

Item No. 6.2	Classification: Open	Date: 26 March 2012	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-4051 for: Full Planning Permission Address: 2 MILO GARDENS, MILO ROAD, LONDON, SE22 8LU Proposal: Loft extension with front rooflights and rear dormer window extension, and construction of side extension on ground, first and second floor levels; providing additional residential accommodation for dwelling house.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 2 December 2011		Application Expiry Date 27 January 2012	

RECOMMENDATION

- 1 Grant planning permission

BACKGROUND INFORMATION

- 2 The application is for consideration by Dulwich Community Council as four letters of objection have been received.

Site location and description

- 3 The application site is a two-storey semi-detached Edwardian house located in an infill site at the end of a long narrow footpath. The dwellings are surrounded on all sides by the rear gardens of dwellings fronting Lordship Lane, Beauval Road and Milo Road. The property is not listed, although it is within the Dulwich Village conservation area.

Details of proposal

- 4 Planning permission is sought for the construction of an extension over 3 floors to the side of the dwelling and for a change of roof form from side hip to gable to allow the construction of a rear dormer extension to the existing single family dwelling.
- 5 The side extension would increase the footprint of the existing single storey structure by 0.4 metres in width and the length by 0.6 metres. It would be located approximately 0.5 metres off the boundary with the rear gardens on Beauval Road. It would measure 2.5 m deep 1.5 m wide and a maximum of 8.8 m high. It would be set back from the front building line by 3 metres and 2.5 metres from the rear building line. It is proposed that this extension would provide a new staircase to access the rear roof extension.
- 6 The proposed extension has been reduced in size from its original submission where the two additions were connected. They are now clearly separated with the rear

dormer set in from the side of the roof allowing the rear chimney to be retained. The rear dormer would measure 4.5 metres wide, 3.5 metres deep and 2.5 metres high.

Planning history

- 7 None.

Planning history of adjoining sites

- 8 2 Milo Gardens
0001413 Planning permission granted 26/10/2000 Erection of a single storey rear extension
- 9 04-AP-1774 Planning permission refused 20/12/2004 for the erection of a two storey side extension.
- 10 05-AP-1288 Planning permission granted 07/08/2006 for the erection of a two storey side extension.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 11 The main issues to be considered in respect of this application are:
- a) the impact upon the amenities of adjoining residents
 - b) the impact upon the original dwelling and the setting of the Dulwich village Conservation Area

Planning policy

Core Strategy 2011

- 12 SP12 Design and conservation
SP13 High environmental standards

Southwark Plan 2007 (July) - saved policies

- 13 3.2 Protection of amenity
3.12 Quality in design
3.16 Conservation areas
- 14 Draft Dulwich SPD
Dulwich Village Conservation Area Appraisal
Residential Design Standards SPD (2011)

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 15 PPS 5 Planning and the historic environment

Principle of development

- 16 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 17 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 18 The principle of extending residential dwellings for the purposes of providing additional residential accommodation is considered acceptable provided that the scale of the proposal is appropriate within its context, having regard in particular to impacts on character and appearance of the site and surrounds, and impacts on residential amenities.

Environmental impact assessment

- 19 The proposal does not require an EIA assessment.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- Beauval Road
- 20 Nos. 37 to 43 are the dwellings most affected by the development as they face the side elevation of the dwelling where most of the work would take place. The main changes would be to the roof pitch which would continue in brick work vertically. The side of the main house lies 14.3 metres from the back addition of the houses on Beauval Road and 21 metres from the rear of the main dwellings. Whilst there would be added mass and bulk when viewed from the rear of these properties, it is not considered that this would be so harmful to the amenity of these dwellings in terms of outlook, daylight and sunlight such that would warrant refusal of the application.
 - 21 The extension to the side of the property would lie 12 metres from the dwellings most affected at nos. 37 and 39 Beauval Road. The proposed extension would represent a marginal increase in width (0.4m) and depth (0.6m). The main impact would be to the height which would increase from 3.4 m to 7.5m to the eaves level. It is acknowledged that the proposed extension would have an impact on the properties on Beauval Road, however it is not considered that any harm arising is such that would justify refusal of permission.
 - 22 Concern has been raised around increased levels of overlooking from the full height glazing on the rear dormer. The proposed dormer would look south across the rear section of gardens of nos. 41-47 (odd) Beauval Road. Any level of overlooking experienced would be indirectly into gardens rather than into windows. Given the property's continued use as a single dwelling house it is not considered that the level of additional overlooking afforded by these dormer windows, over and above that arising from first floor windows, is significantly harmful.
- Milo Road
- 23 There is considered to be sufficient distance between the rear of the properties on Milo Road and the application site such that there would be no significant impacts.

Traffic issues

- 24 There are no traffic issues arising as a result of the proposal.

Design issues

- 25 The extensions have been reduced so rather than reading as a singular addition to dwelling as originally designed, they will be kept separate. The dormer extension would now be set in from the side of the roof matching the appearance of the dormer to no. 1. The dormer would be clad in zinc at the side with the garden elevation having a full height glazed openable window. The side extension would be set in from the front and rear building lines and although with a very modest footprint it will extend up almost to the ridge of the building. It would be constructed in matching brickwork and have a slate roof. It is not considered that the proposed extensions would add considerable bulk to this modest semi detached dwelling, particularly in relation to the adjoining building.

