

Item No. 6.1	Classification: Open	Date: 28 July 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-0006 for: Full Planning Permission Address: REAR OF 168-190 FRIERN ROAD, LONDON, SE22 0BA Proposal: Construction of a single family dwelling on basement, ground and first floor levels; access adjacent to 190 Friern Road; 2 parking spaces.		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 4 January 2011		Application Expiry Date 1 March 2011	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Purpose

- 2 This application is before the Dulwich Community Council as it is recommended for approval and there have been more than 3 objections received.

Site location and description

- 3 The site comprises a vacant plot of land separating the rear gardens of houses along Friern and Barry Roads. Access to the site is via a narrow gap set between 192 and 190 Friern Road. The site is bounded to the south by the lock up garages situated behind 73 - 89 (odd) Goodrich Road, to the east and north east by the rear gardens of the houses (nos 168 - 190 even) on Friern Road, to the north by the rear garden of no.166 Friern Road, to the north west by a vacant plot beyond which are the rear gardens of nos 155 - 163 (odd) Barry Road. The west of the site adjoins the rear gardens of nos 167 - 173 (odd) Barry Road.
- 4 The land is oddly shaped with the narrow access leading to a wider rectangular section and then extending in a long section of 73 metres in length and 10 metres wide. The site area of the land is 0.0984ha. The area is very overgrown with a number of trees and shrubs on the site, although sections of the site have been used for dumping of waste.

Details of proposal

- 5 Planning permission is sought for the construction of a single family dwelling house with two parking spaces.
- 6 The house would be located at the end of the access lane to the rear of nos. 180 - 190 (even) Friern Road and 167 - 173 (odd) Barry Road. The house would be divided into

two sections with a court yard space containing the large mature pear tree. The house would have a ground floor single storey link building separating the two separate parts of the house. The dwelling would provide a total of 5 bedrooms with two off street parking spaces. The dwelling would be set out over 2 levels, but there would also be a small basement space used for storage purposes.

- 7 The overall style of the dwelling would be kept simple with a concrete panelling system used at ground floor level and timber used to clad the external walls on the first floor. The ground floor roof will be planted sedum.

Planning history

- 8 There is no planning history for this site.

Planning history of adjoining sites

- 9 Rear of 151 and 153 Barry Road 10-AP-0880 Planning permission was refused on 1/06/2010 for the demolition of garage at 153 Barry Road and erection of 2 x 2-bedroom and 2 x 3-bedroom semi-detached houses with 4 car parking spaces, cycle and refuse storage and associated landscaping at land to rear of 153 Barry Road, permission was refused for the following reasons;

- The location of the proposed vehicle access immediately adjoining 151 and 153 Barry Road would have an unacceptable impact on the amenity of these properties through the introduction of vehicle movements in close proximity to their windows and gardens.
- The proposed development, by reason of the limited separation distance between the two blocks of houses and resultant overlooking, together with the limited depth and level of amenity space for the 2-bedroom houses would provide poor levels of residential amenity for future occupiers of the proposed dwellings.

- 10 08-AP-1916 Planning permission was also refused for the erection of 4 x 3 bedroom houses with 4 parking spaces in November 2008. Permission was refused for the following reasons;

- The proposed 2- storey houses would result in an incongruous development that would display an unacceptable level of visual bulk and mass when viewed from 151 -165 Barry Road to the detriment of the amenity of these properties and the enjoyment of their gardens.
- The design and location of the proposed vehicle access way is inadequate in design to cater for the development including catering for pedestrian access and refuse collection and its location immediately adjoining the neighbouring property would have an unacceptable impact on the amenity of immediately adjoining residents.

- 11 06-AP-0833 - Re-development of land to the rear of 153 Barry Road to provide 3 new build houses single-storey (outline application); application assessing only siting of the dwellinghouses. Planning permission was REFUSED in March 2007 for the following reason:

The proposed siting of the three residential units of the footprint and height proposed in this location would result in an incongruous development that would display an unacceptable level of visual bulk and mass out of character with the pattern of development in this area and to the detriment of the amenity of residents.

