
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 C. Matthews	Reg. Number	11-AP-2868
Application Type	Full Planning Permission	Case Number	TP/2154-34
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey two bedroom single family dwelling and garage with associated waste and bicycle storage.

At: LAND TO THE REAR OF 34 GROVE PARK, LONDON, SE5 8LG

In accordance with application received on 26/08/2011

and Applicant's Drawing Nos.

GP34/1, GP34/2, GP34/3 Rev C, GP34/4, GP34/5 B, GP34/6, GP34/7, GP34/8, GP34/9, GP34/10, GP34/11
Design and Access statement, Sustainability Statement.

Material Samples: Timber Cladding (western red cedar) stained with Sadolins "Antique Pine", and Polyester Powder coated windows, RAL 7039 - Battleship grey.

Reasons for granting permission.

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

a] Policies of the Southwark Plan [July 2007].

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.28 Biodiversity, which seeks to encourage within developments, measures which enhance biodiversity.

4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

b] Core Strategy 2011

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 11 – Open spaces and wildlife: States that development should improve, protect and maintain a network of open spaces and green corridors, provide sport and leisure and food growing opportunities, and protect and protect and improve habitats for a variety of wildlife.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

c] Policies of the London Plan [2011].

Policy 3.3 Increasing housing supply; Policy 5.3 Sustainable design and construction; Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.9 Cycling; Policy 6.10 Walking; Policy 6.11 Smoothing traffic flow and tackling congestion; Policy 6.12 Road network capacity; Policy 6.13 Parking; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology; Policy 7.19 Biodiversity and access to nature; Policy 7.21 Trees and woodlands;

d] PPS5 Planning for the Historic Environment; Draft NPPF; Ministerial Statement: Planning for Growth.

The principle of residential development of the site is acceptable taking into account the impacts in relation to loss of garden space, and on the character and appearance of the conservation area, as the character and appearance would be preserved, as would the landscaped and spacious character of the surrounding area. The scheme would not harm the amenities of surrounding occupiers in relation to matters such as sunlight, daylight, sense of outlook or privacy, and there would be no harm arising in relation to transport impacts taking into account the on site cycle and car parking that would be provided. Impacts in relation to tree protection and biodiversity would be mitigated by way of conditions of consent. 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:
GP34/1, GP34/3 Rev C, GP34/5 B, GP34/7, GP34/9, GP34/11

Reason:

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

- 3 Prior to works commencing, including any demolition, details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority. The protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.
See Informative at the foot of this decision notice.

Reason

To ensure the protection of the existing trees in accordance with saved policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007, and SP11 Open spaces and Wildlife.

- 4 Details of the green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any construction works commencing on site. The green roof shall be:
- biodiversity based with extensive substrate base (depth 80-150mm);
 - laid out in accordance with plan GP34/5 RevB, hereby approved; and
 - planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy 7.19, Biodiversity and access to nature, of the London Plan 2011, saved policy 3.28, Biodiversity, of the Southwark Plan 2007, and Strategic Policy 11, Open Spaces and Wildlife, of the Core Strategy 2011.

- 5 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, namely, Timber Cladding stained with "Antique Pine" and PPC aluminium windows in RAL 7039 (Battleship grey).

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the character and appearance of the conservation area in accordance with saved Policies 3.12 'Quality in Design' and 3.16 'Conservation Areas' of The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 6 The dwellings hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final code certificate has been issued for it certifying that Level 4 has been achieved.

Reason

In order to ensure that the development delivers the highest possible standard of sustainable accommodation, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and SP13 High Environmental Standards of the Core Strategy 2011.

- 7 Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouse hereby permitted, without the prior written consent of the Council, to whom a planning application must be made.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details of any future extensions to the building, in the interest of character and appearance of the conservation area, in accordance with saved Policies: 3.12 Quality in Design; and 3.16 Conservation Areas; of The Southwark Plan 2007, and SP12 Design and Conservation of the Core Strategy 2011.

Informative

In respect fo condition 3:

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written permission of the Local Authority Arboriculturalist.