

SUPPORTING STATEMENT



**TWO STOREY REAR EXTENSION WITH PITCH ROOF TO CREATE A 2 STOREY
2 BEDROOM SELF CONTAINED FLAT**

AT

34 CONYERS ROAD, LONDON SW16 6LT

FOR

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PREPARED BY

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1.0 INTRODUCTION

This Supporting Statement has been prepared by Russell Associates Architects on behalf of our client Mr Michael Williams for a planning application in respect of the construction of a 2 storey rear extension to create a two bedroom self contained flat with a pitched roof. To facilitate this it is proposed to insert (on the side elevation) 2no Side hung casement windows to Unit 2 (First Floor) and Unit 5 (Second Floor) to replace the windows that are covered by the new rear extension.

The existing property consists of a basement flat which is accessed from the rear and then there are 2 No self-contained studio flats, and an undesignated room at ground floor level, with 3 No HMOs on each of the first and second floors giving 10 units in all, including the basement flat. The proposal adds a 2 bed flat to the existing units, increasing the number of units by one to 11. This gives an improved balance of units within the building.

Historically a similar rear extension was approved but this consent was not implemented and has now lapsed. There is also a recent approval for a house at the bottom of the garden. This has not yet been implemented but is in hand, and the extension is being coordinated to allow for this. The opportunity is also being taken to improve refuse storage and to provide secure cycle storage, and a disabled parking space.

A number of properties on this road have been extended, as part of the regeneration of the area. This scheme will add to that and will make the best use of this under-used site, in accordance with government guidance.

2.0 SITE AND SURROUNDINGS

2.1 The Site

The property is a traditional Victorian style house which is located on the north end of Conyers Road. The existing building has four floors, and it was built in red stock brickwork on the front façade and yellow stock brickwork at the rear and side with decorative red brickwork around openings. The house has a pitched roof with gables to the front, side and rear facades. See Appendix 1 for drawings of the existing site and building and Appendix 5.1 for photographs.

Internally there is a basement flat which is accessed from the rear and then there are 2 No self-contained studio flats, and an undesignated room at ground floor level possibly an HMO room), with 3 No HMOs on each of the first and second floors giving 10 units in all, including the basement flat.

There was a garage with a pitched roof at the rear of the property which was accessed along the side of the building. This was operating as a repair garage, which had a negative environmental and social impact on the area and local residents, however this has now been removed under the consent to develop the rear site as noted at Section 3 below.

2.2 The Surroundings.

The site is located in an area which has a wide variety of mainly residential buildings. The largest group is formed of Victorian semi-detached houses, plus modern houses and some flats at the south end of Conyers Road. Most of the buildings have three / four storeys with a basement. The properties in the area and their gardens are very variable in size, this is partly because there is a railway line at the rear which runs at an angle to the street, causing gardens to taper.

Conyers Road is a turning off of A216 Mitcham Lane which is the main road that links Mitcham and Streatham. It is a short walk to Streatham Town Centre and Streatham Common to the East. A number of buses run down Mitcham Lane and the site is a short walk from Streatham mainline railway station, which gives a good PTAL of 4 (Appendix 3.1). This is therefore a sustainable location where there is a presumption in favour of development.

The site is in Flood Zone 1 where there is a low risk of flooding, so no Flood Risk assessment is required. (See Appendix 3.2)

3.0 PLANNING HISTORY

There are number of planning applications for the property on 34 Conyers Road.

3.1 Bed-Sitting Rooms First & Second Floors:

Approved Council Ref: 87/01350/PLANAP

Establishment of the use of the premises as 3 bed-sitting rooms on the 1st floor and 3 bed-sitting rooms on the 2nd floor. This was approved on 12 May 1987. The application originally included the 3 bed-sitting rooms on the ground floor as well, however the Council advised that under the rules at that time it was not possible to grant established use, so it was omitted, but this had the effect of confirming that there were three units on the ground floor as far back as 1987.

3.2 Partial Conversion: Approved Council Ref: 87/01413/PLANAP

As a result of the above, an application was made for conversion of the ground floor and basement to provide 2 No 2 bedroomed self-contained flats, together with elevational alterations. This was approved on 15 December 1987, but was not implemented because the rooms were already let out and occupied, and indeed they have been ever since. There have been a number of long term tenants, so the opportunity did not arise to carry out the work without displacing people who considered this as their home.

