

135c Kennington Park Road



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Claire Cook
 Scale 1/1250
 Date 12/7/2007

Southwark
 Council

Item No. 2	Classification OPEN	Decision Level Walworth Community Council	Date 23.7.2007
From Interim Head of Development & Building Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-1191) Erection of a two storey rear extension to increase living accommodation		Address 135C KENNINGTON PARK ROAD, LONDON, SE11 4JJ Ward Newington	

PURPOSE

- 1 To consider the above application which is for Community Council consideration due to a request by a ward Member.

RECOMMENDATION

- 2 Refuse planning permission for the reasons set out in the recommendation.

BACKGROUND

Site location and description

- 4 The application property is a rectangular shaped site located on the southeast side of Kennington Park Road, midway between Kennington Park Place and Braganza Street. The site is currently occupied by a Grade II listed terrace dating from the 18th century, with the building to the rear being occupied by the application building No. 135C Kennington Park Road which dates back to 1873. The portion of the terrace occupied by 135C is a two storey rear extension to the original terrace dwellinghouse. Access to the flat is provided from a first floor hallway, with access to private amenity space provided by a ground floor door to the rear garden.
- 5 The existing flat is approximately 32sqm in floor area over the two floors. The southwest flank walls of the building has six exterior windows and one single door. Windows are located in the southeast (rear) or northeast (boundary flank) walls.
- 6 The application property is located in the Kennington Park Road Conservation Area and is a Grade II listed building.

Details of proposal

- 5 The application proposal is for the erection of a two storey rear extension to the existing two storey flat at the rear of the terrace building. The proposed rear extension would have a depth of 3.15m at both ground and first floor levels. The width of the extension would approximately match the width of the existing rear wall at 3.05m. The height of the rear extension would measure 5.45 at the top of the parapet wall. Two new windows will be located in the southwest flank wall of the new extension. The proposed extension would provide a new lounge and an additional bedroom, resulting in the existing one bedroom flat being extended to a two bedroom flat. Approximately 15.5sqm of additional floor area will be provided.

Planning history

- 6 07-AP-0663 - 135C Kennington Park Road - Erection of a two storey rear extension to increase living accommodation
Refused - 11/05/2007

07-AP-0663 - 135C Kennington Park Road -Erection of a two storey extension to existing rear outlet to increase living accommodation
Granted Listed Building Consent - 18/05/2007

03-AP-0475 - 135A Kennington Park Road - External and internal alterations including replacement sash windows at ground level (front elevation, new rear door at ground floor level, realignment of internal partitioning and general refurbishment
Granted - 25/04/2003

Planning history of adjoining sites

- 7 06-AP-0321 - 137 Kennington Park Road - Replacement of front windows, replacement of rear door and other minor external alterations, internal alterations and refurbishment
Granted - 28/4/2006

06-AP-0320 - 137 Kennington Park Road - External alterations including replacement timber sliding sash windows, replacement of security bars at basement level with painted white mild steel bars and replacement of rear door with glazed soft wood doors.
Granted - 04/12/2006

There is no planning history for 133 Kennington Park Road

FACTORS FOR CONSIDERATION

Main Issues

- 8 The main issues in this case are:
- a] The principle of the development in terms of land use and conformity with strategic policies;
 - b] The impact of the proposal on neighbouring properties;
 - c] The impact on the appearance and character of the premises and the immediate vicinity
 - d] The impact of the development on the Conservation Area and the Listed Building qualities

Planning Policy

- 9 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted,

the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

Emerging Southwark Plan - Modifications Version [March 2007]

Policy 3.2 - Protection of Amenity

Policy 3.11 - Quality in Design

Policy 3.16 - Conservation Areas

Policy 3.17 - Listed Buildings

Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage

Policy 4.2 - Quality of Residential Amenity

Southwark Unitary Development Plan 1995 [UDP]

Policy E.2.3 - Aesthetic Control

Policy E.3.1 - Protection of Amenity

Policy E.4.1 - Conservation Areas

Policy E.4.4 - Protection of Buildings of Special Architectural and Historical Interest (Listed Buildings)

Policy E.4.6 - Proposals Affecting Listed Buildings

Policy H.1.8 - Standards for New Housing

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

None

Consultations

Site Notice:

04/06/2007

Press Notice:

07/06/2007

Internal Consultees

Archaeology

Statutory and non-statutory consultees

None

Neighbour consultees

Please see appendix

Consultation replies

Internal Consultees

Archaeology - Due to the limited scale of this extension there is no need for any archeological input into this case.

