

# Dulwich Community Council Planning

Thursday 12 April 2012  
7.00 pm

Dulwich Grove United Reformed Church, East Dulwich Grove,  
London SE22 8RH

## Membership

Councillor Lewis Robinson (Chair)  
Councillor Robin Crookshank Hilton (Vice-Chair)  
Councillor James Barber  
Councillor Toby Eckersley  
Councillor Helen Hayes  
Councillor Jonathan Mitchell  
Councillor Michael Mitchell  
Councillor Rosie Shimell  
Councillor Andy Simmons

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Acting Chief Executive

Date: Monday 2 April 2012



## Order of Business

Item No.	Title
1.	INTRODUCTION AND WELCOME
2.	APOLOGIES
3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may in any of the items under consideration at this meeting.

**Item No.****Title****4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

**5. MINUTES (Pages 5 - 8)**

To confirm as a correct record the minutes of the meeting held on 26 March 2012 as an accurate record of the meeting.

**6. DEVELOPMENT MANAGEMENT ITEMS (Pages 9 - 14)****6.1. 1, CARVER ROAD, LONDON SE24 9LS (Pages 15 - 26)**

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **BABYSITTING/CARERS' ALLOWANCES**

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,  
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## Dulwich Community Council

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Arabic:

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إذا كنت ترغب في الحصول على معلومات عن مجالس المجموعات المحلية وترجمتها إلى لغتك  
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SE1 2TZ London

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আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7234 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

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Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjo ti a se ayipada si ede abíníbí re, jọwọ tẹ wa l'aago si ori nomba yi i : 020 7525 7234 tabi ki o yo ju si awon òṣiṣé òsisé ni ojúlé 160 Tooley Street , London SE1 2TZ .

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## Planning at Community Council Meetings

**This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.**

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

### Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

**The arrangements at the meeting may be varied at the discretion of the Chair.**



## **DULWICH COMMUNITY COUNCIL**

### **– Planning –**

MINUTES of the Dulwich Community Council held on Monday 26 March 2012 at 7.00 pm at Dulwich Library, 368 Lordship Lane, London SE22 8NB

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<b>PRESENT:</b>	Councillor Lewis Robinson (Chair) Councillor Robin Crookshank Hilton (Vice-Chair) Councillor James Barber Councillor Toby Eckersley Councillor Helen Hayes Councillor Jonathan Mitchell Councillor Rosie Shimell Councillor Andy Simmons
<b>OFFICER SUPPORT:</b>	Sonia Watson (Planning Officer) Rachel McKoy (Legal Officer) Beverley Olamijulo (Constitutional Officer)

#### **1. INTRODUCTION AND WELCOME**

The chair welcomed councillors, members of the public and officers to the meeting.

#### **2. APOLOGIES**

There were apologies for absence from Councillor Michael Mitchell and apologies for lateness from Councillors Andy Simmons and Michael Mitchell.

#### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

A member made a declaration regarding the following agenda item:

##### **Agenda item 6.3 – Herne Hill School, 127 Herne Hill, London SE24 9LY**

Councillor Robin Crookshank Hilton, personal and non prejudicial, advised that she could not be objective about the application and therefore decided not to take part in the debate or decision.

#### 4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 6.1 - development management items

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

#### 5. MINUTES

##### RESOLVED:

That the minutes of the meeting held on the 20 February 2012 be approved as a correct record and signed by the chair.

#### 6. DEVELOPMENT MANAGEMENT ITEMS

##### 6.1 1 COLLEGE ROAD, LONDON SE21 7BQ

##### Planning application reference number 11-AP-3907

Report: See pages 13 – 25 of the agenda and the addendum report

##### PROPOSAL

*New single storey garden building with basement to replace existing garage.*

The community council heard an officer's introduction to the report and members asked questions of the officer.

Members heard representations from an objector and the applicant. Members asked questions of both parties.

There were no local supporters or ward members who wished to speak.

Members debated the application and asked questions of the officers.

