

Application for Planning Permission

[click here for case file](#)

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

EXECUTIVE SUMMARY

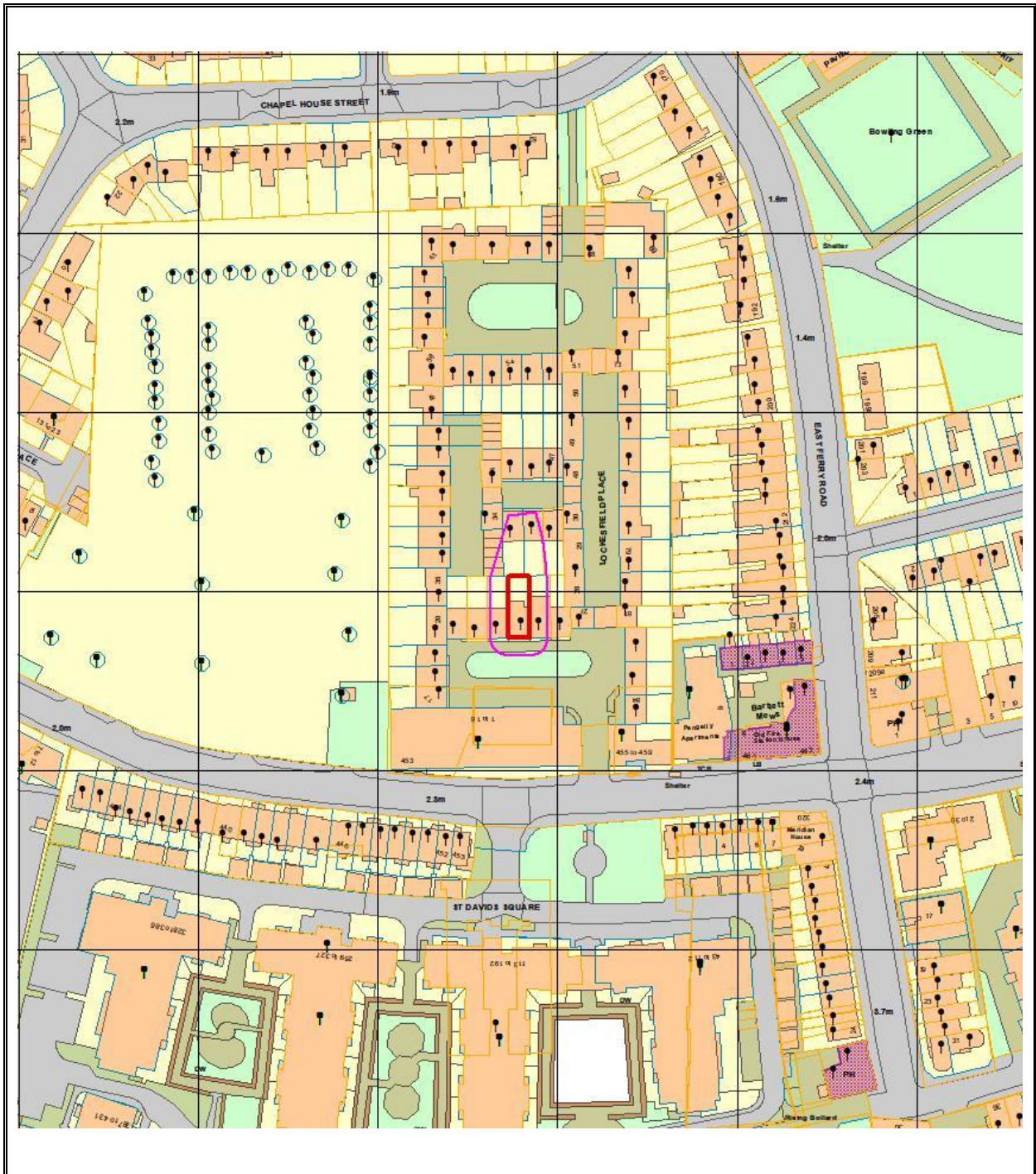
This report considers an application for a ground floor rear extension to an existing dwellinghouse within the Lockesfield Place Estate.

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 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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-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point
-  Locally Listed Buildings

**Planning Applications Site
Map
PA/20/02107**

This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as
Scale : 50m grid squares



London
Borough of
Tower Hamlets
Date: 06 January 2021



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 property is located within 'Lockesfield Place', which is a development of properties comprising of 21 flats, 5 maisonettes and 65 houses.
- 1.2 The site is not located within a conservation area and the property is neither listed nor locally 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 a 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.



