

Item No. 6.1	Classification: OPEN	Date: 4 October 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-2356 for: Full Planning Permission Address: 11 AVONDALE RISE, LONDON, SE15 4AJ Proposal: Erection of a part single and part two-storey side extension providing additional residential accommodation.		
Ward(s) or groups affected:	South Camberwell		
From:	Head of Development Management		
Application Start Date 19 July 2011		Application Expiry Date 13 September 2011	

RECOMMENDATION

- 1 To grant planning permission, subject to conditions. This application is referred to Camberwell Community Council owing to the number of objections received.

BACKGROUND INFORMATION

Site location and description

- 2 The application relates to a semi-detached house located on the southern side of Avondale Rise towards its eastern end. The dwelling is two storey with a sloping dual pitched roof constructed of red brown brickwork. There is an existing single storey side extension on the east elevation of the house, set approximately 1m back from the front building line. The side extension joins the party wall with the side extension of No. 9 Avondale Rise.
- 3 Avondale Rise runs broadly from Bellenden Road at its eastern end to Ivanhoe Road at its western end. Between Bellenden Road and Coppleston Road it is predominantly characterised by Victorian terraced properties. At the eastern portion where Avondale Rise meets Bellenden Road there are a pair of two-storey semi-detached house with identical architectural form, of which the subject site is part of a pair.
- 4 The building is neither listed nor located in a conservation area, although it is closed to the Holly Grove Conservation Area. The application site is within the Urban Density Zone and an Air Quality Management Area as outlined in the Proposal Map 2011.

Details of proposal

- 5 Planning permission is sought for the erection of a part single, and part two-storey side extension on the east elevation of the dwellinghouse, to provide additional living accommodation.
- 6 At ground floor level the addition would measure 4.6m wide x 6.4m deep x 3m high

and would be constructed of part brick and part timber cladding, the cladding being located next to the boundary with number 9. It would provide an additional 29.4sqm of floorspace.

- 7 At upper floor level the extension would measure 3.2m wide x 4.6m deep and in terms of height, it would align with the existing roof ridge. It would be constructed of matching brick with matching concrete roof tiles and would create an additional 20.5sqm of floorspace. The windows to the extension would be composite timber and powder coated aluminium.

Planning history

- 8 11-AP-1223 – Planning application for erection of a two storey side extension, a porch to front elevation and one front rooflight; providing additional residential accommodation. This application was **withdrawn** on 07/07/2011 owing to officer concerns relating to its size.

Planning history of adjoining sites

- 9 16 Avondale Rise
09-AP-1868 – Planning permission was **granted** on 26/11/2009 for erection of a single storey detached building sited within rear garden adjacent to rear boundary, for purposes incidental to the enjoyment of the dwellinghouse (Use Class C3).
- 10 18 Avondale Rise
10-AP-0096 – Planning permission was **granted** on 18/06/2010 for erection of rear dormer extension to dwelling house (Use class C3) providing additional residential accommodation and the installation of two solar panels to the front roof slope.
- 11 36 Avondale Rise
10-AP-3353 – Planning permission was **granted** on 24/01/2011 for proposed single storey rear extension providing additional residential accommodation.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 12 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies;
 - b) neighbour residential amenity;
 - c) the design of the proposal.

Planning policy

- 13 Core Strategy 2011
Strategic Policy 12 - Design & Conservation
Strategic Policy 13 - High Environmental Standards
- 14 Southwark Plan 2007 (July) - saved policies
Policy 3.2 Protection of amenity
Policy 3.12 Quality in design

Policy 3.13 Urban design

SPD: Residential Design Standards 2008

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

PPS 5: Planning for the Historic Environment

Principle of development

- 16 The proposal is to extend an existing dwelling to provide additional living accommodation, and this does not raise any land use issues.

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

- 17 The property most potentially affected by the development would be the neighbouring dwelling at No. 9 Avondale Rise.
- 18 The drawings submitted indicate that no windows are proposed on the eastern elevation of the extension facing number 9. Since the two new windows on the rear provide little different outlook from that of the existing rear windows, it is then considered that the proposal would not cause an adverse impact upon the neighbouring amenity in terms of a loss of privacy, as the windows would simply face down the rear garden of the site.
- 19 Number 9 Avondale Rise has a small side extension which adjoins the site boundary. There are no windows in the side elevation of this property and the proposed extension would be no deeper than number 9, therefore no loss of light would occur to this property.
- 20 Objectors raise concerns that the development would decrease the amount of light to other properties on the street. Whilst the extension would largely infill an existing gap between numbers 9 and 11, it is not considered that this would significantly reduce levels of light in the street. The properties opposite the site are approximately 18m away, which is in excess of the 12m recommended in the Residential Design Standards SPD where properties face each other across a street.
- 21 Concerns were also raised that the development would considerably increase noise levels due to the building works and increased occupants. Any nuisance caused as a result of building works is covered under environmental protection legislation, and the proposed building project is not particularly large. No significant increase in occupancy is anticipated to an extent that would cause noise and disturbance to neighbouring occupiers.
- 22 The site backs onto a scout hut and given the non-residential nature of this building and because the extension would not come any closer to this building than it is at present, no adverse impacts would occur.

Design issues

- 23 Saved policy 3.12 requires development to be of a high standard of design, while policy 3.13 requires development to relate well to its surroundings.
- 24 There is a pair of semi-detached dwellinghouses with a similar architectural pattern to the west of the site, and a larger terrace of three dwellings to the east. These sit within a series of two storey Victorian terraced dwellinghouses, and the application building

is neither a listed building nor located in a conservation area.

