Hamlets</p> <p>Date: 01 December</p>
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**Figure 1: Aerial View of the Site**

## 1. SITE AND SURROUNDINGS

- 1.1 The application site contains a 2-storey, mid terrace, single family dwelling house and its rear garden. The site is located within the 'Lockesfield Place' development, which comprises of 21 flats, 5 maisonettes and 65 houses.
- 1.2 The site is not located within a conservation area and the property is neither locally nor statutorily listed. The Chapel House Conservation Area lies some 40m to the east.
- 1.3 The site is bound by 23 Lockesfield Place to the west, 25 Lockesfield Place to the east, 33 Lockesfield Place to the north and an internal communal courtyard to the south. The surrounding area comprises primarily of low scale residential dwellings, with some larger scale developments at Lockes Wharf to the south and Island Point to the west. There are some ground floor commercial uses along Westferry Road.
- 1.4 Properties within Lockesfield Place have been extended by way of single and 2 storey rear extensions over recent years. At least 12 such applications have been granted planning permission within the past 10 years.



**Figure 2: Rear elevation of the application site**

## 2. PROPOSAL

- 2.1 Full planning permission is sought for the erection of a ground floor rear extension, to provide additional living accommodation for the dwelling house.
- 2.2 The extension would cover the full width of the property. It would be 4m deep and 2.7m high, with a flat roof. The extension would be constructed in brick to match the existing property, with fenestration to match the existing in terms of material, size and style.

### 3. RELEVANT PLANNING HISTORY

#### Application Site:

- 3.1 PA/86/00681 (Lockesfield Place) : Residential Development comprising 21 flats, 5 maisonettes and 65 houses. Granted 28/04/1986.

#### Neighbouring Sites:

- 3.2 PA/20/01773 (26 Lockesfield Place) : Proposed double storey rear extension. Granted 19/10/2020.
- 3.3 PA/20/00632 (22 Lockesfield Place) : Proposed double storey rear extension. Granted 18/05/2020

### 4. PUBLICITY AND ENGAGEMENT

#### Statutory Consultees

- 4.1 A total of 56 letters were sent to neighbouring occupiers on 07/10/2020. A Site Notice was posted outside the application site on 16/10/2020.
- 4.2 A total of 45 letters of objection were received. The issues raised are summarised below :
- Impacts relating to the increased floorspace and the potential use of the property as a House of Multiple Occupation (hereafter HMO), including:
    - Increased traffic and highways safety
    - Noise and disturbance
    - Increased pressure on physical infrastructure such as drainage and water systems
    - Increased pressure on social facilities such as schools
    - Lack of financial contributions to mitigate the above impacts
  - Cumulative impact of the number of HMO's on the estate
  - Poor visual appearance of the extension
  - Potential loss of family sized home.
  - Loss of light to neighbouring properties.
  - Poor quality of accommodation.

*[Officer comment: The comments raised are addressed in the main body of the report].*

### 5. CONSULTATION RESPONSES:

The following were consulted regarding the application:

#### Contaminated Land

No relevant comments made

## 6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 The Development Plan comprises:

- The London Plan (2016) (LP)
- Tower Hamlets Local Plan 2031 (2020)

6.3 The key development plan policies relevant to the proposal are:

Design - LP7.4, LP7.6; TH S.DH1.

(Layout, massing, building heights, design, materials)

Amenity - TH D.DH8

(privacy, outlook, enclosure, daylight and sunlight, construction impacts)

6.4 The new London Plan is currently in draft form. The weight carried by most emerging policies is substantial. Some policies are subject to Secretary of State Directions made on 13/03/2020 and these policies have only limited or moderate weight. The statutory presumption still applies to the London Plan 2016 up until the point that the new Plan is adopted.

6.5 The key emerging London Plan policies relevant to the determination of this application are:

Design D3, D4

(*layout, scale, design*)

Amenity D3

(privacy, outlook, enclosure, daylight and sunlight, construction impacts)

6.6 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)

## 7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Design and Appearance
- iii. Neighbouring Residential Amenity

### Land Use

7.2 The existing property is currently vacant. The applicant states that the property was last used as a single-family dwelling house. This application proposes extensions to the single-family dwelling house and the scheme is assessed on that basis. The proposal, as such, raises no land use concerns.