- 12 Outline planning permission 06-AP-0310 for the development of the site for 6, two storey, semi-detached dwellings (seeking siting and access to be considered) was refused in April 2006 for the following reasons:
1. The proposed siting of the double storey development would result in an incongruous development that would display an unacceptable level of visual bulk and mass when viewed from surrounding properties to the detriment of the amenity of residents,
 2. The design and location of the proposed vehicle access way is inadequate in design to cater for the development including catering for pedestrian access and refuse collection and its location immediately adjoining the neighbouring property would have an unacceptable impact on the amenity of immediately adjoining residents.
- 13 Outline planning permission was granted on 11 October 1982 for the redevelopment of 153 Barry Road and the land to the rear to provide a 3 storey building fronting Barry Road and 2 single storey houses to the rear (reference: TP/2596-M/TE). Details of the following were 'reserved':
- a) siting;
 - b) detailed design;
 - c) external appearance;
 - d) extent and position of car parking and / or garages within the site (including width and position of any new vehicular access and the design and position of any new service road within the site);
 - e) landscaping;
 - f) boundary treatment.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application are:
- a) the principle of development of the site;
 - b) the impact of development of the site upon the amenity of the adjoining residential dwellings;
 - c) the impact of the proposed development of the site upon the trees subject of a Tree Preservation Order;
 - d) the impact of the proposed development upon the local wildlife;
 - e) whether the proposed design approach is acceptable;
 - f) access and car parking matters.

Planning policy

Saved Southwark Plan Policies 2007 (July)

- 15 3.2 Protection of amenity
3.4 Energy efficiency
3.9 Water

- 3.11 Efficient use of land
- 3.12 Quality of design
- 3.14 Security of design
- 3.28 Biodiversity
- 4.1 Density of residential dwellings
- 4.2 Quality of accommodation
- 5.3 Walking and cycling
- 5.6 Car parking

Residential design standards SPD

London Plan 2008 consolidated with alterations since 2004

- 16 2A.1 Sustainability criteria
 - 3A.1 Increasing London's supply of housing
 - 3A.2 Borough housing targets
 - 3A.3 Maximising the potential of sites
 - 3A.5 Housing choice
 - 3A.6 Quality of new housing provision
 - 4A.3 Sustainable design and construction
 - 4A.4 Energy assessment
 - 4A.7 Renewable Energy.
 - 4A.9 Adaptation to Climate Change
 - 4A.14 Sustainable drainage
 - 4A.16 Water supplies and resources
 - 4A.19 Air quality
 - 4A.22 Waste management
 - 4B.1 Design principles for a compact city
 - 4B.8 Respect local context and communities

Core Strategy

- 17 Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 5 Providing new homes
- Strategic Policy 11 Wildlife and conservation
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 18 PPS1 Sustainable development
- PPS3 Housing
- PPS9 Biodiversity and Geological Conservation

Principle of development

- 19 A residential dwelling is acceptable in land use terms in this instance subject to relevant policies being complied with. It is considered that this dwelling constitutes backland development and the criteria for such development is set out in the Residential Design Guidelines Supplementary Planning Document. Such development is described as dwellings on sites which are located predominately to the rear of existing dwellings. It is noted that backland development, particularly for new residential units, can have a significant impact on amenity, neighbouring properties and the character of an area. To minimise impact on of such development a number of principles are set out and these are discussed with below under the headings of

amenity, residential standards, design and traffic.

- 20 PPS 3 is also relevant in this instance. A key land use issue with the determination of this application is that of building on gardens, referred to as "garden grabbing". Recent changes in government policy (PPS3 Housing) sets out that private gardens shall be removed from the brownfield definition. However, this is not at the same time conferring particular protection of this land, for example in the same way that Borough Open Land or Metropolitan Open Land are protected. It means that gardens are not classified as 'previously developed land'. The development of such areas will not contribute to the target set by the Government which is that at least 60% of development occurs on brownfield land, which means that development of housing on gardens cannot be used to contribute towards Government targets. In Southwark, housing targets are generally being met and the Council does not rely on gardens being developed in order to meet housing targets, unlike the case in a number of other parts of the country where development of gardens has been relied upon in order to meet housing delivery targets. Given the limited number of back garden developments applied for in Southwark, development on gardens would be unlikely to approach the 40% limit for non brownfield, or greenfield, development. It is not considered that the fact that back gardens are no longer 'brownfield' may in itself be used as a reason for refusal. Rather, regard still needs to be had to the site specific assessment of impacts in terms of matters such as the character of residential neighbourhoods, quality of residential accommodation, design, amenity, and transport. However, it should be noted that this site is not part of a residential garden.

