Revive Planning

Planning Applications, Drawings & Appeals
Heritage Applications, Drawings & Appeals
Maximising Property Value for Homeowners
Unmodernised Property Sourcing

PLANNING STATEMENT

131 Clarence Ave, London, SW4 8LX



CONTENTS

1.0 INTRODUCTION

2.0 APPLICATION SITE & ITS SURROUNDINGS

3.0 PROPOSALS

4.0 PLANNING POLICY

5.0 IMPACT ASSESSMENT

6.0 SUMMARY

Sept 2026

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared in support of a Householder Planning Application seeking planning permission for a single storey side extension in place of an existing garage and alterations to the rear elevation to incorporate bifold doors.

1.2 The application site is a semi-detached single family dwellinghouse located on the east side of the street close to the junction with Atkins Road. The property is not covered by any heritage designations. It has a PTAL rating of 3, which indicates a moderate level of public transport access

1.3 The surrounding area is predominantly residential in character and comprises properties of a similar scale, form and architectural appearance.

1.4 The site has no planning history.

2.0 SITE AND SURROUNDINGS

2.1 The property, along with others along this stretch of Clarence Avenue, comprises a mid-war semi-detached 2-storey dwelling. Although built of brick, it has rendered façades and a clay tile roof. The buildings present a consistent building line and height, featuring dominant hipped rooflines and prominent full-height bay windows. The dwellings are linked by single-storey, spaciously sited side garages positioned within the gaps between the semi-detached pairs. The garages to Nos.131 and 129 have lost their mono-pitched roofs and now have flat roofs.

2.2 Whilst the dwellings were originally symmetrically designed and uniformly sited, with pairs of garages sited between them, they now include a diverse range of single and two storey side and rear extensions, along with hip to gable and dormer roof additions. Despite changes to some of the garages into side extensions, their single storey scale and the wide gaps between the dwellings have retained their sense of space and uniformity.

2.3 The dwellings are set back from the street behind enclosed front gardens, which include areas of soft planting. There are wide grass verges, with trees on either side of the road. This together with the soft planting within the front and rear gardens, contributes to the spacious and verdant residential character and appearance of the locality.

3.0 PROPOSALS

3.1 Planning permission is sought to demolish the existing single storey garage and erect a single storey side extension with a flat roof and insertion of bifold doors on the rear elevation.

3.2 The side extension will be constructed of materials to match the host dwelling. The proposed window will reflect the design and materials of the existing windows to maintain consistency across the front elevation.

4.0 PLANNING POLICY

4.1 National Planning Policy Framework (NPPF)

4.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in the determination of planning applications.

4.1.2 At the heart of the NPPF is a presumption in favour of sustainable development. The Framework seeks to support development that delivers social, environmental and economic benefits while ensuring that the needs of future generations are not compromised.

4.1.3 Paragraph 135 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, are sympathetic to local character and history, and establish or maintain a strong sense of place.

4.2 London Plan (2021)

4.2.1 The following policies are considered relevant:

- Policy GG1 – Building Strong and Inclusive Communities
- Policy GG2 – Making the Best Use of Land
- Policy D1 – London's Form, Character and Capacity for Growth
- Policy D3 – Optimising Site Capacity Through the Design-Led Approach
- Policy D4 – Delivering Good Design
- Policy D5 – Inclusive Design
- Policy D6 – Housing Quality and Standards
- Policy D12 – Fire Safety

4.3 Lambeth Local Plan 2020-2035 (September 2021)

- Policy Q2 Amenity
- Policy Q5 Local distinctiveness
- Policy Q8 Design quality: construction detailing
- Policy Q11 Building alterations and extensions

4.4 Supplementary Planning Documents (SPDs) & Other Relevant Documents

- Lambeth Design Guide SPD (2023)

5.0 IMPACT ASSESSMENT

5.1 The principle planning considerations are:

- Design, Character and Appearance
- Impact on Residential Amenity
- Fire Safety

5.2 Design, Character and Appearance

5.2.1 The NPPF, London Plan and Wandsworth Local Plan all seek to achieve high quality design that responds positively to local character whilst remaining sympathetic to the host building.

5.2.2 Policy Q5 of the Lambeth Local Plan (2021) states that the local distinctiveness of Lambeth should be sustained and reinforced through new development. Proposals will be supported where it is shown that design of development is a creative and innovative contextual response to positive aspects of the locality and historic character in terms of: urban block and grain, patterns of space and relationship, townscape/landscape character; built form (bulk, scale, height and massing) including roofscapes; siting, orientation and layout and relationship with other buildings and spaces; the use of low maintenance, robust and durable walling materials; and quality and architectural detailing (including fenestration and articulation).