Statutory and non-statutory consultees

Not applicable

Neighbour consultees

Two submissions were received from 133 and 137 Kennington Park Road objecting to the proposal on the following grounds:-

- Reduction of light to neighbouring properties
- loss of daylight to garden areas
- loss of outlook
- overlooking; and

impact on architecture.

PLANNING CONSIDERATIONS

Principle of development

- 10 There is no objection in principle to extensions to residential premises provided that they do not affect the amenity of adjoining occupiers and in this case they do not impact on the character and appearance of the conservation area and listed building.

Environmental impact assessment

- 11 Not required due to the small scale of the development.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 12 The proposed development would result in an increase in the bulk of the building, extending the depth of the existing two storey rear extension by a further 3.15m towards the rear of the site. The existing rear extension has a height of 5.65m at the boundary with the adjacent property to the northeast at 133 Kennington Park Road. It is considered that the proposed two-storey extension will cause significant overshadowing of the rear garden area of this site, reducing the amenity of the outdoor private amenity space of the neighbouring site.
- 13 The Council's Supplementary Planning Guidance states that extensions should not be of such a size or scale that would visually dominate neighbouring properties and that in general, rear extensions should not project more than 3m beyond the rear of adjoining houses so to avoid problems of overshadowing. The existing rear extension measures a depth of 7.3m beyond the rear wall of the adjacent dwelling to the northeast (No. 133) already and the proposed extension would increase this depth to approximately 10.45m. This would have significant effects of overshadowing and loss of daylight to the rear windows of the adjacent building (No. 133) and the rear garden of that adjacent site.
- 14 The depth of the extension would also impact adversely on the outdoor amenity space of the other units at 135A and 135B Kennington Park Road, resulting in increased building bulk, increased overshadowing and loss of outlook. The additional windows to habitable rooms would potentially impact on the privacy of these sites through overlooking. While the applicant has proposed that the first floor window be glazed with opaque glass, overlooking would be an issue if the window was opened. The Council's Supplementary Planning Guidance also states that two storey extensions will usually only be permitted at the side of houses. At the rear, two storey extensions would usually cause problems of dominance and overlooking for neighbouring properties, as in this case.
- 15 It is therefore considered that the application fails to meet the provisions of the Supplementary Planning Guidance and would be harmful to the amenity of adjoining residents, creating increased bulk, loss of outlook, overshadowing and potential loss of privacy.
- 16 The existing development is an extremely small single bedroom unit. The proposed development would increase the occupancy of the dwelling to a two bedroom unit. The bedrooms provided each have a floor area of 8.5sqm, replacing the existing bedroom of approximately 10sqm. This would result in a main bedroom below the minimum room sizes provided in the Council's Supplementary Planning Guidance,

providing accommodation, which would be considered inappropriate for the occupants of the site. In addition the proposal increases the occupancy of the development while the extension reduces the outdoor amenity area that is available for the occupants. The existing amenity area is small, narrow and somewhat restrictive in its usability, which would be further compounded by the proposed development.

- 17 It is therefore considered that the proposed development would be likely to result in a degeneration of the living conditions of the development resulting in living conditions inappropriate for the future occupants of the unit.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 18 The adjacent uses of the surrounding environment are residential in nature and would not be considered to impact on the proposed development.

Traffic issues

- 19 As the residential unit is already in existence and the proposed development does not increase the occupancy of the site beyond a two bedroom unit there are no traffic issues related to the proposed development. The development would not impact on any parking provisions that currently exist.