7.3 It is noted that a significant number of objections have been received from neighbouring occupiers, in relation to the potential use of the property as an HMO. Residents are

concerned that several properties in area have been converted into small HMO's and that this has led to increased noise and disturbance and pressure on infrastructure and services.

- 7.4 No change of use is proposed here. Should the applicant wish to use the property as a large HMO, for more than 6 people, planning permission would be required.
- 7.5 In relation to small HMO's (for 6 people or less), it is the case that currently, planning permission is not required to convert a dwelling house into small HMO. However, the council has confirmed that an article 4 direction to remove permitted development rights relating to changes of use from dwellings to small HMO's will come into force in the Borough on January 1<sup>st</sup> 2021. This is to afford greater protection to single family dwellings. From January 1st, planning permission will be required to convert a residential dwelling into a small HMO.
- 7.6 The proposal is acceptable in land use terms.

### Design and Appearance

- 7.7 Local Plan policy S.DH1 states that extensions must be of appropriate scale, mass, height and form. The architectural language should complement the immediate surroundings of the site and materials and finishes must be robust and of high quality.
- 7.8 The proposed ground floor rear extension would measure 4m deep and 2.7m high, with a flat roof profile. The extension would extend across the full width of the site, to the shared boundaries with number 25 to the east and 23 to the west.

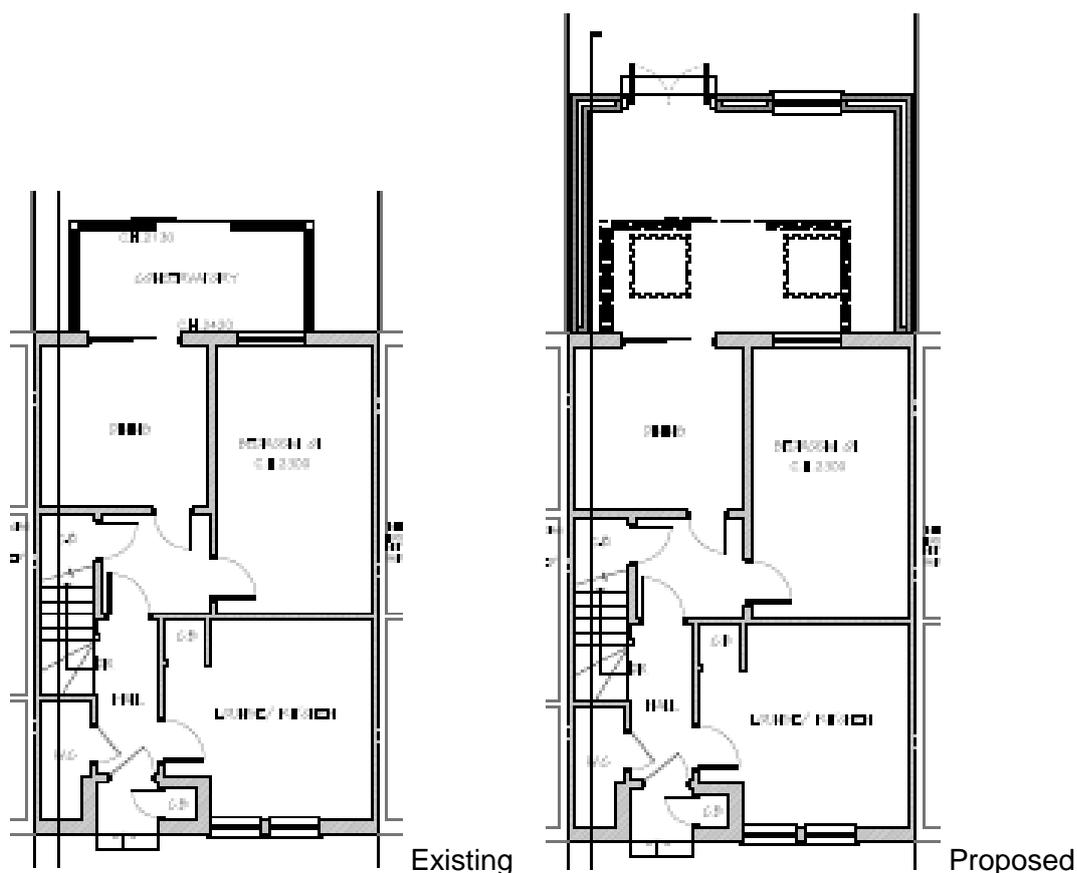


Figure 3: Existing and proposed ground floor plans

- 7.9 The subject property sits within a terrace of similarly designed properties. Figure 4 below shows the subject site outlined in red, with its existing conservatory extension. There is a larger conservatory at the adjoining property at number 25. Planning permission was granted in 2020 for 4m deep rear extensions at numbers 26 Lockesfield Place and 22 Lockesfield place, denoted by red crosses on the image below.