3.3 Conversion & Extension: Approved Council Ref: 90/00533/PLANAP

This application was for conversion and use as 8 self-contained residential units, including demolition of a single storey building at rear, erection of a part single, part two storey, part 3 storey rear extension and elevational alterations, together with the erection of a block of 5 domestic garages in the rear garden and formation of 2 car parking spaces in the front garden, plus related external works, including landscaping. See appendix 4 for the Appeal decision and drawings.

The Council failed to make a decision within the statutory period, so this application was taken to Appeal where it was upheld by the Inspector on 31 May 1991. However, with the delay the project lost impetus, and again with the long term tenants the opportunity did not arise to carry out the work without displacing people.

3.4 Garages to Rear: Approved Council Ref: 90/00535/PLANAP

This application was for demolition of the single storey building at the rear and erection of a block of 5 domestic garages in the rear garden. Again, the Council failed to make a decision and this formed part of the above appeal, which was upheld. The Inspector specifically approved this application for garages in its own right and separate from the conversion and extension of the building. This was also approved at Appeal on 31 May 1991.

3.5 Certificate of Lawfulness (Existing) for use of the Ground Floor as an HMO containing 3 rooms and use of the basement as a self-contained flat.

Refused

Council Ref: 18/04421/LDCE

The use of the building in separate bedsit units had developed over the years, so Russell Associates were asked to regularise the situation, and various applications were made. This first application of 2018 was refused on the basis that:

The evidence submitted is considered insufficient and unsatisfactory in conjunction with contradictory evidence fails to allow the Local Planning Authority to conclude that on the balance of probabilities, the property has been in use as three rooms in association with an HMO use and one self-contained flat at basement level for a period of at least four years since the date of the application.

We did not agree with this decision on the basis that although there may have been gaps in the information, on the balance of probabilities the use was demonstrated. However, from the Officer's Delegated report, it was noted that it was not only that the information was considered to be insufficient as such, but that it showed 2 self-contained units, which albeit rather small, in the officer's view did not fall within an HMO use in conjunction with the upper floors. It was also noted that one unit was not self-contained. We considered going to appeal, but instead we gathered additional information, and made further applications.

3.6 Application for Certificate of Lawfulness (existing) in respect of a self-contained unit (Flat 1).

Approved 19 Dec 2019 Council Ref: 19/03833/LDCE

Following the above refusal this application was made in respect of the semi-basement flat, with additional information and consent was granted. This application confirmed Flat 1 as a self-contained one bedroom flat.

3.7 Application for Certificate of Lawfulness (existing) in respect of two self-contained residential units on the ground floor (Flat 2 and Flat 3).

Approved Fri 20 Dec 2019 Council Ref: 19/03835/LDCE

This was submitted simultaneously with the above and confirmed Flats 2 and 3 as self-contained flats, rather than as related to the HMO above, because they are self-contained.

3.8 Application for Certificate of Lawfulness (existing) in respect of the property (Room 4) as a HMO.

Refused 24 Jan 2020 Council Ref: 19/03836/LDCE

This application was unfortunately refused. The unit has its own dedicated bathroom, but this is accessed via a common hallway, so was deemed by the Council to be neither fully self-contained nor an HMO, which rather leaves this room in limbo, even though it continues to be occupied, in effect as a self-contained unit as it has its own dedicated WC albeit outside the area of the unit.

3.9 Demolition of existing rear garages and erection of a 2 bed 2-storey house.

R/O 34 Conyers Road:

Approved 17 Sept 2021 Council Ref: 20/04319/FUL

This application was for a two bedroom house at the bottom of the garden, and included demolition of the existing repair garage. This was approved and is currently in the process of being implemented, although works have not yet commenced on site, apart from demotion of the garage. See Appendix 5 for Approved Scheme.

3.10 Conversion of Property

34 Conyers Road:

Withdrawn

Council Ref: 21/04731/FUL

Conversion of the property, involving excavation / extension to the basement, erection of 2 storey rear extension and roof extension to provide 4 self-contained flats, plus the retention of the basement flat and 5 HMO units, together with installation of new side windows and provision of refuse and cycle stores. This was withdrawn in discussion with the Council.

4.0 Adjacent Properties

A great number of adjacent properties on both sides of Conyers Road have extensions to the rear:

4.1 12 Conyers Road:

Council Ref: 18/02014/LDCE

Application for a Certificate of Lawful Development (existing) with respect to the division of the building into three self-contained flats.
This was approved on 4 July 2018

4.2 16 Conyers Road:

Council Ref: 17/03968/LDCE

Application for a Certificate of lawfulness (Proposed) with respect to the change of use from single dwelling house (Class C3) to a small HMO (Class C4) for up to 6 occupants. This was approved on 06 November 2017.

