
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 Ms Ross
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 11-AP-2356

Case Number TP/2157-5

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a part single and part two-storey side extension providing additional residential accommodation.

At: 11 AVONDALE RISE, LONDON, SE15 4AJ

In accordance with application received on 19/07/2011 08:00:19

and Applicant's Drawing Nos. Design and Access Statement, 2394-JW-100 Rev/P01, 2394-JW-101 RevP01, 2394-JW-102 Rev P03, 2394-JW-103 Rev P03, 2394-JW-103 Rev P04, 2394-JW-Rev P01.

Reasons for granting permission.

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

a) Saved Southwark Plan 2007 Policies 3.2 - Protection of Amenity, which requires that permission will not be granted where it would cause a loss of amenity, 3.12 - Quality of Design which requires a high standard of design in all new developments and Policy 3.13 (Urban Design) which advises that principles of good design must be taken into account in all developments

b] Residential Design Guidance Supplementary Planning Document 2008.

c] Core Strategy 2011- Strategic Policy 12 'Design and conservation' which advises that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in, and Strategic Policy 13 'High Environmental Standards' which advises that development will help us live and work in a way that respects the limits of the planets natural resources, reduces pollution and damage to the environment and help us adapt to climate changes.

Particular consideration was given to the impact of the proposed side extension upon the adjoining properties, however it was considered that the impacts to the properties would not be so significant as such to would warrant a refusal of the application given that there are no windows in the side of 9 Avondale Rise, and the distance to the properties opposite. Consideration was also given to the visual impact on the streetscene, but given the variety of buildings adjacent and given an appropriate use of materials and an appropriate size of extension, it was considered that the appearance of the building and the streetscene would not be harmed. 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:

2394-JW-103 Rev P03, 2394-JW-103 Rev P04, 2394-JW-Rev P01.

Reason:

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

- 3 Unless otherwise specified on the application drawings, the facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

In the interest of the appearance of the building in accordance with the saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (2007) and strategic policy 12 'Design and Conservation' of the Core Strategy (2011).

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