**Figure 4: Rear elevation of the terrace**

- 7.10 The proposed rear extension is comparable in scale and mass to the recently approved extensions within the terrace and with the adjoining conservatory extension. In this way, the proposal would be in keeping with the prevailing character of the terrace. Its modest 2.7m height would ensure that it remains subordinate to the host property. It is an appropriately sized addition to this dwelling house.
- 7.11 The proposed materials would match those of the existing property. A condition is recommended to ensure that the exterior brickwork would match the existing, in terms of colour and texture. The position of the proposed sliding door and window would align with the existing windows on the first-floor rear elevation. The retention of the fenestration pattern is supported given the broad uniformity of windows within the broader estate.
- 7.12 In conclusion, the proposed single storey rear extension would appear as a modest addition to the existing dwellinghouse and the wider development. In addition, there would be no adverse impact on the street scene given the low visibility of the rear elevation. As such, given the scale, limited visibility and design, the proposed development would comply with policy S.DH1. It is acceptable in design and appearance terms.

### **Neighbouring Amenity**

- 7.13 Local Plan Policy D.DH8, in line with the principles of the National Planning Policy Framework, aims to protect the amenities of the neighbouring occupiers with regards to daylight and sunlight, outlook, overlooking, privacy and sense of enclosure.
- 7.14 The proposed rear extension would extend the full width of the property, to the shared boundaries with numbers 25 and 23 Lockesfield Place. An assessment of the impact of the proposal on the amenities of the occupiers of these properties follows.
- 7.15 In relation to number 25, this property has an existing rear conservatory extension. The proposed extension would project approximately 1m beyond this conservatory extension. Given this minimal projection, it is not considered that there would be any undue loss of daylight or sunlight to, or outlook from, the rear windows of that property, nor would there be

any undue sense of enclosure for the occupiers, as experienced from their home or garden, with the development in place,

- 7.16 In relation to number 23, the proposed extension would project 4m beyond the rear building line of that property. This depth is reflective of the pattern of extensions within the terrace this is not an unusual relationship. In addition, the height of the extension is modest at 2.7m, which is not significantly higher than a 2m high boundary fence.
- 7.17 Whilst neighbours' concerns with regards to daylight and sunlight are noted, the 2.7m height and 4m depth would have limited impact on the primary source of daylight and sunlight to the living spaces at the rear of number 23. In particular, the relatively low overall height of the proposed extension, would have a limited impact on the sunlight enjoyed by neighbouring occupants given the northern aspect of the properties along the terrace.
- 7.18 In light of the above, it is considered that there would be no undue loss of light to, or outlook from the rear windows of number 23, nor would there be any undue sense of enclosure as experienced from the occupiers' home or garden, with the development in place.
- 7.19 No windows are proposed on either flank elevation of the proposed extension and there would, as such, be no loss of privacy to the adjoining occupiers, with the development in place.
- 7.20 Neighbouring residents have raised concerns regarding the potential for increased noise, if additional people were to reside at the property. Whilst these concerns are noted, this application proposes extensions to a dwelling house and, as such, it cannot be anticipated that the proposal would give rise to any noise and disturbance, above normal domestic levels. Furthermore, as noted above, no application for a change of use has been submitted for this site.
- 7.21 As outlined above, due to the modest scale and mass of the extension, the proposal would have an acceptable impact on the amenity enjoyed by neighbouring occupiers, in compliance with policy D.DH8.

#### Other Issues

- 7.22 The application site being situated within Flood Risk Zone 2.
- 7.23 The floor levels of the extension would not go lower than that on the existing house and therefore it is considered that a development of this size would not pose a significant harm to flood risk.

