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.

Applicant: Mr T. Maclean
Reg. Number: 10-AP-3694
Application Type: Full Planning Permission
Recommendation: Refuse permission
Case Number: TP/2229-149

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Use of ground floor and basement of building as a café (Use Class A3) with a self-contained flat on the upper floors (Use Class C3), erection of rear extensions at first and second floor levels including a rear terrace at second floor level, erection of a roof extension including 4no. rooflights to the south and east elevations, installation of new shopfront and erection of garage in rear garden.

At: 149 SOUTHAMPTON WAY, LONDON, SE5 7EW

In accordance with application received on 21/12/2010

and Applicant's Drawing Nos. 008-S00, 008-S01, 008-S02, 008-S03, 008-S04, 008-S05, 008-S06, 008-S07, 008-P01, 008-P02 rev PA, 008-P03, 008-P04, 008-P05, 008-P06, 008-P07, 008-P08

Planning Statement
Appendix C - Ventilation/Extract Statement
Appendix D - Foul Sewage and Utilities Assessment
Appendix E - Design and Access Statement
Appendix F - Kitchen Ventilation Specification
Appendix H - A3 Use Class Statement
Ecohomes 2006 - The Environmental Rating for Homes
Multi Flow - Mixed Flow Fans Ventilation Details
Rectangular Duct Silencer Ventilation details

Reason for refusal:
The proposed roof extension would be unduly large and bulky, appearing as an incongruous addition to the roof which would be harmful to the visual amenities of the building and the street scene, owing to its prominent location at the junction of Southampton Way with Bonsor Street. The proposal therefore fails to comply with Policies 3.12 'Quality in Design' and 3.13 'Urban design' of the Southwark Plan (UDP) July 2007.