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 single-family 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 46 letters of objection were received. The issues raised are summarised below:

- Concern that the property is currently used as a House of Multiple Occupation (hereafter HMO)
- Concern that the property will be used as an HMO, with a greater floorspace to accommodate more people; and the impacts that will arise, including:
 - Increased traffic and pressure on parking
 - Noise and disturbance during construction and operation
 - Increased pressure on physical infrastructure such as drainage and water systems
 - Increased pressure on social facilities such as schools
 - A greater level of anti- social behaviour
 - The large number of HMO's in Lockesfield Place has already, and will further, change its character
 - There are already 2 HMO's in the subject terrace, at numbers 22 and 26
 - Loss of another single-family dwelling
 - Lack of financial contributions to mitigate the above impacts
- Poor visual appearance of the extension; and the cumulative visual impact of extensions in the estate
- 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, 7.6; TH S.DH1.

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

Amenity - TH D.DH8

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

6.4 The 'Publication London Plan' has been sent to the Secretary of State for his consideration. The Secretary of State has up to 6 weeks to decide whether he is content for the Mayor to formally publish the Publication London Plan. The policies contained in the Publication London Plan, that are not subject to a direction of the Secretary of State, currently carry significant weight.

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 This application has received a significant number of objections, from occupiers of the Lockesfield Place estate. It is understood, from the comments received, that residents are concerned that the property is currently used as an HMO and that, as proposed and with the extension in place, the property would be occupied by a larger number of people, which may lead to an increase in anti- social behaviour, noise and disturbance and pressure on parking, amenities and services. Residents note that there are a number of existing HMO's in the estate and they are concerned that this has changed its character and reduced the number of available single-family houses.
- 7.3 Whilst the LPA recognises that there are a number of existing HMO's within the estate, the LPA has found no evidence that the property the subject of this application is an HMO. All HMO's in Tower Hamlets must have a licence, issued by the councils Environmental Health Team. The subject property does not have an HMO licence, nor has it had one in the past. In addition, the applicant has confirmed that it is a single-family dwelling house. As an extension to a single-family dwelling house, impacts of the additional floorspace on services and infrastructure are not relevant here.
- 7.4 The following paragraphs explain the status of HMO's within planning law and policy, in order to address the residents' concerns. HMO's are split into 2 distinct groups. Small HMO's (use class C4) are occupied by between 3 and 6 people. Large HMO's (use class 'sui generis') are occupied by more than 6 people.
- 7.5 Prior to 1st January 2021, the conversion of a single-family house into a small HMO's did not require planning permission, because it was a nationally set 'permitted development right'. On January 1st 2021, Tower Hamlets brought into force an 'Article 4 Direction', which removed this particular permitted development right. Planning permission is, as such, now required, to convert a single dwelling house into a small HMO. This is a 'Borough wide' Direction, which recognises the benefit of a more attentive management of HMO's and allows for the formal assessment of possible adverse amenity impacts by the LPA. The conversion of a single-family dwelling house into a large HMO's, for more than 6 people, also requires planning permission.
- 7.6 So, whilst the concerns of the residents have been recognised and addressed through the Borough- wide approach to HMO's, they are not directly relevant, nor material, to this application. If the applicant, or another person, wishes to convert the single-family dwelling house the subject of this application, into a small HMO, they must first gain permission through the formal application process.
- 7.7 The proposal raises no land use concerns.

Design and Appearance

- 7.8 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.
- 7.9 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.