### **8. HUMAN RIGHTS AND EQUALITIES**

- 8.1 In determining this application, the Council has had regard to the provisions of the Human Rights Act 1998.
- 8.2 This report has noted the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.
- 8.3 The proposal does not raise any unique human rights or equality implications. The balance between individual rights and the wider public interest has been carefully considered and is considered acceptable.
- 8.4 The proposed development would not result in adverse impacts upon equality and social cohesion.

**9. RECOMMENDATION**

9.1 That **planning permission is GRANTED**, subject to following conditions:

Compliance –

1. Compliance with plans
2. 3-year time limit for implementation
3. Materials to match existing

## **APPENDIX 1**

### **LIST OF APPLICATION PLANS AND DRAWINGS FOR APPROVAL**

- Existing ground floor plans: DP2008 01 A
- Proposed ground floor plans: DP2008 02 A
- Existing and proposed elevations DP2008 03 A
- Existing and proposed side elevations DP2008 04 A
- Proposed and Proposed section DP2008 05 A
- Block and site plans BP01

#### **Other application documents**

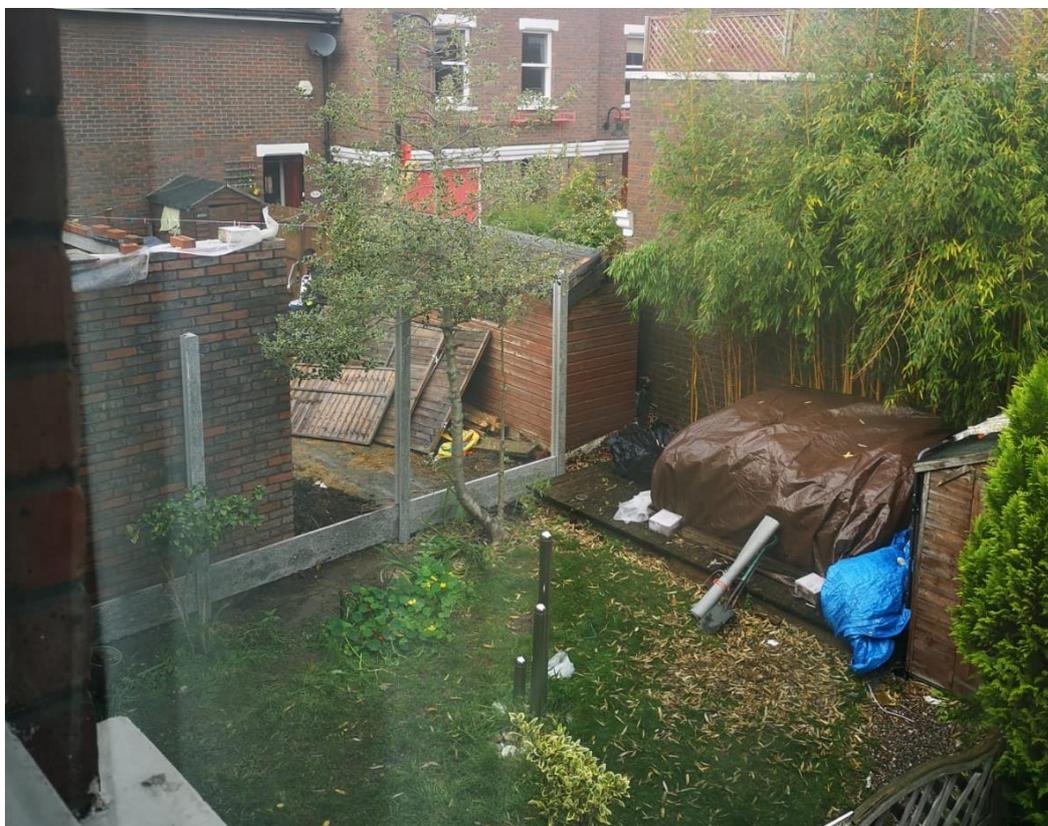
- Householder Flood Risk Assessment

**APPENDIX 2**

**SELECTION OF APPLICATION PLANS AND IMAGES**



View the rear elevation of no.25 Lockesfield place



View towards the rear garden of no.23 Lockesfield place



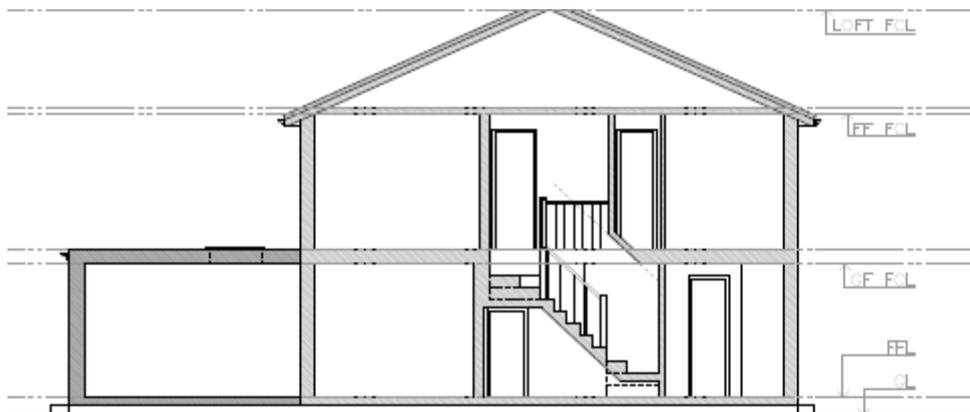
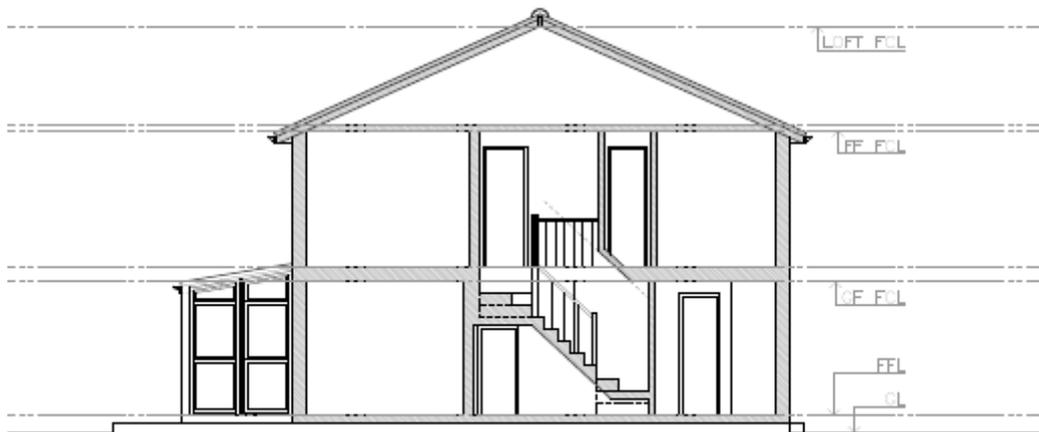
Existing and proposed rear elevation



Existing and proposed ground floor plans



Existing and proposed first floor plans



Existing section A-A

Proposed Section A-A



