
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 Thorpe DML Contracting	Reg. Number	11-AP-3865
Application Type	Full Planning Permission	Case Number	TP/2120-34
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site involve the demolition of existing house and rear garages, and the erection of a three storey building to accommodate 2x1 bed and 3x2 bed flats, erection of new garage to Elsie Road frontage with parking for 2 cars and 6 cycle parking spaces.

At: 34 EAST DULWICH GROVE, LONDON, SE22 8PP

In accordance with application received on 17/11/2011 12:00:26

and Applicant's Drawing Nos. Site Location Plan 010 rev A, 100 rev A, 101 rev A, 102 rev A, 103 rev A, 104 rev A, 105 rev A, 106 rev A, 200 rev B, 201 rev B, 202 rev A, 203 rev A, 204 rev C, 205 rev C, 206 rev C, 207 rev C, Design & Access Statement 17th November 2011, Daylight and Sunlight Study 16th September 2010

Reasons for granting planning permission.

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

- a) Saved Southwark Plan Policies (2007)
3.1 ("Environmental effects") seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development, 3.2 ("Protection of amenity") protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site, 3.11 ("Efficient use of land") states that all developments should ensure that they maximise the efficient use of land, 3.12 ("Quality in design") requires new development to achieve a high quality of architectural and urban design, 3.13 ("Urban design") seeks to ensure that principles of good urban design are taken into account in all developments, 3.28 (Biodiversity) seeks to take biodiversity into account in determination of planning applications, 4.1 ("Density of residential development") provides density ranges for different zones within the borough, 5.2 ("Transport Impacts") states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site, 5.6 ("Car parking") requires all developments requiring car parking to minimise the number of spaces provided
- b) Core Strategy Strategic Policies 2011
1 sustainable development, 2 sustainable transport (which seeks to encourage walking, cycling and the use of public transport rather than travel by car), 5 providing new homes, 6 homes for people on different incomes, 7 family homes, 12 design and conservation (which requires the highest possible standards of design for buildings and public spaces) and 13 high environmental standards (which requires developments to meet the highest possible environmental standards).
- c) Supplementary Planning Documents
Design and Access Statements SPD (2007), Residential Design Standards SPD (2011).
- d) The Replacement London Plan policies 2011
3.3 Increasing housing supply, 3.5 Quality and design of housing, 3.8 Housing choice, 5.3 Sustainable design and construction, 6.3 Assessing transport capacity, 7.4 Local character.
- e) Planning Policy Statements
PPS1 Planning for Sustainable Communities, PPS3 Housing, PPG13 Transport.

Particular regard was had to the impact to the amenity of the adjoining resident of 32 East Dulwich Grove, and the surrounding highway situation, it was considered that there would be no significant adverse impact that would

follow. Further regard was had to design issues and the design was considered to be appropriate. Other issues are considered within the case officer's report. Overall, 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:

200 rev B, 201 rev B, 202 rev A, 203 rev A, 204 rev C, 205 rev C, 206 rev C and 207 rev 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 saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 4 The refuse and recycling storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan 2007.

- 5 The garage hereby permitted shall be used for the parking of domestic vehicles only incidental to the use of the flats hereby approved.

Reason

In order to retain the use of the garage for the occupiers of the development in accordance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 'sustainable transport' in the Core Strategy.

- 6 The cycle storage facilities as shown on drawing 200 rev B shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with saved policy 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 'sustainable transport' in the Core Strategy.