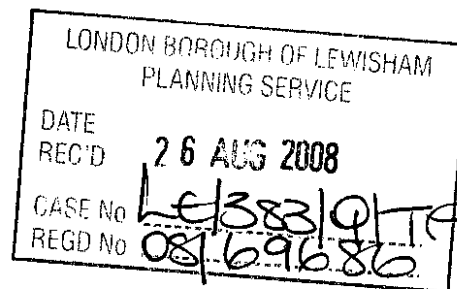


SUPPORTING PLANNING STATEMENT FOR ALTERATIONS AND  
EXTENSIONS AND CHANGE OF USE OF EXISTING WAREHOUSE  
BUILDING AT REAR OF 11 PERRY VALE, FOREST HILL, LONDON  
TO PROVIDE FOR 3 SELF CONTAINED TERRACED PROPERTIES.



Statement prepared for:

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Statement prepared in association with:

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References:

1. London Borough of Lewisham Reference: N/A
2. Planning & Development Services Ltd Reference: PVA-080808-2

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## DOCUMENTS & REFERENCES

### Illustrative Material

- Appendix 1            General Area Plan & Site Location Plan.
- Appendix 2            Detailed Drawings of Proposed Development.
- Appendix 3            Site Photographs & Plan of Direction of Photographs.

## SUMMARY STATEMENT

This statement supports an application for planning permission for the change of use of the existing warehouse building at the rear of 11 Perry Vale, Forest Hill, to provide for 3 self contained 2 bedroom terraced houses.

The statement describes the application site and its environs, the relevant planning history, the development subject to this application, the merits of the development and planning policy issues, with a summary of the applicant's case.

In summary of the application the applicant considers that the scheme as submitted, for the 3 x 2 bedroom terraced houses is well considered and appropriate to this location.

Full account has been taken of the location of adjoining properties and the means of access, parking and general locational characteristics. Due regard has also been paid to the design, siting, location and scale of the extension and alterations proposed.

As such the proposal is considered by the applicant to be suitable for this location and if allowed would allow an underused building to be brought back into a beneficial use which is in the interests of its longer term future.

## THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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PLANNING APPLICATION FOR THE EXTENSION AND ALTERATION AND CHANGE OF USE OF A WAREHOUSE BUILDING AT THE REAR OF 11 PERRY VALE, FOREST HILL TO PROVIDE FOR 3 SELF CONTAINED TWO BEDROOM TERRACED HOUSES.

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### 1.0 Introduction

#### 1.01 Background to the Proposed Development

- 1.01.01 This statement establishes the planning case in support of the proposed development and seeks to explain the associated issues.
- 1.01.02 Appendix 1 illustrates the wider locational aspects of the site and the location of the site, with Appendix 2 showing the more detailed development and location of the application site; the site is edged in red on this plan.
- 1.01.03 It is intended to outline the merits of this development in the context of Lewisham's current adopted Unitary Development Plan, Local Development Framework and Supplementary Planning Guidance.

## 2.0 The Application Site and its Environs

2.01 The proposed development relates to an existing single storey warehouse building. The building is constructed of brickwork with a flat roof. The building is located on the south side of Perry Vale, Forest Hill to the rear of properties facing directly onto Perry Vale. Forest Hill station is within a few minutes walk from the site and access to the proposed flats is to be via an existing access road to the rear or via the existing pedestrian right of way between 11 and 13 Perry Vale.

2.02 Appendix 1 illustrates the general area around the site concerned and shows the site in relation to Forest Hill Station and local amenities.

2.03 As can be seen from the plan at Appendix 2, the property does not have any particularly important elevational aspect to it as it is located to the rear of properties onto Perry Vale. The main elevation to the warehouse faces south east onto the side access.

2.04 The area immediately around the application site is generally residential with previous storage buildings having been converted to residential use.

2.05 Photographs of the application site and its immediate environs are contained within Appendix 4 and clearly show the current situation in regard to the proximity of existing buildings.

2.06 The applicant therefore considers that the change of use and extension of the warehouse to provide for 3 self contained terraced properties would bring back into a much more beneficial use an underused building.

### 3.0 Relevant Planning History

3.01 There has been a previous planning refusal on this site which is referenced DC/08/68193. This refusal highlighted a number of issues which have been considered and revised on this current application.

