
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	Mrs P. Pereira	Reg. Number	11-AP-3907
Application Type	Full Planning Permission	Case Number	TP/2084-1
Recommendation	Refuse permission		

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

New single storey garden building with basement to replace existing garage.

At: 1 COLLEGE ROAD, LONDON, SE21 7BQ

In accordance with application received on 21/11/2011

and Applicant's Drawing Nos. Design and Access Statement, Arboricultural and Planning Integration Report (8th August 2011) Drawings: 10-001, EX-001, EX-002, EX-003, EX-004, EX-005, PL-001, PL-002, PL-003, PL-004

Reason for refusal:

The proposed development would create an undesirable precedent for large buildings in rear gardens which would make it difficult to resist further similar applications, the cumulative impact of which would cause harm to the open and semi-rural character and appearance of this part of the Dulwich Village Conservation Area. As such it would be contrary to saved policies 3.12 'Quality in design', 3.13 'Urban design', 3.15 'Conservation of the historic environment', 3.16 'Conservation areas' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan 2007, the Dulwich Village Conservation Area Appraisal (February 2006) and Strategic Policy 12 Design and Conservation of the Core Strategy, and guidance in PPS5 Planning for the Historic Environment.