- 21 The Dulwich SPD currently carries little weight as it has not yet been formally adopted by the Council. Whilst it does state that Dulwich may not be suitable for backland development, it refers back to the Residential Design Standards SPD (2008), which covers backland development within section 3.9. The principle of backland development is considered against a range of criteria, around privacy, access, amenity impact, noise and design. These are discussed in more detail within the report.

Environmental impact assessment

- 22 Not required for a development of this size. It is not considered that significant environmental impacts would arise.

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

Saved policy 3.2 Protection of Amenity seeks to ensure that new development does not harm the amenity of neighbours.

- 23 Friern Road
Privacy
The proposed dwelling would be 2 storeys high. It would be largely inward looking with openings into the courtyard space and window looking down the site. There would be windows on the first floor, which would look back towards nos. 188 and 190 Friern Road. These would be at a distance of over 21 metres which would be in line with the Residential Guidance SPD. There may be oblique views of rear gardens further along Friern Road but it is not considered that any such impacts are likely to be sufficiently harmful to warrant refusal of the scheme.

- 24 Loss of daylight and sunlight
The proposed dwellings although 2 storeys in height would be set at a sufficient distance from the houses along Friern Road such that there would not be any significant loss of daylight or sunlight to the existing dwellings. It is acknowledged that

there may be some shadowing cast on the rear most sections of the gardens, but this in itself is not considered to be so harmful such that would warrant refusal of the application.

25 **Noise**

It is not anticipated that the new dwelling would result in harmful levels of noise, but there will be a loss of amenity to no. 190 Friern Road with the use of the land to the side of their garden forming the sole pedestrian and vehicular access way to the proposed dwelling. It is noted that whilst this is the case with no 192, the boundary for this property was higher and there were a number of outbuildings immediately adjacent to the boundary fence. As part of the proposal the applicant has indicated that a new fence of 2 metres would be erected between the site no. 190.

26 **Barry Road**

The dwellings along Barry Road benefit from long gardens of approximately 40 metres in depth. Given the distance, the proposed house is unlikely to give rise to any harmful impacts to these dwellings

27 **Reading Close**

There are two new dwellings set on a plot of land to the rear of 71 Goodrich Road. No 3 Reading Close lies closest to the proposed dwelling, although it is not directly opposite the rear of the site it lies within the northern corner and would therefore be visible from both dwellings. It is not however considered that the relationship between the proposed dwellings at Reading Close would result in any significant loss of amenity to these properties.

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

28 As a residential use there should be no impact to the surrounding area which is also residential.

Traffic issues

29 The proposal would include the provision of two off street parking spaces. The access to the spaces would be via the narrow access leading up to the house. The spaces would be for the residents of the dwelling only, and a turning area would be provided just in front of the new dwelling and this would allow the vehicles to enter and exit in a forward gear. The width of the access varies between 2.65 and 2.8 metres along the length of the access way, and this is sufficient for a single vehicle. No objections are raised by the Council's transport officer on the access arrangements or the level of parking, provided which are considered to be in line with policy. There are similarities to this aspect of the scheme and the refused backland schemes on Barry Road. However, whereas the narrow access to that site was to serve a number of properties, this access would only be used for a maximum of two vehicles associated with a single dwelling. Any visitors to the site would be expected to park on the street.

Whilst a number of objections cited the access arrangements, it is not considered that the concerns can be supported in the absence of an objection from the Transport officer.

Refuse

30 Wheelie bins are located within the site in the courtyard area. Due to site constraints no off street servicing facility can be provided and therefore is it acceptable for collection to take place on street from Friern Road.

