
RECOMMENDATION

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 & Mrs Holton	Reg. Number	11-AP-0688
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2135-101

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a detached two bedroom dwelling with integral garage and single storey rear projection on land rear of 101 Grove Lane

At: LAND REAR OF 101 GROVE LANE, LONDON, SE5 8BG

In accordance with application received on 04/03/2011 08:02:03
and revisions/amendments received on 18/03/2011

and Applicant's Drawing Nos. BW-725-01, BW-725-02, BW-725-03, BW-725-04, BW-725-05, BW-725-06, BW-725-07, BW-725-08

Design and Access Statement, Heritage Statement, Parking Statement

Reasons for granting planning permission.

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

a] Saved Policies of The Southwark Plan 2007:

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.7 (Waste Reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation Areas) requires development within conservation areas to preserve or enhance the character or appearance of the area.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 4.1 (Density of Residential Development) ensures that residential density makes overall efficient use of land and the impact of the development on other relevant factors such as amenity and design.

Policy 4.2 (Quality of Residential Development) aims to achieve good quality housing to provide for the accommodation needs of the borough.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact

on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area.

Policy 5.6 (Car Parking) seeks to ensure that car parking is minimised, but also to control overspill parking in order to prevent loss of amenity.

b] The Core Strategy 2011

SP 1 (Sustainable Development)

SP 2 (Sustainable Transport)

SP 5 (Providing New Homes)

SP7 (Family Homes)

SP 11 (Open Spaces and Wildlife)

SP 12 (Design and Conservation)

SP 13 (High Environmental Standards)

c] Planning Policy Statements [PPS] PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the Conservation Area that would result from the proposed development, but it was considered that this would preserve the character of the area and would preserve the setting of the nearby Listed Buildings at 103 - 109 Grove Lane. Regard was also had to impacts on the amenity of adjoining and nearby occupiers, and it was considered that there would be no undue harm arising to amenities subject to the mitigation provided by conditions. There was not considered to be harm arising by reason of transport impacts, and it was considered that the scheme would provide for a good quality of residential accommodation. 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:

BW-725-02, BW-725-03, BW-725-04, BW-725-05, BW-725-07

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The first floor window(s) on the rear elevation of the building shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at No. 101 and 103 Grove Lane from undue overlooking in accordance with saved Policies 3.2 'Protection of Amenity' and 3.11 'Efficient Use of Land' of The Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011).

- 4 Samples of the facing materials including details of the brickwork pointing to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that there is no detrimental impact on the character and appearance of the Conservation Area and in the interest of the appearance of the building in accordance with saved Policies 3.12 'Quality of Design', 3.13 'Urban Design', 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 5 The rear boundary fence at 1.8m (1.2m high with 600mm trellis) with mature planting as shown on the approved plans shall be provided prior to the occupation of the dwelling and shall thereafter be retained.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at No. 101 Grove Lane from undue overlooking in accordance with saved Policies 3.2 'Protection of Amenity' and 3.11 'Efficient Use of Land' of The Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011).

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwelling, without the prior written consent of the Council, to whom a planning application must be made.

Reason

In the interest of the character and appearance of the conservation area and residents' amenity, in accordance with saved Policies 3.2 'Protection of Amenity', 3.12 'Quality of Design', 3.13 'Urban Design', 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 7 The roof of the single storey rear element hereby permitted 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 occupiers at No. 101 Grove Lane may be protected from overlooking from use of the roof area in accordance with saved Policies 3.2 'Protection of Amenity' and 3.11 'Efficient Use of Land' of The Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011).

Informative

It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the Applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground water. Where the developer proposes to discharge to a public sewer, prior approval is required from Thames Water Developer Services - they can be contacted on 0845 850 2777.