3.02 It would appear that there are no other significant or relevant planning decisions pertaining to this property.

#### 4.0 The Scheme of Development & Planning Policy

- 4.01 The development the subject of this application seeks to extend the existing flat roof area and convert the ground floor warehouse to provide for 3 self contained two bedroom houses. The warehouse building was originally used as part of the banqueting hall but changes at the hall now do not require the warehouse for storage. The building itself did not employ any staff as it was ancillary to the banqueting hall and as such was only used to store goods associated to the hall. There is therefore no loss of employment floorspace with this change of use.
- 4.02 Details of the development proposals are contained within Appendix 2 and clearly show the existing building and its general location.
- 4.03 From the detailed drawings at Appendix 2 it is clear that the accommodation being provided complies with council policy for space standards and the overall size of the units.
- 4.04 The alterations to the building comprise those relating to the roof area and the new external stairway from the ground floor up to the first floor accommodation and the conversion of the ground floor. There are no alterations to the footprint of the building and there are no other extensions to the building other than the roof area.
- 4.05 The first floor extension to the building is to be in brickwork to match existing. Access to the site generally will be via the rear access road or the pedestrian right of way between 11 and 13 Perry Vale, both these access ways are shown on the attached plans.

- 4.06 Due to the location of the hall being close to public transport, there is no parking provision for the accommodation being provided therefore pedestrian access only is to be included.
- 4.07 The building as existing has 121 square metres of storage space at ground floor level, this has been used in the past for the storage of chairs etc for the banqueting hall.
- 4.08 In regard to the accommodation being provided by the scheme, all the units have habitable room sizes in excess of the standards specified by policy.
- 4.09 The habitable room windows do not overlook any adjoining property windows as they are all at oblique angles to the proposed elevations and the windows to the bedrooms are to be high level windows within the roof area to avoid any overlooking at the rear of the building.
- 4.10 In conclusion the proposed scheme of development would appear to comply with UDP and SPG policy guidance.

## 5.0 Summary & Merits of the Application

- 5.01 The application proposes the alteration, extension and change of use of the existing warehouse to allow for 3 self contained residential units to be formed.
- 5.02 These units have been carefully planned and the design is considered to be appropriate to the area, bearing in mind its town centre location, good transport links and close proximity of a number of services within Perry Vale town centre.
- 5.03 In terms of Council policy the units provide habitable room sizes in excess of the standards within UDP policy and SPG. As there has never been any person directly employed with the warehouse and that it has been mainly ancillary storage to the banqueting hall there is no loss of employment floorspace.
- 5.04 There are no overlooking issues relating to adjoining habitable room windows and the scheme avoids the need for parking in the interests of the Council's Sustainability policy for development within town centres and areas where there are good public transport connections.
- 5.05 In regard to the area to the east side of the building which has formerly been a parking area, this is to be used for cycle storage and amenity area for the dwellings proposed.

## 6.0 Conclusion

6.01 In conclusion the applicant considers that the scheme for the alteration, and extension and change of use of the property concerned is a well conceived scheme which, whilst providing desperately needed accommodation, also satisfies sustainability policies and allows for an underused building to be fully restored to a more beneficial use which is in the interests of its continued viability.