Design issues and impact on character and setting of a listed building and/or conservation area

- 20 The subject site is located in the Kennington Park Road Conservation Area and the terrace is considered a Grade II building.
- 21 The extension has been designed to replicate proportions, detailing and materials, and attempts to make it more proportionately balanced. Although the external appearance of the materials would not result in any harm on the Conservation Area or the Listed building, the detrimental effects on neighbouring amenity outweighs quality of building materials in this case.

Planning obligations [S.106 undertaking or agreement]

- 22 None necessary.

Other matters

- 23 No other matters are considered necessary for consideration in the processing of this application.

Conclusion

- 24 The proposed two-storey rear extension would result in a development which would harm the living conditions and amenity of the adjacent sites resulting in increased bulk, a loss of outlook, increased overshadowing, loss of daylight and loss of privacy. In addition the development would result in living conditions which would be considered inappropriate for the future occupants of the building. The proposed development fails to accord to the Supplementary Planning Guidance and it is considered that the development would not be consistent with policies 3.11 (Quality in Design), 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Amenity) of the Emerging Southwark Plan - Modifications version [March 2007] and policies E.3.1 (Protection of Amenity) and H.1.8 (Standards for New Housing) of the Southwark Unitary Development Plan 1995 [UDP].

COMMUNITY IMPACT STATEMENT

25 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

c] The likely adverse or less good implications for any particular communities/groups have also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

26 None due to the recommendation to refuse permission.

LEAD OFFICER	David Stewart	Interim Head of Development and Building Control
REPORT AUTHOR	Devon Rollo	Planning Officer [tel. 020 7525 5410]
CASE FILE	TP/1375-135	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

Appendix

08/06/2007 61A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 61B DE LAUNE STREET LONDON SE17 3UR
08/06/2007 TOP FLOOR 137 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 133 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 137 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 58A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 59 DE LAUNE STREET LONDON SE17 3UR
08/06/2007 60 DE LAUNE STREET LONDON SE17 3UR
08/06/2007 61 DE LAUNE STREET LONDON SE17 3UR
08/06/2007 FLAT 61 DE LAUNE STREET LONDON SE17 3UR
08/06/2007 135 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 59B DE LAUNE STREET LONDON SE17 3UR
08/06/2007 59A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 60A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 60B DE LAUNE STREET LONDON SE17 3UR
08/06/2007 FLAT A 58A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 FLAT B 58A DE LAUNE STREET LONDON SE17 3UR
08/06/2007 BASEMENT FLAT 137 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 FLAT A 135 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 FLAT B 135 KENNINGTON PARK ROAD LONDON SE11 4JJ
08/06/2007 GROUND FLOOR AND FIRST FLOOR FLAT 137 KENNINGTON PARK ROAD LONDON SE11 4JJ

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Ms D. Summers
Application Type Full Planning Permission
Recommendation Refuse

Reg. Number 07-AP-1191

Case Number TP/1375-135

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Erection of a two storey rear extension to provide additional living accommodation

At: 135C KENNINGTON PARK ROAD, LONDON, SE11 4JJ

In accordance with application received on 25/05/2007

and Applicant's Drawing Nos. 0241/00 Rev A, 0241/01, 0241/02, 0241/03, 0241/04, 0241/05 B, 0241/06 A, 0241/07 A, 0241/08 A, 0241/09 A, Design and Access Statement

Reason for refusal:

The proposed two storey rear extension by reason of its height, depth and position, would result in an overbearing impact, unacceptable sense of enclosure and reduction in light to the neighbouring dwellings, at Nos. 133, 135, and 137 Kennington Park Road, to the detriment of the amenity of those occupiers. As such, the proposal is contrary to Policy 3.2 'Protection of Amenity' of the emerging Southwark Plan March 2007 and Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan 1995 [UDP] and SPG 5 'Standards, Controls and Guidelines for Residential Development' and SPG 'Residential Design Standards'.