- 25 Objectors have raised concerns that the proposed side extension would significantly enlarge the size of the dwelling with an increase in the apparent bulk and mass at the street front elevation. Concerns are also raised that the extension would not match the existing dwelling and would disrupt the established architectural pattern of the pair of semi-detached houses.
- 26 However, the overall bulk and mass of the proposed addition are intended to remain in keeping and scale with the existing building. The established building line would be maintained and the 2-storey element would match the ridge height of the existing dwelling. The proposal would increase the width of the dwelling is such that it would appear more akin to the terrace of 3 dwellings at numbers 5-9 Avondale Rise, but a gap at upper floor level would be retained between numbers 9 and 11. Given the variety of buildings that are found on the street, it is not considered that the proposal would be harmful to the appearance of the building or to the wider streetscene.
- 27 The proposed materials are considered appropriate, subject to a condition that they match existing. Although concerns have been raised that the windows would not be in keeping with the existing windows, officers consider that their design would be acceptable and although different to those on the neighbouring properties, they would not necessarily be harmful.

Impact on trees

- 28 It is proposed that one ornamental cherry tree in the rear garden will be removed as a result of the works. The Cherry tree is not subject to a Tree Preservation Order and the site is not located in a conservation area therefore there is no scope to control this.

Other matters

- 29 An existing off-street parking space at the front of the property would be removed and the area returned to garden. The site has a Public Transport Accessibility Level of 4 (medium) and is not located in a controlled parking zone (CPZ). It is not considered that the loss of this space would increase demand for on-street parking to an extent that would warrant the refusal of planning permission.

Conclusion on planning issues

- 30 It is considered that the proposed side extension would not result in an adverse impact upon the neighbouring properties, and that the appearance of the building and the streetscene would not be harmed. As such, it is recommended that planning permission be granted, subject to conditions.

Community impact statement

- 31 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.

Consultations

- 32 Details of consultation and any re-consultation undertaken in respect of this

application are set out in Appendix 1.

Consultation replies

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

Summary of consultation responses

Five responses have been received, four of which objected the application on the following grounds:

- The overall size & design of the whole property & extension in relation to the original buildings are inappropriate,
- The relationship of materials used in the extension has no aesthetic consequence to the house,
- The level of light will be severely diminished,
- Increased noise levels as result of the increased occupants,
- Increased traffic problems as result of building works,
- The entire context of this part of Avondale Rise will be altered by the removal of the gap between the houses,
- the reduction of sunlight and daylight,
- the changed exterior of the present building.

One response received citing no objections to the application, but stating that the windows would be out of keeping and no mention has been made of the gutters to the proposed extension.

Human rights implications

34 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.

35 This application has the legitimate aim of providing additional residential accommodation. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2157-5 Application file: 11-AP-2356 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 5403 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Marina Lai, Planning Support Officer	
Version	Final	
Dated	15 September 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team		23 September 2011

Consultation undertaken

36 **Site notice date:** 28/07/2011

Press notice date: N / A

Case officer site visit date: 28/07/2011

Neighbour consultation letters sent: 25/07/2011

Internal services consulted:

N / A

Statutory and non-statutory organisations consulted:

N / A

Neighbours and local groups consulted:

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28 AVONDALE RISE LONDON SE15 4AL
24 AVONDALE RISE LONDON SE15 4AL
20 AVONDALE RISE LONDON SE15 4AL
22 AVONDALE RISE LONDON SE15 4AL
30 AVONDALE RISE LONDON SE15 4AL
FIRST FLOOR FLAT 25 AVONDALE RISE LONDON SE15 4AJ
GROUND FLOOR FLAT 25 AVONDALE RISE LONDON SE15 4AJ
36 AVONDALE RISE LONDON SE15 4AL
32 AVONDALE RISE LONDON SE15 4AL
34 AVONDALE RISE LONDON SE15 4AL
9 AVONDALE RISE LONDON SE15 4AJ
17 AVONDALE RISE LONDON SE15 4AJ
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15 AVONDALE RISE LONDON SE15 4AJ
1 AVONDALE RISE LONDON SE15 4AJ
13 AVONDALE RISE LONDON SE15 4AJ
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27 AVONDALE RISE LONDON SE15 4AJ

Re-consultation:

N / A

Consultation responses received

37 Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

38 5 Avondale Rise

Object to the application, concerning:

- the overall size & design of the whole property & extension in relation to the original buildings are inappropriate,
- The relationship of materials used in the extension has no aesthetic consequence to the house.

9 Avondale Rise

Do not object the application, but express the following concerns:

- The proposed aluminium frame and timber composite windows are not in-keeping with other properties;
- No mention of the gutters is made.

28 Avondale Rise

Placed an objection to the application because the development:

- would decrease the amount of light to our side of the street;
- would seriously affect the view from our house;
- the works would considerably increase the noise level due to the building works;
- would create a precedent for other people to apply to enlarge with similar extensions.

30 Avondale Rise

Object to the application because:

- the proposed extension would significantly increase the size of the property, and will be detrimental to the property's neighbours
- the level of light will be severely diminished
- increased noise levels as a result of the increased occupants
- mis-match in the appearance of the brickwork, between the existing , and new bricks
- Roof tiles will take a minimum of 10 years to blend in with the existing roof titles.

- Proposed aluminium composite windows are not in harmony with the existing windows;
- Increased traffic problems as result of building works.

32 Avondale Rise

Object to the application because:

- Overall big increase in the sqm of the property will have a considerably larger impact on the street and houses opposite. The effect of the increased sqm will be to give the effect of a terraced property, rather than a semi-detached property.
- Traffic problems as result of the removal of the off-street parking, and because the property is on a bus route.
- The entire context of this part of Avondale Rise will be altered by the removal of the gap between the houses, the reduction of sunlight and daylight, and the changed exterior of the present building
- Noise caused by proposed building works.