



Comment

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Event Name	Development Management Local Plan Proposed Submission
Comment by	Ms Smith
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Consultation Point	DM Policy 3 Conversion of a single dwelling to two or more dwellings (View)
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3. Reasons for Unsoundness

If you answered No to Q. 2 please also answer this question. Otherwise proceed straight to Q.4. Please select below the reasons(s) why you consider the Development Management Local Plan is unsound.

4. Details of legal non-compliance or unsoundness

Please give details below as to why you consider the document is not legally compliant or is unsound. If you wish to support the document please give reasons.

DM Policy 3: Conversion of a single dwelling to two or more dwellings The Council will refuse planning permission for the conversion of a single dwelling into flats except where environmental conditions mean that the house is not suitable for family accommodation due to any factor listed below: Adjacent to noise generating or other environmentally unfriendly uses Lack of external amenity space suitable for family use 2. Any house considered suitable for conversion according to point 1 of this policy will need to have a net internal floorspace greater than 130 sq. m. 3 All conversions must meet the general design requirements and housing standards in DM Policy 25 (Landscaping and trees), DM Policy 29 (Car parking), DM Policy 30 (Urban design and local character), DM Policy 31 (Alterations and extensions to existing buildings including residential extensions) and DM Policy 32 (Housing design, layout and space standards). This contradicts the London Plan where paragraph 3.13 states 'The Mayor is clear that London desperately needs more homes in order to promote opportunity and real choice for all Londoners' and Policy 3.3 (Increasing housing supply) which emphasises the pressing

need for more homes in London and Lewisham's role in seeking to achieve and exceed its minimum borough annual housing target (1,105 dwellings) in order to meet local housing need.

5. Changes required to achieve legal compliance/soundness

Please set out your changes you consider necessary to achieve legal compliance or soundness and give your reasons and any suggested re-wording.

Whilst smaller 3 bedroom homes need to be preserved for the the growing number of families in the borough, large 5, 6 and 7 bedroom homes e.g. 150sqm and above, should be able to be to be subdivided as long as a minimum of 1 x 3 bed family property with outside amenity space is retained. Thus creating more homes and choice in the borough, whilst maintaining family residences in keeping with the characteristics of the neighbourhood.

6. Participation in the Oral Examination

**If you are seeking a change to the plan do you think No
it is necessary to take part in the Examination in
Public**