4.3 14 Conyers Road:

Council Ref: 16/04882/FUL

Erection of a ground floor rear extension with two rooflights and part first floor rear extension. This was approved on 11 October 2016.

4.4 8 Conyers Road:

Council Ref: 14/03733/FUL

Demolition of existing dwelling house and erection of a 4 storey building (plus basement) to provide 8 self-contained flats with new landscaping including private and communal outdoor space and provision for cycle and refuse storage
This was approved on 21 August 2007.

4.5 8 Conyers Road:

Council Ref: 07/01805/FUL

Demolition of existing single-storey rear extensions and erection of part single part-two storey rear extension together with installation and alterations to the side and rear windows and doors at ground and first floor levels.
This was approved on 21 August 2007.

4.6 4 and 6 Conyers Road:

Council Ref: 07/04519/FUL

Demolition of existing garages and erection of a 2 storey single dwelling house with off street parking for 2 cars. This was approved on 16 January 2008.

4.7 10 Conyers Road:

Council Ref: 06/00340/FUL

Conversion of a single dwelling to provide 4 self-contained flats with associated alterations. This was approved on 16 January 2008.

4.8 30 Conyers Road:

Council Ref: 91/00922/PLANAP

Retention of existing 2 storey rear extension in conjunction with the use of the premises as a guest house. Decision status unknown, 06 December 1991

4.9 Summary

As can be seen, there are many other extensions and conversions to self-contained flats approved in the immediate area.

5.0 PRE-APPLICATION SUBMISSION

We engaged in the formal pre-application process and submitted drawings and a supporting statement for consideration. The pre-application planning advice received is attached at Appendix 8. This scheme responds to the points raised. Although our client was attempting to improve the internal layout and arrangement, the planners do not appear to favour this, so the scheme is now limited to a rear extension, without any changes to the internal layout of the main building.

6.0 PROPOSED SCHEME

6.1 Generally

(See Appendix 4.1 – 4.6 for the proposed floor plans, elevations and sections). Our client would like to improve the balance of units. There is only one proper flat currently, with a large number of small units. 3 were designated as flats because of the amount of time they have existed, (approved under a certificate of lawfulness in 2019) although in practice 2 of these are no more than self-contained bedsits. Then the top two floors have bedsits, (as an HMO), again because they have been there for so long, and in fact approved under established use back in 1987. This scheme is considered in conjunction with the recently approved scheme to build a house at the rear.

6.2 Proposed Flat (Ground Floor & First Floor)

A new ground floor flat (on two storeys) is added in an extension to the rear. This is a 4 person 2 bedroom flat of 84.2m² (Unit 1A). This has a good layout, and good sized rooms which exceed minimum requirements. The flat has a rear garden to provide external amenity space which is accessed with sliding folding doors. The flat has a good dual aspect layout, with good sized rooms which exceed minimum requirements.

6.3 Summary of Proposed Accommodation (Unit 1A)

The revised accommodation schedule is:

Two Bed Flat	Unit 1A 2 Bed 4 P Flat	84.2 m²
Ground Floor	Kitchen/Living/ Diner	28.2m ²
	Bedroom	13.6m ²
	Bathroom	4.2m ²
	Storage	2.0m ²
First Floor	Bedroom (with en-suite)	17.5m ² + (en-suite)

6.4 New Windows to First and Second Floors

In addition to the two storey rear extension, it is proposed to insert (on the side elevation) 2 no Side hung casement windows, to match the existing, for Unit 2 (First Floor) and Unit 5 (Second Floor) to replace the windows that are covered by the new rear extension.

6.5 Design & Materials

The extension will generally be built with a form sympathetic to the existing building with materials and details to match the existing main rear elevation using yellow stock brick. The extent and form of the extension is broadly the same as that previously approved back in 1999

6.6 Parking & Refuse

See Drawing number 1356/31A and 35 for details.

i) Parking

There is currently no off street parking for the existing building, and whereas the approved scheme from 1999 showed two parking spaces on the frontage, the Council have now advised in the that they do not want any off street parking here, so this has been removed from the scheme.

ii) **Cycle Parking**

There is currently no provision for cycle storage for the existing occupants, so this application takes the opportunity to provide secure cycle storage on the frontage so gives a considerable improvement. See drawings no 31A and 35 for details.

iii) **Refuse Storage**

Similarly, there is currently no specific provision for refuse storage for the existing occupants, with bins just left out on the drive, so again this application takes the opportunity to provide designated refuse storage, in the case to the side, which again gives a considerable improvement. See drawings no 31A and 35 for details.

