
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 J Jones	Reg. Number	11/AP/3976
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2081-1

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Loft conversion including dormer extension to the rear roof slope, 2 x rooflights to the side roof slope and 1 x rooflight in the front elevation roof slope of main dwelling. Rebuilding of the existing side extension with creation of basement extension with rear lightwell, blocking up of existing garage door and installation of a window, and the erection of a single storey ground floor rear extension. All in connection with increased residential accommodation for dwellinghouse.

At: 1 CARVER ROAD, LONDON, SE24 9LS

In accordance with application received on 25/11/2011

and Applicant's Drawing Nos. 11/330/LP, 11/330/P1 (External Photographs), 11/330/P1 (Internal Photographs), 11/330/01, 11/330/02, 11/330/03, 11/330/04, 11/330/05, 11/330/10/C, 11/330/11/D, 11/330/12/D, 11/330/13/C, 11/330/14/C, 11/330/15/D

Reasons for granting planning permission.

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

- a] Saved Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- b] Core Strategy 2011 Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces. Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Particular regard was had to the impact of the proposed works on the adjoining and surrounding residential properties and the character and appearance of the host building. However, it was considered that there would be no harmful impacts would result. 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:

11/330/10/C, 11/330/11/D, 11/330/12/D, 11/330/13/C, 11/330/14/C, 11/330/15/D

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 roof of the ground floor single storey extension hereby permitted shall not be used other than as a means of escape or for repairs/maintenance and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of surrounding residential properties may be protected from overlooking from use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 5 The juliette balcony to the doors at first floor level on the rear elevation shall be installed immediately following the installation of the doors in this location and shall be retained as such thereafter unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason

In order that the privacy of surrounding residential properties may be protected from overlooking from the use of the roof area in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.