Manual for Streets 6.8.9 states that residents should not be required to carry waste

- 31 more than 30m. The wheeling distance from the bin storage location to Friern Road kerbside for collection is 43m and therefore outside of these standards. However considering the site constraints, there does not appear to be a suitable alternative and on this occasion, given the development is for a single dwelling this is considered to be acceptable.

Cycle parking

- 32 There has been no specific area designated for cycle parking within the site. However it is considered that there would be sufficient space on site for cycle parking to be included and a condition is suggested to ensure this is provided.

Design issues

- 33 The house design and layout has been influenced by the surroundings; in particular the dwelling is in two parts with the large pear tree retained within a central courtyard. The main entrance to the building is within the southern building which contains a living room on the ground floor and four bedrooms on the floor above. A glazed bridge leads to the northern section of the house, which comprises two living areas and a kitchen. Above on a smaller footprint is another bedroom and study.
- 34 The building would be fairly simple with restricted openings within the first floor to retain heat and limit overlooking to neighbours. Timber would be used externally to clad the first floor together with a textured concrete on the ground floor. The access way would have a grasscrete or similar surface to retain the 'country lane' feel.
- 35 Concern has been raised by residents about the size and design of the dwelling. It is acknowledged that the dwelling is fairly substantial, but its location within the corner of the site represents development of a modest portion of the overall site. In terms of its design the modern approach taken is considered appropriate as is the use of timber within an area dominated by trees. Overall, officers are satisfied that saved policies 3.12 Quality in Design and 3.13 Urban Design are met.

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

- 36 The proposal would not impact upon any listed building or conservation area.

Impact on trees

- 37 All of the trees within the site have been subject to a temporary Tree Preservation Order which is sought to be made permanent. The proposal does require the felling of a number of trees within the site. The grant of planning permission for the development would override any Tree Preservation Order granted and allow for the felling of some of the trees on the site.
- 38 The plan shows the location of individual specimens categorised according to the condition types listed with the relevant British standard (BS 5837: Trees in relation to construction). These describe trees in categories A to C according to their relative safe useful life expectancy, form and contribution to biodiversity. Category R trees are those which are assessed not to be worthy of retention.
- 39 Within the submitted plan (11-AP-0006 drawing number 0121 Revision D) a total of twenty five individual trees are categorised for removal (R). Seven of these are a type of evergreen Cypress which were planted as a hedge. These do not make a positive contribution to the character of the area, do not have a high biodiversity value and have outgrown their location to the detriment of other trees of greater worth. These are not included in the Order.

- 40 Tree T7 has since been felled as it was confirmed to be dangerous due to its poor condition and pronounced lean and this is therefore removed from the order.
- 41 Seventeen other trees are listed for removal (T12 to T21 inclusive, T23, T25 to T31 inclusive) which include a group of self sown sycamore trees near the centre and western boundary of the site, together with single immature specimens of Oak and Willow. Trees T20, T21 and T25 to T31 inclusive are not considered worthy of retention due to inherent structural defects and instability due to their development on and within compacted refuse. Although of lower retention category value it is recommended that the remaining trees (T12 to T19 inclusive and T23) are preserved notwithstanding the owner's objection. Should development be permitted these trees may reasonably be replaced as part of the proposed replacement planting.

Planning obligations (S.106 undertaking or agreement)

- 42 The site area is below the threshold where contributions would normally be expected.

Sustainable development implications

- 43 The proposed house would be constructed to be a low carbon dwelling. It is anticipated that heating normally required would be achieved through day to day use and activities such as cooking. The building would be very well insulated and a ventilation system with a heat exchanger will ventilate the building without a loss of heat to the outside. Solar hot water panels to the roof of each main block will provide most of the hot water requirements for the dwelling. There would be a high efficiency wood burner in the main living room which will burn wood from the trees felled as part of the development. All rainwater run off will be retained in tanks in the basement and reused either within the building or for garden irrigation.
- 44 Local residents have questioned the need for development of the land, which has remained untouched for a number of years. It is noted that there is Japanese knotweed on the site and certain parts of the site have been used for fly tipping. A sensitive development within the site would allow the site to be better managed in the future.