6.0 PLANNING CONSIDERATIONS

6.1 Effect on the Amenity of the Host Building

A number of the existing residential units are rather small, so the proposals give a much better balance within the building. The retained HMOs are all occupied by long term tenants who consider this to be their home. This needs to be respected, so their units are unaffected.

The new flat and room sizes comply with the minimum flat sizes as set out in the Housing Supplementary Planning Guidance, the London Housing Design Guide and Policy 3.5, Quality and design of housing developments. The building is also provided with refuse and cycle storage where now currently exists, so is improved in this sense as well. Visually, the extension is in keeping with the main building in materials and with details to match the existing, and the front elevation is unaffected.

Overall, the amenity of the existing building is improved.

6.2 Effect on Amenity of neighbours

We have been careful to respect the amenity of the neighbours with regard to loss of light, loss privacy or increased sense of enclosure, and it is our view that there will be no adverse material effect. In respect of the properties to the side, there are no windows facing straight to our property and we have been careful to avoid any adverse impact and to avoid overlooking.

The new building approved at the rear falls to be considered. Although this has not yet been built, the project is in hand. See Dwg Nos 33 and 34A which illustrate the relationship on plan and elevation. At ground floor level there is of course a garden fence separating the buildings, so there is no view from the ground floor of the new house to the extension at basement level. The distance from ground floor level in the extension is 18.8m, and this increases further to the first floor windows of the new house, which are set back in dormers. The first floor of the extension then set back further. Separation distances all exceed 20m which is the normally accepted distance, so we have been very careful to avoid any material overlooking.

6.3 Effect on the Character and Appearance of the Area

The proposed extension is to the rear so can only be seen from the front in an oblique view, so the potential for an effect on the area is limited. In so far as it can be seen it matches the material and design common to the area. This is more or less the same as previously approved, so was not seen to be an issue at that time. There are also similar properties with 2/3 storey extensions which have been granted and built near our site. Such as no 30 Conyers Road. The provision of a refuse store will tidy up the frontage as compared to loose bins on the drive.

In respect of the character, as pointed out the proposals do not give rise to an increase in the number units, which might have been seen to be an issue. There is the same number of units, just better quality, which can only improve the character of the area.

7.0 ACCESSIBILITY

There is a limited opportunity to address any possible accessibility issues as the proposal for the upper levels consists of the extension and refurbishment of an existing building. There is a new access on the side to the new flat at the rear (extension) of the ground floor which has a level access. There is no possibility of the flats being made wheelchair accessible for existing units however in general terms, the units meet or exceed the minimum sizes so the rooms themselves do. We had proposed a disabled parking space, but the Council have advised that this is not wanted, so it has been omitted from the scheme.

8.0 FLOOD RISK

The site is within Flood zone 1 therefore a flood risk assessment is not needed.

9.0 SUMMARY

The existing residential accommodation consists of a basement flat, small self-contained studio flats, and HMO rooms. These units are unaffected by the proposals.

Our client would now like to improve the overall accommodation of the building by adding a 2 storey extension to provide a 2 bed 4 person flat.

We have also taken the opportunity to add cycle and refuse storage, so overall, the proposal considerably improves the quality and amenity of the building.

This has been achieved without any material adverse effect on the amenity of the neighbours. We have been careful to respect the amenity of the neighbours in respect of loss of light, loss privacy or increased sense of enclosure, and any small effect will not be material. The proposal has also been very carefully considered to relate to the recently approved scheme for a house at the rear of the site.

Similarly, there is no adverse effect on the character or appearance of the area. The proposed extension is to the rear so can only be seen from the front in an oblique view, so the potential for an effect on the area is limited. In so far as it can be seen it matches the material and design common to the area. The provision of a refuse store will tidy up the frontage as compared to loose bins on the drive.

It is also relevant that the increased envelope is less than what was previously approved, which was not seen to be an issue at that time. There are also similar properties with 2 / 3 storey extensions which have been granted and built near our site, such as no 30 Conyers Road.

Overall, we have a good scheme which is entirely in accordance with government policies to make the best use of sustainable sites with good transport links.

Russell Associates Architects