5.2.3 Policy Q8 of the Lambeth Local Plan (2021) states that when negotiating schemes, the council will seek to ensure that proposed building designs and submitted details are buildable and visually attractive. Poorly detailed and undeliverable built forms will be resisted. When considering the details of proposals, the council will: resist 'value engineering' approaches which dilute the design quality and integrity of approved schemes and seek construction detailing that is unified, visually attractive, robust and maintenance free.

5.2.4 Policy Q11 of the Lambeth Local Plan (2021) states that the council is supportive in principle of building alterations and extensions where they have potential to deliver enlarged and additional residential units to meet Lambeth's housing need. When considering proposals for the alteration or extensions of buildings, the council will generally expect proposals:
i. To have a design which positively responds to the original architecture, roof form, detailing, fenestration (including design, materials and means of opening) of the host building and other locally distinct forms (such as group characteristics); such features should be respected, retained and where necessary on heritage assets, authentically reproduced.

5.2.5 It is significant to note that there are a varied range of side and rear extensions within the immediate locality at Clarence Avenue. Many other properties have converted the garages into accommodation, as proposed here. The proposed side extension has, therefore, been designed to respect the established rhythm of development along Clarence Avenue. Whilst the original layout incorporated single-storey garages between each pair of semi-detached dwellings, a number of these have already been extended or converted into habitable accommodation. The proposal therefore follows an established pattern of development and would not appear as an incongruous addition within the street scene.

5.2.6 The extension would remain single storey with a flat roof, ensuring that it remains clearly subordinate to the two-storey dwelling and retains the visual separation between neighbouring properties. The external materials would match those of the existing dwelling, resulting in a cohesive appearance.

5.2.7 The plot benefits from an adequately sized plot with a deep rear garden. Therefore the side extension would sit comfortably on the plot without requiring the loss of any garden.

5.2.8 Consequently, the proposal responds positively to the character of the host dwelling and surrounding area and accords with the London Plan Policies and Policies Q5, Q8 and Q11 of the Lambeth Local Plan together with the objectives of the Lambeth Design Guide SPD.

5.3 Impact on Residential Amenity

5.3.1 Policy Q2 of the Lambeth Local Plan (2021) seeks to ensure that development preserves the visual amenity of adjoining sites; it does not compromise the standards of privacy; provides adequate outlooks; does not result in undue sense of enclosure; does not have unacceptable impact on levels of daylight and sunlight; the adverse impact of noise is reduced to an acceptable level; adequate outdoor amenity space is provided free from excessive noise or disturbance.

5.3.2 Owing to its single-storey height, modest footprint and separation from the neighbouring dwelling by the existing garage to No.129, the proposal would not give rise to an unacceptable loss of daylight, sunlight or outlook. Furthermore, the extension introduces no additional side-facing windows and therefore would not result in overlooking or loss of privacy. The proposal is therefore consistent with Policy Q2 of the Lambeth Local Plan.

5.4 Fire Safety

5.4.1 The proposed development has been designed to accord with the relevant Building Regulations and fire safety requirements. The proposal does not introduce any unusual fire safety considerations and would maintain safe means of escape for future occupants. Detailed fire safety matters will be addressed through the Building Regulations process where appropriate.

6.0 SUMMARY

6.1 This Planning Statement has demonstrated that the proposed single-storey side extension and alterations to the rear elevation represent an appropriate form of residential development that has been carefully designed to respect the character and appearance of the host dwelling and the surrounding streetscene.

6.2 The proposal follows an established pattern of development within Clarence Avenue, where a number of similar garage conversions and side extensions have already taken place. By remaining single storey, using matching materials and maintaining the existing building line, the extension would preserve the spacious character of the area and remain subordinate to the original dwelling.

6.3 The development would not give rise to unacceptable impacts on neighbouring residential amenity in terms of daylight, sunlight, outlook or privacy, and would therefore satisfy the requirements of Policy Q2 of the Lambeth Local Plan.

6.4 Overall, the proposal accords with the National Planning Policy Framework, the London Plan (2021), Policies Q2, Q5, Q8 and Q11 of the Lambeth Local Plan (2021), together with the guidance contained within the Lambeth Design Guide SPD (2023). There are no material planning considerations that would justify refusal of planning permission, and it is respectfully requested that planning permission be granted.

APPENDIX 1
PHOTOGRAPHS

Application Site





The former garage has been converted into habitable accommodation as evidenced by the horizontal window



The former garage has been converted into habitable accommodation as evidenced by the horizontal window