Other matters

- 45 **Minimum floor areas**
The proposed development would exceed the minimum floor areas as set out within the Residential Guidelines Supplementary Planning Document (2008).
- 46 **Density**
The proposal would result in a density of approximately 101 habitable rooms per hectare (hrph). The density within the area is 200 - 350 (hrph). Whilst the proposed density is low, this is considered appropriate given the local context. Keeping the development to the northern end of the site allows the main wooded area to be retained intact.
- 47 **Amenity Space**
The garden area for the dwelling would measure 415 square metres and as such would exceed current guidelines.
- 48 **Wild Life**
A habitat survey by the London Wildlife Trust was undertaken as part of the planning application. The report recognised the biodiversity supported by the site and makes recommendations for how and when development should take place. It is considered

that these can be controlled by conditions to ensure that works take place at certain times of the year and the recommendations of the habitat survey are implemented in full. Natural England and the Council's Ecology Officer have been consulted and consider that subject to conditions, the planning permission could be granted.

49 Bats

The applicant has carried out a bat survey. The recommendation in the bat survey is that this could be a habitat for bats so provision such as bat boxes should be provided for, which a condition could require are implemented.

50 Stag beetles and slow worms

The ecology survey seems to suggest that Stag beetles probably are present and slow worms might be. A further survey in May or June was recommended, as there seems to be more chance of seeing them at that time. A condition requiring careful establishment of a loggery or similar in one part of the site should be suitable mitigation on the assumption that stag beetles and slow worms are present.

51 Fire Safety

The applicant has undertaken negotiations with the Fire service and has identified locations for dry risers to serve the building. It should be noted that this issue is covered under the Building Regulations rather than planning legislation.

52 Security

It is considered that the proposal would improve the security of the residential properties surrounding the plot as the house would provide a point of vigilance and deter anti social activity.

Conclusion on planning issues

53 Planning permission is sought for the construction of a new dwelling within a backland location between Friern and Barry Roads. The site has not been previously developed and has a number of trees, which are subject to protection with Tree Preservation Orders. The site supports a variety of wildlife including bats and stag beetles both of which are protected species, and tree and habitat reports have been provided as part of the planning application. The presence of protected species is not in itself a reason for preventing development provided it can be demonstrated that the development can be undertaken in a way mindful of its location and and in such as way as to maintain and encourage these habitats to thrive. The reports submitted as part of the application set out recommendations for the protection of the existing habitats and these are covered within the conditions for this application.

54 The proposal would result in the loss of 25 trees on the site, and of these the urban forester has identified 9 that should be retained. Should planning permission be granted these trees should be replaced. It is noted that 5 trees are being planted as part of the landscaping of the application, which would contribute to the 9 being sought and another 4 are requested within the conditions.

55 The development represents a low density scheme. It is acknowledged that the proposed access is limited, but unlike the Barry Road scheme adjoining the site, would only serve a single dwelling and provide access for two vehicles.

56 The design of the building is unusual, but this is a response to the site context and the desire to make a feature of the old pear tree. The building is considered to maintain satisfactory levels of privacy to the surrounding houses and gardens, and is placed sufficiently far away from adjoining dwellings such that it will not be harmful to visual amenity.

- 57 The site would be accessed via secure gates from Friern Road, with an improved boundary treatment to no. 190 Friern Road the access should not result in harmful light spillage or noise. The access was the site of a former garage and is not considered to be harmful to pedestrians on Friern Road, as cars entering and exiting the site would be doing so in a forward gear.
- 58 The proposed dwelling would be built with a low carbon footprint using good insulation and renewable energy as well as other energy efficient mechanisms. Taken as a whole it is recommended that subject to conditions, planning permission should be granted.

Community impact statement

- 59 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.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are dealt with by conditions subject of any planning approval granted.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 62 Loss of green space
Back land development contrary to Dulwich SPD and Government policy.
Loss of privacy
Impact on wildlife
Loss of trees
Development out of character with the local area
Access way too narrow
Fire hazard
Visual impact of such a large building
Hazard resulting from vehicular crossover
Noise, light pollution

Human rights implications

- 63 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.