##### RESOLVED:

That planning application 11-AP-3907 be refused because the proposed scheme in its current form is likely to pose a risk to existing trees on the site.

##### 6.2 2 MILO GARDENS, LONDON SE22 8LU



**Planning application reference number 11-AP-4051**

Report: See pages 26 – 37 of the agenda and the addendum report

**PROPOSAL**

*Loft extension with front roof lights and rear dormer window extension, and construction of side extension on ground, first and second floor levels; providing additional residential accommodation for dwelling house.*

The community council heard an officer's introduction to the report and members asked questions of the officer.

Members heard representations from an objector and the applicant's agent.

Members asked questions of both parties.

There were no local supporters or ward members who wished to speak.

Members debated the application and asked questions of the officers.

**RESOLVED:**

1. That planning application 11-AP-4051 be granted subject to the conditions set out in the report and addendum report.
2. That amendment be made to condition 3 to allow a brick sample to be submitted and approved by officers in respect of the side extension and that some detail be included on the elevation onto Beauval Road to improve the visual impact to those properties.

**6.3 HERNE HILL SCHOOL 127 HERNE HILL, LONDON SE24 9LY**

Councillor Robin Crookshank Hilton withdrew from the meeting following her declaration for this item.

**Planning application reference number 11-AP-3768**

Report: See pages 38 – 53 of the agenda and the addendum report

**PROPOSAL**

*Erection of a building with one above-ground and one below-ground level for use as a school hall.*

The community council heard an officer's introduction to the report and members asked questions of the officer.

Members heard representations from an objector and the applicant's agent.

Members asked questions of both parties.

A local supporter who lived within 100 metres of the development site addressed the meeting. There were no ward members who wished to speak.

Members debated the application and asked questions of the officers.

**RESOLVED:**

1. That planning application 11-AP-3768 be granted subject to the conditions set out in the report.
2. That in the event any increase in noise levels is detected measures to mitigate against the differences shall be provided to the Local Planning Authority for approval. Such measures shall be implemented as approved.
3. That a noise impact assessment around playground noise levels when in use shall be provided to the Local Planning Authority prior to the commencement of works on site with a further assessment undertaken within a month following completion and occupation of the building to ascertain any differences. Where an increase in noise levels is detected measures to mitigate against the differences shall be provided to the Local Planning Authority and such measures shall be implemented as approved within three months of any decision to discharge this condition.

The meeting ended at 9.15 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 12 April 2012	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Deputy Chief Executive	

### RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

#### **Community impact statement**

14. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Strategic Director of Communities, Law & Governance**

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Communities, Law & Governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Communities, Law & Governance. The planning permission will not be issued

unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
21. The National Planning Policy Framework (NPPF) is intended to bring together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. It is a consultation document and therefore may be subject to potential amendment. It is capable of being a material consideration, although the weight to be given to it is a matter for the decision-maker. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

#### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 <sup>nd</sup> Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	The named case Officer as listed or Gary Rice 020 7525 5437

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Communities, Law & Governance	
<b>Report Author</b>	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	7 February 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Deputy Chief Executive	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE DULWICH CC**  
**on Thursday 12 April 2012**

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**Appl. Type** Full Planning Permission  
**Site** 1 CARVER ROAD, LONDON, SE24 9LS

**Reg. No.** 11-AP-3976  
**TP No.** TP/2081-1  
**Ward** Village  
**Officer** Anna Clare

**Recommendation** GRANT PERMISSION

***Item 6.1***

**Proposal**

Loft conversion including dormer extension to the rear roof slope, 2 x rooflights to the side roof slope and 1 x rooflight in the front elevation roof slope of main dwelling. Rebuilding of the existing side extension with creation of basement extension with rear lightwell, blocking up of existing garage door and installation of a window, and the erection of a single storey ground floor rear extension. All in connection with increased residential accommodation for dwellinghouse.

