

Planning Sub-Committee A

Tuesday 11 June 2013

7.00 pm

Room G02, 160 Tooley Street, London SE1 2QH

Supplemental Agenda

List of Contents

Item No.	Title	Page No.
7.	Development management items Addendum – Late observations, consultation responses, and further information.	1 - 5

Contact:

Gerald Gohler, Constitutional Officer, on 020 7525 7420 or email:
gerald.gohler@southwark.gov.uk

Date: 11 June 2013

Item No: 7	Classification: Open	Date: 11 June 2013	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Cathedrals, South Camberwell, College, The Lane	
From:		Head of Development Management	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:
 - 3.1 **Item 7.1 4-6 Vine Yard SE1 1QL**
 - 3.2 A Members' site visit took place on the 5 June 2013 at 6.30 pm which was attended by the Chair and Vice Chair, the presenting officer, the occupiers of and the applicant and a representative.

Members inspected externally the application site and were invited to view the application site from flats

It was noted

- That there was a planted area within the yard, but that is was also used as a parking area
- It was noted that the objectors' flats were studio flats with only single aspect windows.
- That since the grant of planning permission the area had become more residential in character with additional residential accommodation in 8 Vine Yard, although no specific permissions could be found for those units that they may have established use if they had been there for four years continuously.
- That the first floor of the extension would be set in from the edge of the existing property by 1.5 metres but that the second floor would be further set back.
- Concerns expressed in terms of loss of sunlight and daylight into the flats habitable rooms.

- Privacy was an issue for residents and that although there were measures shown on the plans to obscure windows and stop the flat roof from being used as a sitting out area those measures could be altered in the future.
- Issues raised regarding the more intensive use of the property to the detriment of the local community.

3.3 Comments from Head of Development Management

Following the site visit it was considered that additional conditions were needed to protect the residents from overlooking and loss of privacy. While concern regarding loss of sunlight and daylight were noted a comprehensive report had been prepared from a reputable company that there would be no harmful impact.

3.4 Recommendation

To impose the following additional conditions and to include the statement of positive and proactive action in dealing with the application:-

(8) The windows to the bedrooms and shower room at second floor level shall be provided with solid opaque non-openable panels on the south elevation of the building and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the residential occupiers of Vine from undue overlooking in accordance with Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

(9) The roofs of the proposed extension at second and third floor levels hereby permitted, unless annotated as a terrace, shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of residents in Vine Yard and 59 Lant Street may be protected from overlooking from use of the roof area in accordance with Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

(10) The use of the two bedroom flat at second floor level on the south side of the proposed extension hereby permitted shall not be begun until full particulars and details of a scheme for the ventilation of the bedrooms and shower room of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an nuisance for adjoining residential occupiers and will not detract from the appearance of the building in the interests of amenity in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

3.5 Statement of positive and proactive action in dealing with this application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

3.6 Item 7.3 - 26 Grove Park SE5

3.7 The report has been amended with the following alterations:

Paragraph 5 - the difference in height between the two schemes should read 500mm. 2.3m was taken in error from a previous measurement.

Paragraph 43 -

The developer now informs us that they can install white goods and that there is no more room to install the full required amount of PV panels necessary to secure all of the available credits.

3.8 Condition 8 should be amended to give the date for compliance as 30/04/14 instead of 11/01/13.

3.9 Item 7.4 – 81 Wood Vale SE23

3.10 Further comments received from resident at No.83 Wood Vale.

This is in response to comments received and published from residents at No. 79 Wood Vale who, stated that they raised no objection to the proposal as the issues regarding party wall arrangements had been agreed between the two parties.

Resident at No.83 stated that it was not surprising that they had no objection to the scheme as there was already a similar size extension in place at No. 79 which would counter any impact from the proposed development at No. 81, while the harmful impact created by the scheme would be felt by residents at No. 83.

It stated that the existing extension at No. 79 was more appropriate in terms of materials proposed, scale and the use of a flat roof.

Although Party Wall arrangements had been made with No.79, no such arrangements had been made with residents at No. 83.

The comments ended emphasizing the strong feeling of objection from local residents towards the application given its impact upon back garden development in the local area.

3.11 In response to these comments, Gary Rice (Head of Development Management) has indicated that no new planning matters have been raised as a result of this latest response. Also that the Party Wall arrangements discussed in the response are not material planning considerations.

3.12 Item 7.6 – 32 Avondale Rise, SE15

3.13 An additional letter of objection has been received (11/06/2013) from Harriet Harman MP on behalf of the occupier of 30 Avondale Rise. The letter of objection reiterates concerns that the proposed garden shed will result in a loss of daylight and sunlight to the rear garden ground of 30 Avondale Rise and should be located at the end of the garden. The letter raises no new material planning considerations in addition to those already addressed as part of the case officers report.

REASON FOR LATENESS

4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

5. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Michele Sterry, Susannah Pettit, Michael Mowbray, Ronan O'Connor, Planning Officers	
Version	Final	
Dated	11 June 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		11 June 2013