- 64 This application has the legitimate aim of providing a new residential dwelling. 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

- 65 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2592-E Application file: 11-AP-0006 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5434 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultation letters sent

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Sonia Watson, Senior Planning Officer	
Version	Final	
Dated	20 June 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	n/a	n/a
Strategic Director of Regeneration and Neighbourhoods	n/a	n/a
Strategic Director of Environment and Housing	n/a	n/a
Date final report sent to Community Council Team	15 July 2011	

Consultation undertaken

Site notice date: 31/01/2011

Press notice date: n/a

Case officer site visit date: 18/02/2011

Neighbour consultation letters sent: 31/01/2011

Internal services consulted:

Transport
Urban Forester
Ecology Officer

Statutory and non-statutory organisations consulted:

Natural England

Neighbours and local groups consulted:

Friern Road
Barry Road
Goodrich Road
Reading Close
Full list appended at Appendix 3

Re-consultation:

n/a

APPENDIX 2

Consultation responses received

Internal services

Transport - The above application will not generate a significant negative impact on the performance and safety of the surrounding highway network. Transport have no objections to this application.

Urban Forester - See [paragraphs 37 - 41 of the officer report]

Ecology Officer - The concerns of neighbours consulted about this application do raise the issue of mitigation for loss of habitat.

I welcome the features included in this development to mitigate for the loss of habitat through the green roof, green wall and replacement trees.

I recommend a condition to retain the tree trunks of the felled trees and build a stag beetle loggery with them would be consistent with policy 3.28 and enhance the site with respect to this species.

A condition to install 6 Bird boxes spread between the building and the mature trees would again help mitigation. The developer should work with a experience ecologist to determine the best location for these boxes. the boxes should be made from woodcrete to protect them from greater spotted woodpeckers.

Light pollution should be kept to a minimum to avoid disturbance to the bat foraging recorded along the boundaries of the site.

Statutory and non-statutory organisations

Natural England - Following our standing advice which forms a material consideration for planning officers it is advised that planning permission could be granted (subject to other constraints) and the Authority should consider requesting enhancements.

Neighbours and local groups

178 Friern Road - Objects to development of green space, which will impact upon wildlife, remove a number of trees, the habitat report is based on a particular time of year rather than demonstrating a wider understanding of how the area would be affected by the removal of trees and vegetation. The proposed access is inadequate and not sufficient for emergency/refuse vehicles. The development is a fire risk. A long obscured driveway would present risks to pedestrians. There would be a loss of amenity to surrounding residents by reason of light pollution, noise and overlooking. Backland development is unsuitable in this area.

Upper Flat 190 Friern Road - Objects to development of gardens and states development would interfere with access rights currently enjoyed by 190. Access area is not wide enough. Irrevocable loss of trees and wildlife.

176 Friern Road - Objects to the style of house, being out of keeping with the surrounding houses; Dwelling will overlook the garden and interior of their property, the driveway is not wide enough to accommodate vehicles and may result in damage

to adjoining properties at 190 and 192 Vehicular access is a danger to children; the development would destroy wildlife.

151 Barry Road - Objects. The development is not in accordance with national or local policy for backland development. The access is not wide enough, adjoining properties at 190 and 192 would have to contend with traffic and associated noise and pollution. The development would result in an unacceptable level of bulk and mass; Loss of trees.

188 Friern Road - Objects. Impact on the environment, trees and wildlife; Access will not be wide enough for emergency vehicles and will present a danger to children; risk of fire spreading; light pollution from cars will shine on rear windows. Loss of light due to building, size and style not in keeping with location; inclusion of a swimming pool not in keeping; design will have a massive impact upon visual amenity, overlooking of gardens.

167 Barry Road - Objects. Housing density should not be increased; fire safety of the site; loss of any trees on site; reduction in privacy; size and style of house not in keeping with the local area; potential subsidence; impact on biodiversity; development of backland site not appropriate.

174B Friern Road - Objects. Development too high considerable visual bulk and mass; detrimental impact on amenity through loss of privacy, Dulwich SPD states Dulwich is not suitable for backland development.