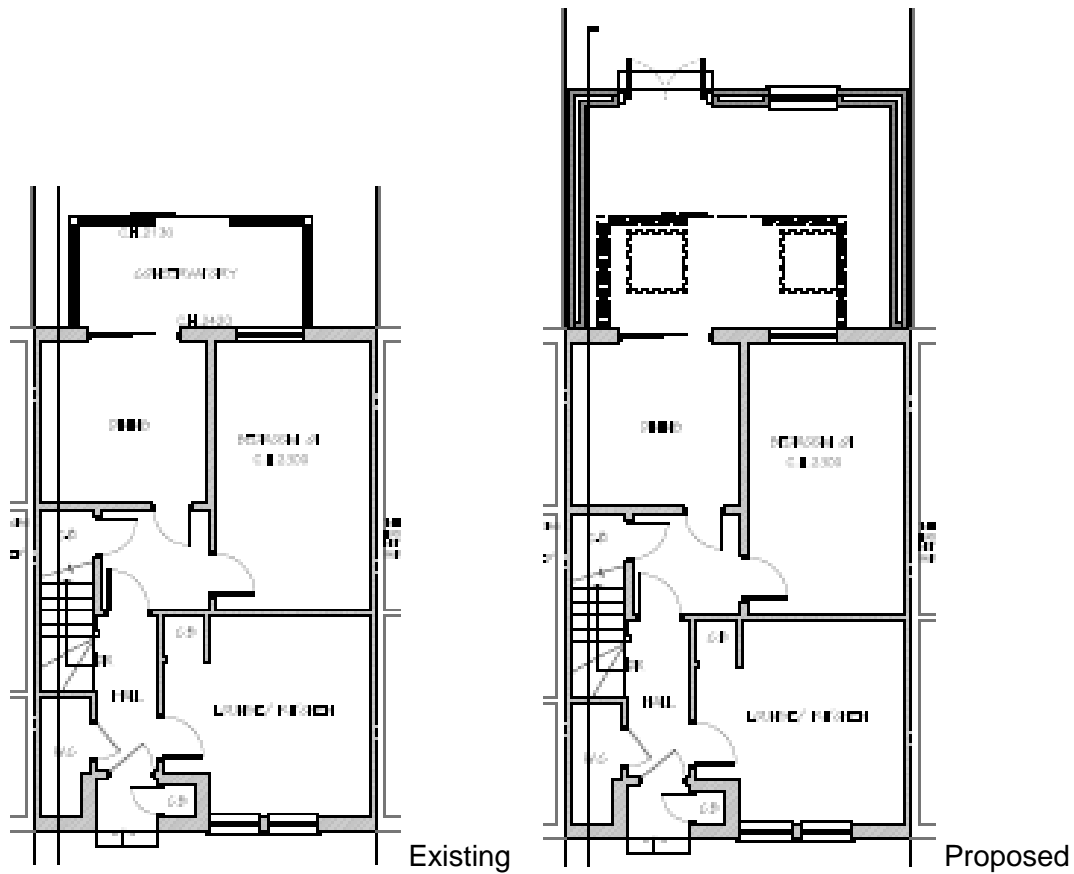


Figure 3: Existing and proposed ground floor plans

7.10 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

- 7.11 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.
- 7.12 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.
- 7.13 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

- 7.14 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.
- 7.15 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.
- 7.16 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,
- 7.17 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.
- 7.18 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.
- 7.19 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.
- 7.20 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.
- 7.21 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.

- 7.22 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

- 7.23 The application site being situated within Flood Risk Zone 2.
- 7.24 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