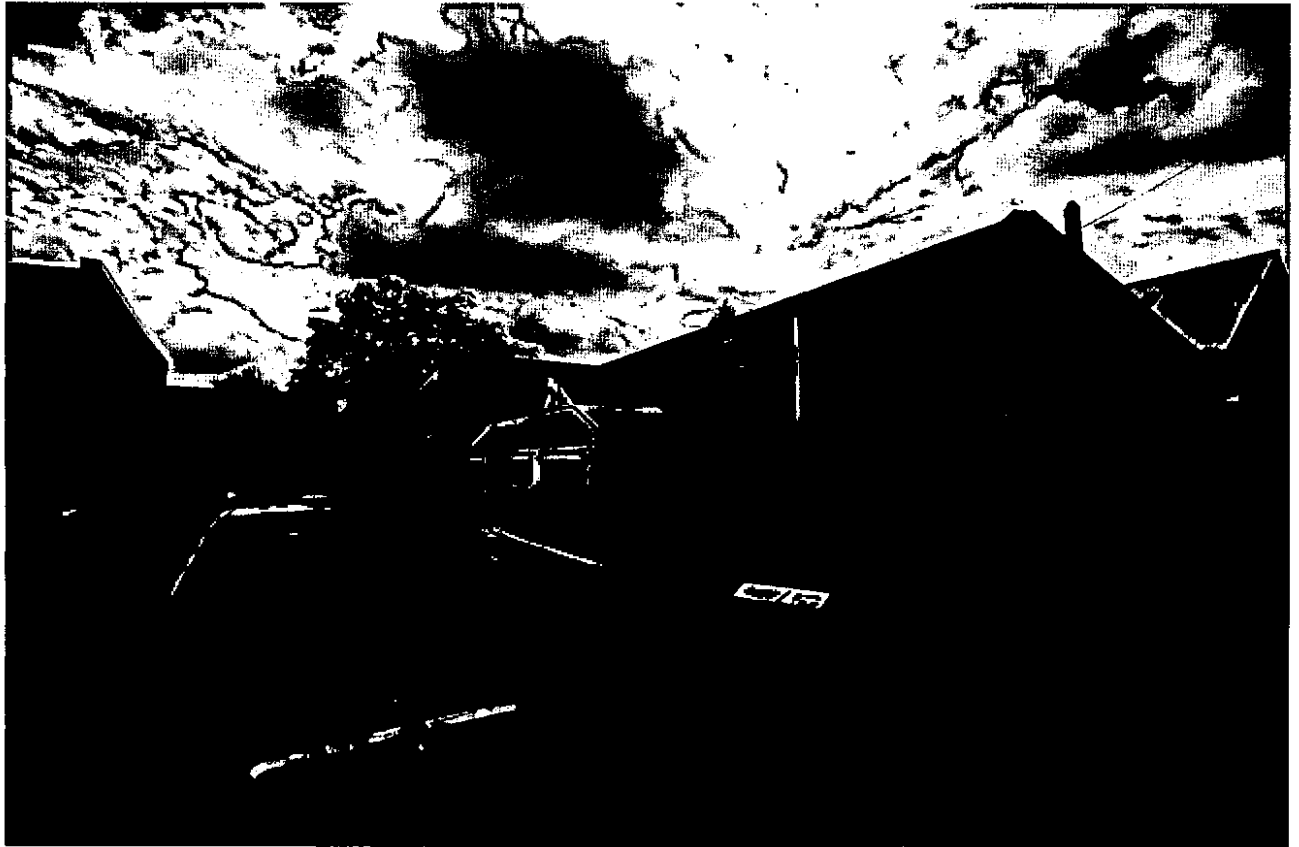
APPENDIX 1 – LOCATIONAL PLAN



Appendix 2 – Site Location Plan and Detailed Drawings at 1:100 scale

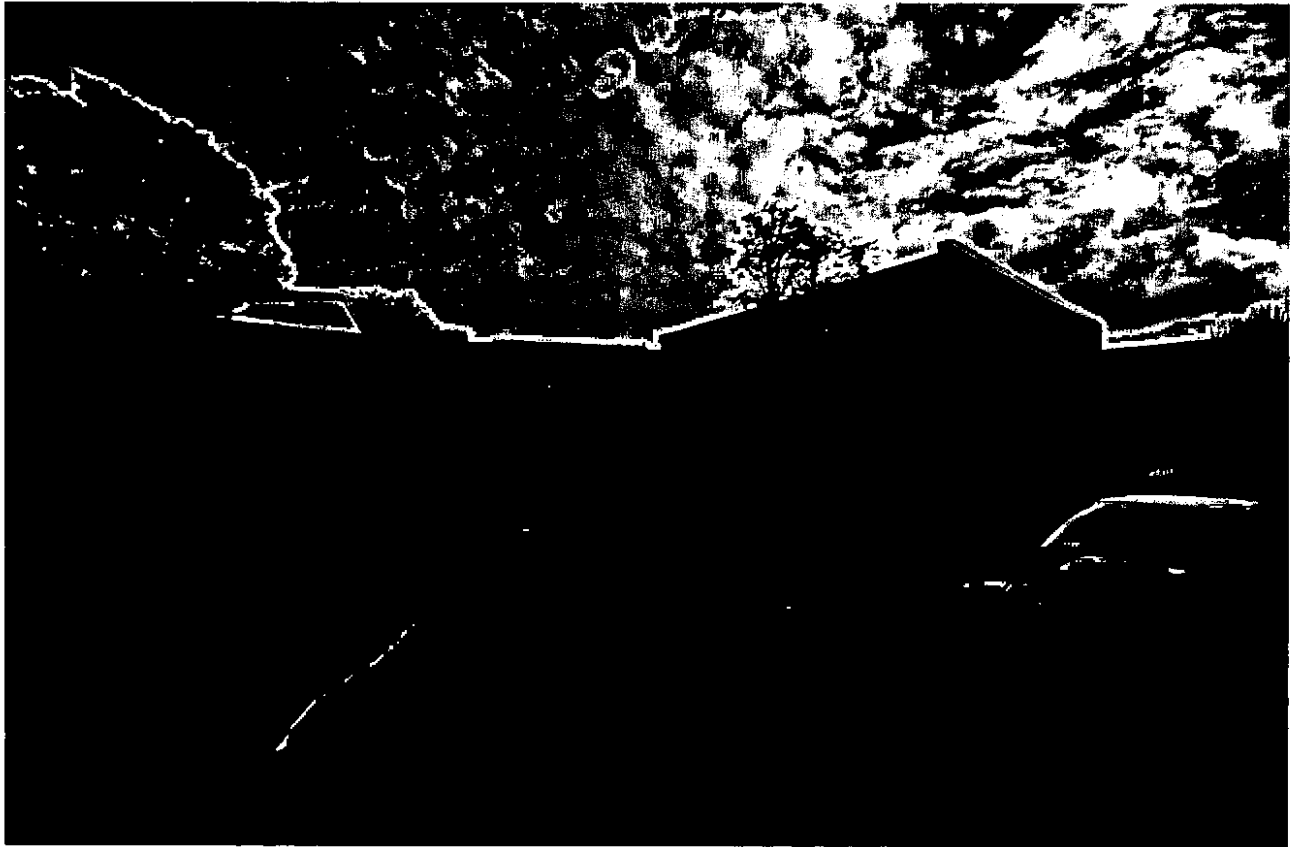
Appendix 3 – Photographs of Application Site and Surrounding Area.