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# 1 CARVER ROAD, LONDON, SE24 9LS

Ordnance Survey

Date 30/3/2012



Agenda Item 6.1

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 12 April 2012	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11/AP/3976 for: Full Planning Permission  <b>Address:</b> 1 CARVER ROAD, LONDON, SE24 9LS  <b>Proposal:</b> Loft conversion including dormer extension to the rear roof slope, 2 x rooflights to the side roof slope and 1 x rooflight in the front elevation roof slope of main dwelling. Rebuilding of the existing side extension with creation of basement extension with rear lightwell, blocking up of existing garage door and installation of a window, and the erection of a single storey ground floor rear extension. All in connection with increased residential accommodation for dwellinghouse.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 6 December 2011		<b>Application Expiry Date</b> 31 January 2012	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

- 2 The application is for consideration by Dulwich Community Council as more than three letters of objection have been received.

### Site location and description

- 3 The site refers to a two storey, semi detached single family dwelling house on the eastern side of Carver Road at the junction with Half Moon Lane. It is not listed and not located within a conservation area.

### Details of proposal

- 4 Loft conversion, with dormer roof extension to the rear roof slope, installation of one rooflight in the front roof slope, and two rooflights in the side roof slope. Rebuilding of existing side/rear extension with basement extension with rear lightwell, alterations to the roof, and ground floor single storey rear extension measuring 1.5m in depth, 4.5m in width and 3.5m in height.
- 5 Amendments have been made to the original proposal, including the removal of the proposed dormer window to the side roof slope, the removal of the proposed roof terrace over the ground floor extension flat roof and installation of a julliette balcony to the proposed doors in this location, and the reduction in depth of the proposed first floor rear extension which now does not project further than the existing side/rear

extension.

### **Planning history**

- 6 No planning history.

### **Planning history of adjoining sites**

- 7 None.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 8 The main issues to be considered in respect of this application are:

- a) The impact on amenity of neighbouring residents.
- b) The design and appearance of the extensions.

### **Planning policy**

#### Core Strategy 2011

- 9 Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

#### Southwark Plan 2007 (July) - saved policies

- 10 Policy 3.2 'Protection of Amenity'  
Policy 3.12 'Quality in Design'  
Policy 3.13 'Urban Design'
- 11 Residential Design Guidance SPD 2011

#### London Plan 2011

- 12 None relevant.

#### National Planning Policy Framework

- 13 On 27 March 2012, the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including PPGs and PPSs. Members are advised to give full weight to the NPPF as a material consideration in taking planning decisions. Members are advised that:

- the policies in the NPPF apply from the day of publication and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.

It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF.

**Principle of development**

- 14 There are no land use objections to extending a residential dwelling.

**Environmental impact assessment**

- 15 Not required with an application of this nature. No significant environmental impacts would arise.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 16 It is not anticipated that the proposed works will have a detrimental impact in terms of amenity on the surrounding residential properties. The single storey ground floor rear extension is set back from the boundary sufficiently at 3.7m so as to not have a significant impact on the adjoining property to the north, 3 Carver Road, to warrant a refusal of the application.
- 17 The rebuilding of the side/rear extension will actually be set further back from the boundary at 3.7m, not projecting further than the existing extension at first floor level, therefore not raising any issues in terms of amenity given the current situation.
- 18 Neighbours have raised concerns regarding the installation of doors in the rear elevation at first floor level. The flat roof of the proposed ground floor extension was originally proposed as a terrace, however, following advice that this was not likely to be considered unacceptable in this location, this has been revised with the installation of a Juliette balcony to restrict access to the flat roof. This could also be controlled by condition.
- 19 It is not considered the rear dormer extension will have a detrimental impact in terms of amenity on the surrounding residential properties. It does not introduce any new areas of overlooking, over and above windows already existing on the rear elevation.
- 20 The proposal includes construction of a basement extension, with a small lightwell to the rear. It is not considered that these proposals will have any effect in terms of amenity. Issues raised by neighbouring residents in terms of the method of construction of the basement are not planning concerns.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 21 None anticipated.

**Traffic issues**

- 22 The application includes the blocking up of the garage door and insertion of a window in its location. The loss of the garage is considered acceptable given the size of the front garden, off street parking for two vehicles would remain.