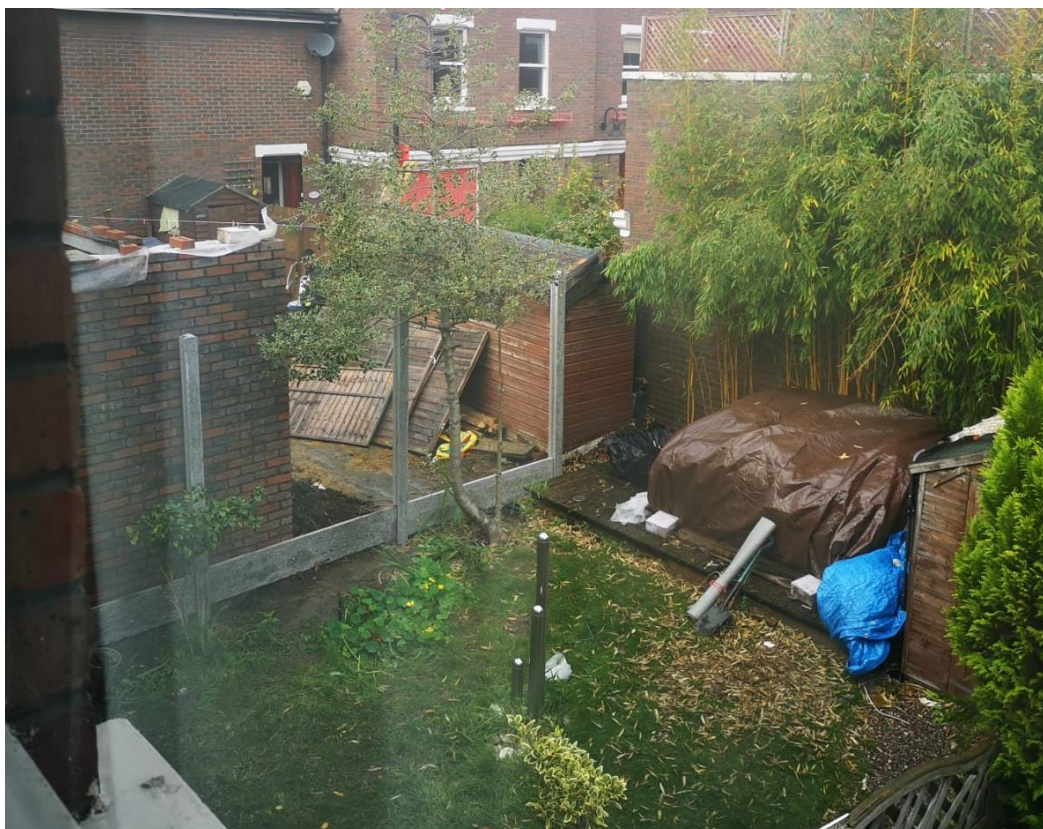
- Householder Flood Risk Assessment

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 Ground Floor Plan

1:100

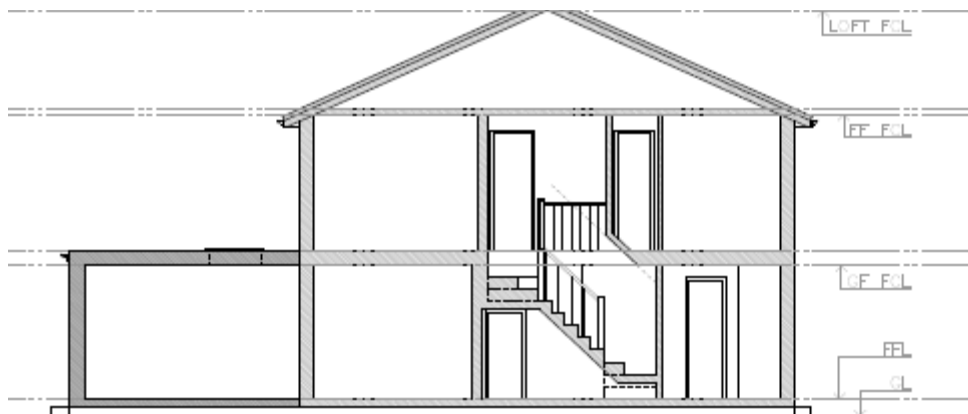
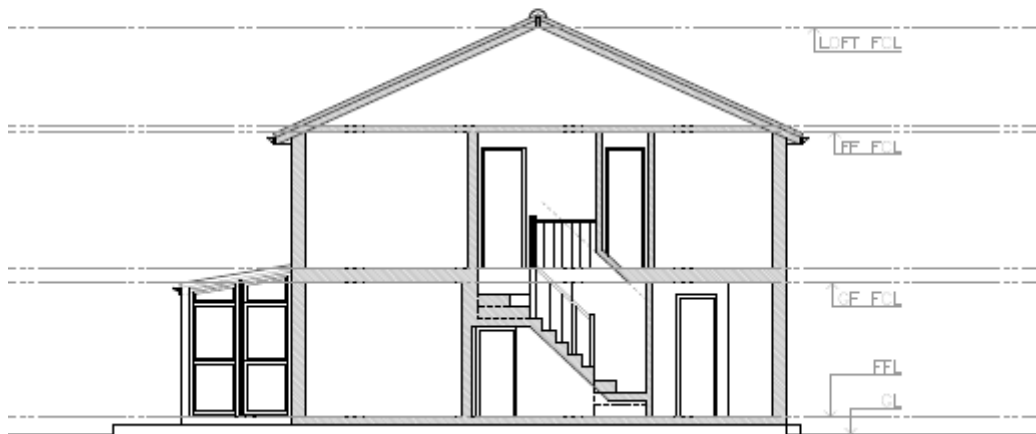
Proposed Ground Floor Plan

1:100

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

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 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