Photograph 1



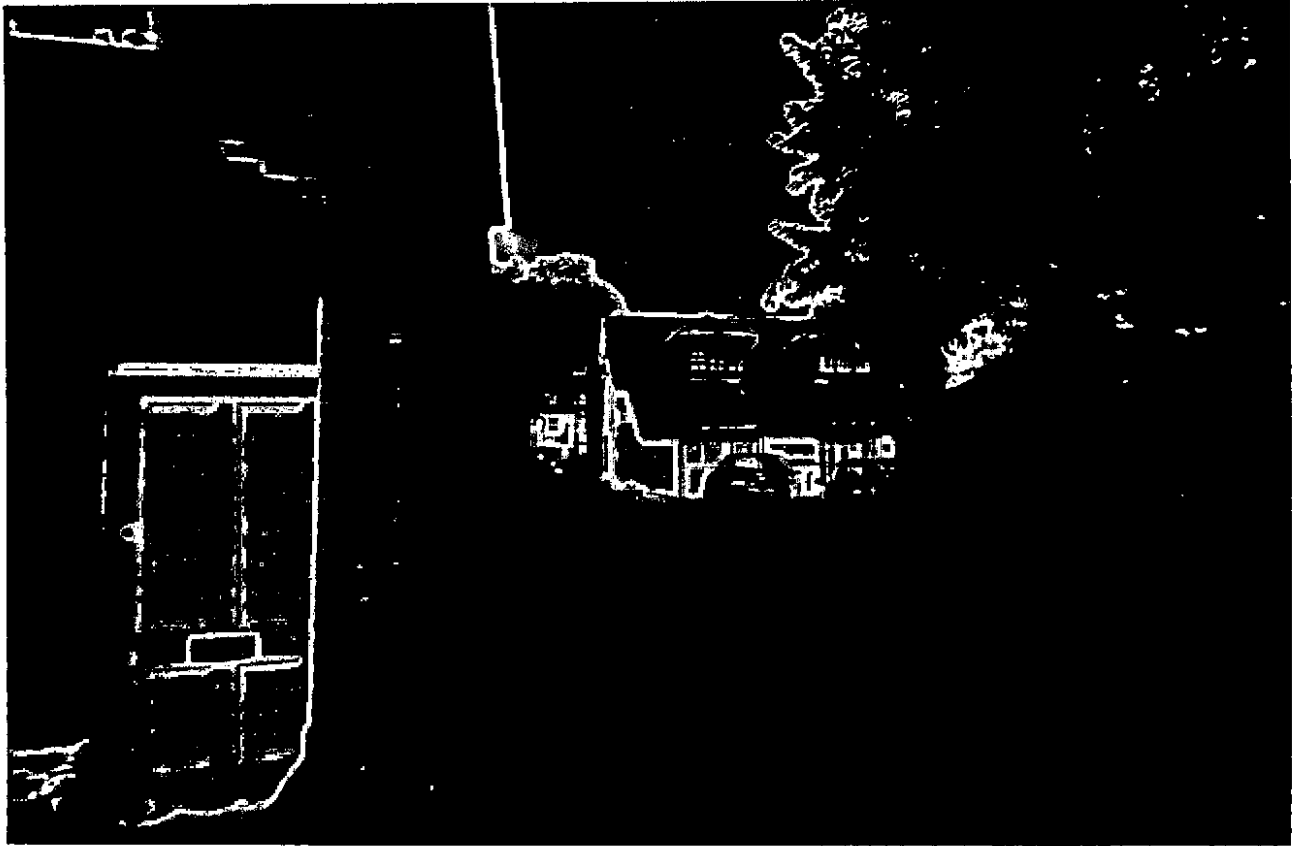
Existing Single Storey Warehouse Building With Banqueting Hall at The Rear

Photograph 2



Other former Storage Buildings which have been converted to residential.

Photograph 3



Photograph of Rear Access Road to Warehouse Building