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. R. Eley
Radius Shipping Ltd

Application Type: Full Planning Permission

Recommendation: Refuse permission

Reg. Number: 11-AP-0481

Case Number: TP/2168-886

Draft of Decision Notice

Planning Permission was REFUSED for the following development:
Two storey building to the rear, for light industrial/storage purposes.

At: 886 OLD KENT ROAD, LONDON SE15 1NQ

In accordance with application received on 16/02/2011 08:00:30

Design and access statement

Reason for refusal:

1. The proposed development would have a detrimental impact on the amenity of the future occupiers of the recently approved scheme at the neighbouring site, 25-35 Chesterfield Way, by way of loss of daylight/sunlight, creation of a sense of enclosure and loss of outlook. As such the proposed development is contrary to saved Southwark Plan Policy 3.2 ‘Protection of Amenity’ and is contrary to guidance as set out in the Residential Design Standards Supplementary Planning Document (2008).

2. The proposal fails to provide sufficient information on levels of vehicle and cycle parking to be provided and does not provide any information on the vehicular access/egress to/from the site or information on servicing of the proposed commercial building. As such the proposal is contrary to saved Southwark Plan Policies 5.2 ‘Transport Impacts’, 5.3 ‘Walking and Cycling’, 5.6 ‘Car Parking’ and is contrary to Strategic Policy 2 ‘Sustainable Transport’ of the Core Strategy.

3. No archaeological evaluation has been undertaken on the proposed development site and no desk based assessment has been submitted with the application. The proposal fails to comply with saved Policy 3.19 ‘Archaeology’ and with Strategic Policy 12 ‘Design and Conservation’ of the Core Strategy.