

SECTION '2' – Applications meriting special consideration

Application No : 16/03284/FULL6

Ward:
Mottingham And Chislehurst
North

Address : Pindi Lodge Mottingham Lane
Mottingham London SE9 4RW

OS Grid Ref: E: 541694 N: 173084

Applicant : Mrs Caroline Wilson

Objections : YES

Description of Development:

Single storey side extension and roof alterations to incorporate rooflights.

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency
Smoke Control SCA 51

Proposal

The application proposes to increase the ridge height by 2.1m with the inclusion of several rooflights, to create accommodation in the roofspace. The application is also concerned with a single storey side extension to an already existing side element that would measure 1.8m in depth and 2.2m in width and would continue the existing eaves and ridge height of the host dwelling.

The application site hosts a single storey semi-detached dwelling which was previously one of many church buildings. The site shares a boundary with The Old Chapel, and St Vincent's Cottage shares a boundary with Culver, which Pindi Lodge is attached to.

The application site does not fall within the bounds of any Conservation Area nor does the property have any special designation such as a listed status, however it is adjacent to two locally listed buildings, St Vincent's Cottage and The Old Chapel.

Consultations

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

In Support:

- Occupiers of Old Chapel support the scheme subject to The Council being satisfied with the details, in particular
- The scale massing and height of the roof is appropriate in relation to adjoining properties
- No material increase in overlooking due to rooflights
- No significant loss of sunlight or daylight

In Objection:

- Unsympathetic and not in keeping with distinctive character of the building
- Loss of distinctive features such as low windows and decorative brickwork
- Insertion of bifold door would lose some of the characterful parts of the property
- Brickwork to the rear would be partially lost to make way for bifold doors
- Replacement of a large stained glass window with a second entrance
- Pindi Lodge has already been substantially extended, it would inappropriate to extend it further towards Culver
- Roof was already raised in 2005 from a flat roof to the pitched roof currently there
- Roof alterations would impact on the light and privacy of all neighbours
- Extensions may represent an overdevelopment of the site
- Extensions will impact on the limited privacy of all the adjoining properties
- Rooflights will allow direct overlooking into Culver and the garden area
- Sunlight will be lost to Yaver and The Old Chapel
- Loss of daylight to Culver
- Bifold doors will reduce privacy for adjoining properties
- The proposed bifold doors that lead to a terrace area at the side is beside the kitchen of Culver and near to a bedroom window, therefore reducing privacy to Culver when used. Fears that this area will be used as an extension of dining room
- Noise pollution as a result of use of more outside space
- Not in compliance with Policy BE1
- Extension of porch doesn't comply with 1m side space
- Roof design would not be in keeping with the character of the house
- The roof is over large and dwarfs to other properties
- Materials are not in keeping with the welsh slate seen in other properties in the road
- Foundations may not be adequate to carry out these works as it was originally a dairy
- Permission was refused previously for a first floor extension to Culver due to side space
- Extensions would be visually intrusive and is right on the boundary

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
BE10 Locally listed buildings
H8 Residential Extensions

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No1 - General Design Principles
SPG No2 - Residential Design Guidance

Planning History

Under planning reference 05/03846 permission was granted for a single storey rear extension.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Character and appearance of the Conservation Area

Policy H8 states that, "extensions above the existing ridgeline will not normally permitted." However, given that there are many different properties within the immediate vicinity with varying roof styles and ridge heights it could be considered that this increase may be acceptable, even though the increase in ridge height is very large at 2.1m increase from the original ridge. The ridge height would be 0.3m higher than the highest part of Culver and 0.8m higher than The Old Chapel (locally listed). The pitch of the roof slopes away from either boundary and as such the impact on amenity and outlook to either neighbour would be mitigated by this.

Given the marginal increase in size and the nature of the proposed accommodation within the roof, the proposal is considered to retain suitable space around the building in accordance with Policy H9.

Pindi Lodge is set back significantly from the main highway, and therefore sits considerably further back from The Old Chapel (locally listed building) and there is a distance of approximately 1.5m from the two properties. The proposal is also a suitable distance from St Vincents Cottage (also locally listed). There is no concern for the character of the street scene given that the property is set very far back in the plot, and therefore also away from the highway and given the acceptable design of the proposal.

Consideration has been given to maintain some of the design features of the original roof, including brick detailing to the front and back and maintaining a gable end at the front and rear. The rooflights closest to the neighbour at Culver are proposed to be obscure glazed and fixed shut. This will ensure that there would be less overlooking. It is noted that there may be some increase in overlooking however this is not considered to be so detrimental as to warrant refusal given the distance of the rooflights from Culver.

It is noted that there will be an increase in the bulk and massing of the roof, however given the design of the proposal and limited width of the property it is considered that this would not be so detrimental as to warrant refusal.

Some new bi-fold doors have been proposed at various points on the house including the rear and the side nearest Culver. These are considered acceptable.

The proposal is considered to preserve the character and appearance of the area in accordance with UDP Policy BE1, and the locally listed heritage assets adjacent in accordance with Policy BE10.

Amenities of adjoining residents

Due to the gradient of the road Pindi Lodge is sited higher than The Old Chapel and so as there will be no first floor windows in the side elevations it is considered that the potential for overlooking would not be increased to an unacceptable level. The rooflights to bedroom 2 on this side could not reasonably be conditioned to be obscure glazed as the other rooflights which serve this bedroom are proposed to be obscure glazed. However given the nature of rooflights being set within the pitch of the roof it is unlikely that any overlooking would occur.

The impact on the amenity of the first floor windows in The Old Chapel is mitigated by the pitch of the roof as it will remain pitched away from the boundary and given the distance of 6.5m between the two properties it is unlikely that the increase in ridge height would significantly impact the amenity enjoyed by the occupiers.

The side extension is minimal in its scale and subject to high quality materials this would be acceptable and would not cause any significant impact to any adjoining owners given its siting from the boundary and its scale.

Both adjoining properties have a higher ridge height than the existing ridge at Pindi Lodge, and this proposal would only be 0.3m higher than Culver, which is a two storey dwelling, it is considered that there would be little impact on this adjoining dwelling.

There will be some visual impact and change in outlook from the properties to either side given the increase in roof height and bulk and Members will wish to carefully consider this in determining this application with regard to Policy BE1. Photographs from Culver are available on file.

On balance, Members may consider that this application is acceptable in this location and does not result in undue harm to neighbouring residential amenity or harm to the street scene.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Details of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.