
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 S. Crabtree	Reg. Number	10-AP-3752
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2313-6

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Dormer roof extensions to main rear roofslope and over outrigger, providing additional residential accommodation for dwellinghouse.

At: 6 BEAUVAL ROAD, LONDON, SE22 8UQ

In accordance with application received on 23/12/2010

and Applicant's Drawing Nos. BVR-0001, BVR-0005, BVR-0006, BVR-0007, BVR-0011 Rev C, BVR-0012 Rev D, BVR-0013 Rev D, BVR-0014 Rev C, BVR-0030, BVR-0031. BVR-0000 site plan, Design and Access Statement

Reasons for granting planning permission.

a] Policy 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 require high level of design in all new developments, 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.

b] Core Strategy 2011- Strategic Policy 12 Design and conservation advise 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 advise 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.

c] PPS 5 Planning and the historic environment

Particular consideration was given to the impact of the proposed development to the adjoining residential properties located at 4 and 8 Beauval Road, however It was considered that there would be no detrimental impacts such that would erode the level of amenity currently enjoyed such that would warrant refusal of planning permission. Consideration was also had on the impact of the proposal on the Dulwich Village Conservation Area, where it was felt that the scheme would satisfy the criteria as set out in PPS 5. It was therefore 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: BVR-0011 Rev C, BVR-0012 D, BVR-0013 D, BVR-0014 C.

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Strategic Policy 12 - Design and Conservation, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and Policy 3.15 Conservation of the Historic Environment of the Southwark Plan (2007).

- 4 The window on the north elevation of the dormer roof extension (facing onto no. 4 Beauval Road) shall be obscure glazed and top hung opening only 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 4 Beauval Road from undue overlooking in accordance with Saved Policy 3.2 'Protection of Amenity' Southwark Plan (2007) and Strategic Policy 13 High environmental standards of the Core Strategy 2011.