163 Friern Road - Objects. Quiet residential road and deliveries to the site have already been an issue. Fire access to the site; Loss of wildlife and Stag beetles; Loss of 26 mature trees; Against Southwark's policies on back land development.

171 Barry Road – Objects. Contrary to Southwark Policy on backland development, overlooking of rear gardens on Barry Road, 2 storey would impact on visual amenity; Loss of light; Light pollution from new building; style out of keeping; surrounding houses converted into flats therefore first floor will overlook the house; risk of fire; Loss of trees; issue of highway safety with access; impact on wildlife.

Ground Floor Flat 190 Friern Road – Objects. Loss of amenity during construction and with new access to the side of the house; loss of trees; impact on wildlife; loss of green space; issue of right of way over access; danger of crossover; loss of privacy, enjoyment of outside space, noise light and vehicle views; dwelling is large and not in keeping with neighbouring developments; backland development contrary to Southwark and Government Policy.

151A Friern Road – Objects. Safety of crossover, reduction in on street parking, impact on privacy and increase in vehicular movement; loss of trees and impact upon wildlife; development out of character with the locality.

159 Friern Road – Objects. Development not sufficiently changed from the withdrawn scheme, site access too narrow, backland development contrary to SPD, flytipping is not a reason to allow development to take place, development would be detrimental to visual amenity.

170 Friern Road – Objects. Development will affect light, views and security of all houses it backs onto; loss of trees and impact on wildlife; safety on crossover; out of character with local area.

172 Friern Road - Objects, impact on visual amenity, loss of light and light pollution, size and style of dwelling out of character with local area; overlooking of neighbouring

gardens; access way not wide enough; access hazard to children; risk of fire; impact upon wildlife and trees.

159B Barry Road - Objects, intrudes on privacy, compromise security, design out of character, impact on wildlife and trees, too many developments in the area.

148 Friern Road - Objects, contravene backland development policy; impact on trees and wildlife; fails to preserve green space; development would affect views, light and privacy of houses surrounding the development.