Impact on character and setting of a listed building and/or conservation area

- 26 The dwelling is located within the Dulwich Village Conservation Area. The two buildings in Milo Gardens have no street presence and are only visible from the dwellings to the rear. It is considered that the proposed extensions would not detract from the conservation area, and the changes made as suggested by design officers allow for the retention of the rear chimney which would help maintain the original character of the building.

Impact on trees

- 27 The proposal will have no impact upon any trees.

Planning obligations (S.106 undertaking or agreement)

- 28 The proposal does not require any S106 contributions.

Conclusion on planning issues

- 29 Planning permission is sought for the construction of a 3 storey side extension and a rear dormer roof extension to this Edwardian cottage located within the Dulwich Village Conservation Area. The scheme has been altered from the original submission reducing the overall bulk of the extensions by separating them and retaining the original chimney. Concerns have been raised by surrounding residential properties around the level of extension and the impacts to outlook and visual amenity to the properties from the rear, however it is considered that there is sufficient distance between the houses and gardens on Beauval Road and the application site that reasonable levels of amenity will be maintained.

Community impact statement

- 30 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

- 31 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 32 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- 33 43 Beauval Road - Objects, our house is already overlooked by 2 Milo Gardens, a 3 storey tower block will have a negative impact upon our amenity and natural sunlight and would severely impact what limited privacy we currently enjoy.
- 34 The proposed designs are not in keeping with the conservation area, no precedent exists for this type of extension, the property could be extended without being so intrusive on its neighbours.
- 35 The design and access statement is misleading, the house is not so secluded and sits within close proximity to a number of dwellings. The proposed extension would cut out natural sunlight, be more intrusive and have a direct impact upon our amenity.
- 36 41 Beauval Road - Objects, the house is in the middle of the rear gardens and requires a greater degree of consideration for the houses whose rear gardens are overlooked. Its lack of public presence should not reduce the necessity to consider those who live on Beauval Road who will have to view the building from their properties.
- 37 The side extension would reduce daylight and sunlight and present a substantial increase in size to a very unattractive facade of brickwork. The massing of the structure will be out of keeping with existing cottage. The proposal is overbearing in relation to the privacy and amenities of the adjacent gardens particularly no. 41.
- 38 The rear dormer has been designed as a panoramic set of doors extending from floor to ceiling behind a juliet balcony, giving wholesale uninterrupted view down the garden of number 41. There is no precedent for this type of extension.
- 39 39 Beauval Road - Objects, The loft extension would extend the brickwork at the rear to form one corner of the loft extension with the loss of the chimney. The flat roof construction will result in the house becoming more block like when viewed with the staircase tower to the side, losing sight of the original architecture and symmetry of the cottage. The new floor would effect our amenity by dominating the skyline and encroaching on ours and other Beauval Road properties. The proposed additional doors to the rear would be visible from the bedrooms of our property and will affect privacy during summer months when our doors and windows are open.
- 40 The staircase tower is out of all proportion and character with the existing layout. The side extension will look completely out of place and have an overbearing impact

bringing the properties into closer proximity. The stair block will dominate the gable end of the building and its height will encroach and reduce the amenity of our property.

- 41 The property is within the conservation area and should only be approved if it sympathetic to and enhances the building and area. The side and roof extension are out of character with the existing cottage and will overshadow and be detrimental to the amenity of our property.

- 42 37 Beauval Road - Objects, The proposal would significantly alter our outlook and perspective and have a negative impact on our property, it would be closer and taller than the existing side extension, losing the original lines of the roof, it is not only overbearing but is just a blank square expanse of brickwork and would be like looking a block of flats. It is not in keeping with the conservation area, it would directly impact on the light to our garden.

Human rights implications

- 43 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 44 This application has the legitimate aim of providing residential extensions. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 45 N/A.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2590-1 Application file: 11-AP-4051 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5434 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Sonia Watson, Senior Planning Officer	
Version	Final	
Dated	8 March 2012	
Key Decision	Final	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team	12 March 2012	

Consultation undertaken

Site notice date: 15/12/2011

Press notice date: 22/12/2011

Case officer site visit date: 12/01/2012

Neighbour consultation letters sent: 14/12/11

Thames Water

Neighbours and local groups consulted:

37 BEAUVAL ROAD LONDON SE22 8UG

39 BEAUVAL ROAD LONDON SE22 8UG

41 BEAUVAL ROAD LONDON SE22 8UG

35 BEAUVAL ROAD LONDON SE22 8UG

1 MILO GARDENS BEAUVAL ROAD LONDON SE22 8LU

31 BEAUVAL ROAD LONDON SE22 8UG

33 BEAUVAL ROAD LONDON SE22 8UG

Re-consultation:

29/02/2012

Consultation responses received

Statutory and non-statutory organisations

Thames Water - suggest informatives.

Neighbours and local groups

43 Beauval Road - Objects extensions would have a negative impact upon amenity and sunlight and privacy. The design is not in keeping with the conservation area. The property is not secluded and can be seen and is in close proximity to a number of properties on its boundaries.

41 Beauval Road - Objects, proposed extension will be viewed by many dwellings. The enlarged side wall facing the house in Beauval Road will reduce daylight and sunlight and result in an increase in unattractive brickwork. The massing of the structure will be overbearing and out of keeping with the original building. The proposal will be overbearing in relation to the privacy and amenities of the adjacent gardens especially no. 41. The dormer extension includes a set of floor to ceiling height doors which will allow for uninterrupted views of the garden of no. 41.

39 Beauval Road - Objects, to the proximity of the extensions in relation to their property

37 Beauval Road - Objects, no objections to a dormer extension but objects to the alteration of the roof shape and to the side extension.