Town and Country Planning Act 1990 (as amended)

## PLANNING NOTICE

I give notice that following application for Full Planning Permission has been submitted to the London Borough of Tower Hamlets by Mr D Patel

**Application No:** PA/20/02107  
**Location:** 24 Lockesfield Place, London, E14 3AH  
**Proposal:** Proposed single storey rear extension

The application and supporting drawings may be viewed on-line at <https://development.towerhamlets.gov.uk> or via the quick reference (QR) code below. In line with the UK Government's general public health advice during the Covid-19 pandemic and specific advice to planning authorities, it will not be possible to view the application at the Town Hall. If you are unable to view the application via the internet, please contact the planning customer service team on 020 7364 5009 or e-mail [planning&building@towerhamlets.gov.uk](mailto:planning&building@towerhamlets.gov.uk)

Anyone who wishes to make representations can do so by submitting comments directly via the Council's website using the link above or QR code below, emailing [Development.Control@towerhamlets.gov.uk](mailto:Development.Control@towerhamlets.gov.uk) or writing to the Planning, Technical Support Team at the above address.

Please include the application number and your postal address in any correspondence. Comments on planning applications are public documents and we cannot keep your comments confidential. Personal information will not be disclosed.

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Representations must be made within 21 days of the date of this notice.

Paul Buckenham - Development Manager

Date of Notice:

16/10/20