APPENDIX 3

Neighbour consultation letters sent

206A FRIERN ROAD LONDON SE22 0BA
206B FRIERN ROAD LONDON SE22 0BA
198A FRIERN ROAD LONDON SE22 0BA
198B FRIERN ROAD LONDON SE22 0BA
200A FRIERN ROAD LONDON SE22 0BA
157A BARRY ROAD LONDON SE22 0JP
159A BARRY ROAD LONDON SE22 0JP
175A BARRY ROAD LONDON SE22 0JP
69A GOODRICH ROAD LONDON SE22 0EQ
69B GOODRICH ROAD LONDON SE22 0EQ
69C GOODRICH ROAD LONDON SE22 0EQ
168B FRIERN ROAD LONDON SE22 0BA
150A FRIERN ROAD LONDON SE22 0BA
150B FRIERN ROAD LONDON SE22 0BA
156A FRIERN ROAD LONDON SE22 0BA
183 BARRY ROAD LONDON SE22 0JP
185 BARRY ROAD LONDON SE22 0JP
166A FRIERN ROAD LONDON SE22 0BA
166B FRIERN ROAD LONDON SE22 0BA
168A FRIERN ROAD LONDON SE22 0BA
156B FRIERN ROAD LONDON SE22 0BA
160A FRIERN ROAD LONDON SE22 0BA
160B FRIERN ROAD LONDON SE22 0BA
177A BARRY ROAD LONDON SE22 0JP
FIRST FLOOR AND SECOND FLOOR FLAT 151 BARRY ROAD LONDON SE22 0JP
FIRST FLOOR AND SECOND FLOOR FLAT 190 FRIERN ROAD LONDON SE22 0BA
FIRST FLOOR FLAT 155 BARRY ROAD LONDON SE22 0JP
164A FRIERN ROAD LONDON SE22 0BA
174A FRIERN ROAD LONDON SE22 0BA
174B FRIERN ROAD LONDON SE22 0BA
GROUND FLOOR FLAT 146 FRIERN ROAD LONDON SE22 0BA
GROUND FLOOR FLAT 176 FRIERN ROAD LONDON SE22 0BA
FIRST FLOOR FLAT 176 FRIERN ROAD LONDON SE22 0BA
GROUND FLOOR FLAT 151 BARRY ROAD LONDON SE22 0JP
GROUND FLOOR FLAT 155 BARRY ROAD LONDON SE22 0JP
162B FRIERN ROAD LONDON SE22 0BA
159B BARRY ROAD LONDON SE22 0JP
THE ELMS 147 BARRY ROAD LONDON SE22 0JR
157B BARRY ROAD LONDON SE22 0JP
179A BARRY ROAD LONDON SE22 0JP
187A BARRY ROAD LONDON SE22 0JP
189A BARRY ROAD LONDON SE22 0JP
187B BARRY ROAD LONDON SE22 0JP
189B BARRY ROAD LONDON SE22 0JP
162A FRIERN ROAD LONDON SE22 0BA
175B BARRY ROAD LONDON SE22 0JP
177B BARRY ROAD LONDON SE22 0JP
179B BARRY ROAD LONDON SE22 0JP
152 FRIERN ROAD LONDON SE22 0BA
154 FRIERN ROAD LONDON SE22 0BA
158 FRIERN ROAD LONDON SE22 0BA
144 FRIERN ROAD LONDON SE22 0BA
148 FRIERN ROAD LONDON SE22 0BA
178 FRIERN ROAD LONDON SE22 0BA
180 FRIERN ROAD LONDON SE22 0BA
164 FRIERN ROAD LONDON SE22 0BA
172 FRIERN ROAD LONDON SE22 0BA
142 FRIERN ROAD LONDON SE22 0BA
GROUND FLOOR FLAT 190 FRIERN ROAD LONDON SE22 0BA
FLAT B 181 BARRY ROAD LONDON SE22 0JP
149A BARRY ROAD LONDON SE22 0JP
149B BARRY ROAD LONDON SE22 0JP
146B FRIERN ROAD LONDON SE22 0BA
71 GOODRICH ROAD LONDON SE22 0EQ
1 READING CLOSE LONDON SE22 0DY
3 READING CLOSE LONDON SE22 0DY
FLAT A 181 BARRY ROAD LONDON SE22 0JP
170 FRIERN ROAD LONDON SE22 0BA
182 FRIERN ROAD LONDON SE22 0BA
153 BARRY ROAD LONDON SE22 0JP

161 BARRY ROAD LONDON SE22 0JP
83 GOODRICH ROAD LONDON SE22 0EQ
171 BARRY ROAD LONDON SE22 0JP
173 BARRY ROAD LONDON SE22 0JP
163 BARRY ROAD LONDON SE22 0JP
167 BARRY ROAD LONDON SE22 0JP
169 BARRY ROAD LONDON SE22 0JP
81 GOODRICH ROAD LONDON SE22 0EQ
192 FRIERN ROAD LONDON SE22 0BA
194 FRIERN ROAD LONDON SE22 0BA
196 FRIERN ROAD LONDON SE22 0BA
184 FRIERN ROAD LONDON SE22 0BA
186 FRIERN ROAD LONDON SE22 0BA
188 FRIERN ROAD LONDON SE22 0BA
75 GOODRICH ROAD LONDON SE22 0EQ
77 GOODRICH ROAD LONDON SE22 0EQ
79 GOODRICH ROAD LONDON SE22 0EQ
202 FRIERN ROAD LONDON SE22 0BA
204 FRIERN ROAD LONDON SE22 0BA
73 GOODRICH ROAD LONDON SE22 0EQ
159 FRIERN ROAD LONDON SE22 0AZ
161 FRIERN ROAD LONDON SE22 0AZ
157 FRIERN ROAD LONDON SE22 0AZ
155A FRIERN ROAD LONDON SE22 0AZ
155B FRIERN ROAD LONDON SE22 0AZ
151A FRIERN ROAD EAST DULWICH LONDON SE22 0AZ
UPPER FLAT, 190 FRIERN ROAD EAST DULWICH LONDON SE22 0BA
176 FRIERN ROAD EAST DULWICH LONDON SE22 0BA
151 BARRY ROAD LONDON SE22 0JP