**Design issues**

- 23 The proposed extensions are to be constructed in brick with render, timber casement windows and red clay tiles, to match the existing host building. It is considered that the rebuilt side extension will appear more in keeping with the host building, where the existing extension has been built in unsympathetic bricks, and will have a reduced bulk and scale given the alterations to the roof and the reduction in width. The roof

alterations, specifically to the existing side extension, changing from a gable end to the rear elevation to a hipped roof will be an improvement in design terms, reducing some bulk of this extension.

- 24 The rear elevation is proposed to be rendered at first floor level. The property is not situated within a conservation area, and the front of the property is also rendered at first floor level. The choice of materials is considered acceptable given the host building and location.
- 25 The dormer extension in the rear roof slope appears relatively modest at 2.8m in width, 1.5m in height and 1.5m in depth, and given the scale of the host building, this will appear subordinate in size.

#### **Impact on character and setting of a listed building and/or conservation area**

- 26 The site is not listed, nor is it situated within a conservation area. No impacts would arise.

#### **Impact on trees**

- 27 None.

#### **Planning obligations (S.106 undertaking or agreement)**

- 28 Not required with an application of this nature.

#### **Sustainable development implications**

- 29 None.

#### **Other matters**

- 30 No other matters identified.

#### **Conclusion on planning issues**

- 31 It is not considered that the proposed works will have a detrimental impact in terms of amenity on the adjoining or surrounding residential properties. The choice of materials, the bulk and scale of the development is considered acceptable. The alterations to the re-built extension will reduce the bulk and scale on the host building and improve the visual appearance of the rear of the property. It is therefore recommended that planning permission be granted.

#### **Community impact statement**

- 32 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- 33 a) The impact on local people is set out above.

#### **Consultations**

- 34 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

35 Details of consultation responses received are set out in Appendix 2.

#### Summary of consultation responses

36 7 letters of objection received to first consultation, objecting on the following points;

37 Reduction in privacy and overlooking caused by the rear and side dormers and the first floor terrace.

Over development

Proposals out of keeping with the surrounding area

Impact on visual amenity/street scene

Removal of garage, increase in demand for on street parking

The solar panels will cause glare and visual intrusion

38 Received from;

3 Carver Road

59 Half Moon Lane

57 Half Moon Lane x 2

55 Half Moon Lane

53 Half Moon Lane

66 Ruskin Walk

68 Ruskin Walk

39 4 Letters of objection received to the second consultation following amendments to the plans, including the removal of the dormer to the side roof slope, the reduction in depth of the first floor extension, and the removal of the roof terrace, objecting on the following points;

40 Disruption caused during the implementation of the proposals

Over development

Loss of amenity caused by the size of the ground floor rear extension

The installation of doors at first floor level on the rear elevation and the use of a Juliette balcony enables the roof terrace to be used at a later stage

Scale and massing out of keeping with surrounding properties

Design out of keeping

Use of flat roof is unattractive

41 Received from;

57 Half Moon Lane x2

3 Carver Road

66 Ruskin Walk

### **Human rights implications**

42 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

43 This application has the legitimate aim of providing additional residential accommodation to the dwelling house. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

Strategic Director of Communities, Law &amp; Governance

44 N/A

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2081-1  Application file: 11/AP/3976  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5560 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Anna Clare, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 March 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Planning	Yes	Yes
Strategic Director of Environment and Leisure	No	No
<b>Date final report sent to Constitutional Team</b>	2 April 2012	

## APPENDIX 1

**Consultation undertaken**

**Site notice date:** 20/12/11

**Press notice date:** N/A

**Case officer site visit date:** 19/01/12

**Neighbour consultation letters sent:** 16/12/11

**Internal services consulted:** None.

**Statutory and non-statutory organisations consulted:** None.

16/12/2011	53 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	74 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	55 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	59 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	57 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	3 CARVER ROAD LONDON	SE24 9LS
16/12/2011	1 CARVER ROAD LONDON	SE24 9LS
16/12/2011	68 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	72 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	70 RUSKIN WALK LONDON	SE24 9LZ

**Neighbours and local groups consulted:**

**Re-consultation:** Carried out 08/03/12 following amendments to the scheme.



**Consultation responses received****Internal services**

N/A

**Statutory and non-statutory organisations**

N/A

**Neighbours and local groups**

7 letters of objection received in relation to initial neighbour consultation from;

3 Carver Road  
59 Half Moon Lane  
57 Half Moon Lane x 2  
55 Half Moon Lane  
53 Half Moon Lane  
66 Ruskin Walk  
68 Ruskin Walk

4 Letters of objection received in relation to consultation following amendments from;

57 Half Moon Lane x2  
3 Carver Road  
66 Ruskin Walk

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mr J Jones	<b>Reg. Number</b>	11/AP/3976
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2081-1
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Loft conversion including dormer extension to the rear roof slope, 2 x rooflights to the side roof slope and 1 x rooflight in the front elevation roof slope of main dwelling. Rebuilding of the existing side extension with creation of basement extension with rear lightwell, blocking up of existing garage door and installation of a window, and the erection of a single storey ground floor rear extension. All in connection with increased residential accommodation for dwellinghouse.

**At:** 1 CARVER ROAD, LONDON, SE24 9LS

**In accordance with application received on 25/11/2011**

**and Applicant's Drawing Nos.** 11/330/LP, 11/330/P1 (External Photographs), 11/330/P1 (Internal Photographs), 11/330/01, 11/330/02, 11/330/03, 11/330/04, 11/330/05, 11/330/10/C, 11/330/11/D, 11/330/12/D, 11/330/13/C, 11/330/14/C, 11/330/15/D

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Saved Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- b] Core Strategy 2011 Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces. Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Particular regard was had to the impact of the proposed works on the adjoining and surrounding residential properties and the character and appearance of the host building. However, it was considered that there would be no harmful impacts would result. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.  
  
Reason  
As required by Section 91 of the Town and Country Planning Act 1990 as amended
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
  
11/330/10/C, 11/330/11/D, 11/330/12/D, 11/330/13/C, 11/330/14/C, 11/330/15/D  
  
Reason:  
For the avoidance of doubt and in the interests of proper planning.
- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.  
  
Reason:  
To ensure the use of appropriate materials in the interest of the design and appearance of the building and the

visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 4 The roof of the ground floor single storey extension hereby permitted shall not be used other than as a means of escape or for repairs/maintenance 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 surrounding residential properties may be protected from overlooking from use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 5 The juliette balcony to the doors at first floor level on the rear elevation shall be installed immediately following the installation of the doors in this location and shall be retained as such thereafter unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason

In order that the privacy of surrounding residential properties may be protected from overlooking from the use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.

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**DULWICH COMMUNITY COUNCIL AGENDA DISTRIBUTION LIST (OPEN)  
MUNICIPAL YEAR 2011-12**

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Beverley Olamijulo Tel: 020 7525 7234

Name	No of copies	Name	No of copies
<b>To all Members of the Community Council</b>		<b>Others</b>	
Councillor Lewis Robinson (Chair)	1	Shahida Nasim, Audit Commission	1
Councillor Robin Crookshank Hilton (Vice- Chair)	1		
Councillor James Barber	1		
Councillor Toby Eckersley	1	<b>Total:</b>	<b>33</b>
Councillor Helen Hayes	1		
Councillor Rose Shimell	1		
Councillor Jonathan Mitchell	1		
Councillor Michael Mitchell	1		
Councillor Andy Simmons	1		
		<b>Dated:</b> 22 March 2012	
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<b>Officers (Tooley Street Offices)</b>			
Constitutional Officer (Community Councils) Hub 4, 2 <sup>nd</sup> Floor	15		
Rachel McKoy, Legal Hub 2, 2 <sup>nd</sup> Floor	1		
Sonia Watson, Planning 5 <sup>th</sup> Floor	1		