

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 12 April 2012	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11/AP/3976 for: Full Planning Permission  <b>Address:</b> 1 CARVER ROAD, LONDON, SE24 9LS  <b>Proposal:</b> 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.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 6 December 2011		<b>Application Expiry Date</b> 31 January 2012	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

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

### Site location and description

- 3 The site refers to a two storey, semi detached single family dwelling house on the eastern side of Carver Road at the junction with Half Moon Lane. It is not listed and not located within a conservation area.

### Details of proposal

- 4 Loft conversion, with dormer roof extension to the rear roof slope, installation of one rooflight in the front roof slope, and two rooflights in the side roof slope. Rebuilding of existing side/rear extension with basement extension with rear lightwell, alterations to the roof, and ground floor single storey rear extension measuring 1.5m in depth, 4.5m in width and 3.5m in height.
- 5 Amendments have been made to the original proposal, including the removal of the proposed dormer window to the side roof slope, the removal of the proposed roof terrace over the ground floor extension flat roof and installation of a julliette balcony to the proposed doors in this location, and the reduction in depth of the proposed first floor rear extension which now does not project further than the existing side/rear

extension.

### **Planning history**

- 6 No planning history.

### **Planning history of adjoining sites**

- 7 None.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 8 The main issues to be considered in respect of this application are:

- a) The impact on amenity of neighbouring residents.
- b) The design and appearance of the extensions.

### **Planning policy**

#### Core Strategy 2011

- 9 Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

#### Southwark Plan 2007 (July) - saved policies

- 10 Policy 3.2 'Protection of Amenity'  
Policy 3.12 'Quality in Design'  
Policy 3.13 'Urban Design'
- 11 Residential Design Guidance SPD 2011

#### London Plan 2011

- 12 None relevant.

#### National Planning Policy Framework

- 13 On 27 March 2012, the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including PPGs and PPSs. Members are advised to give full weight to the NPPF as a material consideration in taking planning decisions. Members are advised that:

- the policies in the NPPF apply from the day of publication and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.

It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF.

### **Principle of development**

- 14 There are no land use objections to extending a residential dwelling.

### **Environmental impact assessment**

- 15 Not required with an application of this nature. No significant environmental impacts would arise.

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

- 16 It is not anticipated that the proposed works will have a detrimental impact in terms of amenity on the surrounding residential properties. The single storey ground floor rear extension is set back from the boundary sufficiently at 3.7m so as to not have a significant impact on the adjoining property to the north, 3 Carver Road, to warrant a refusal of the application.
- 17 The rebuilding of the side/rear extension will actually be set further back from the boundary at 3.7m, not projecting further than the existing extension at first floor level, therefore not raising any issues in terms of amenity given the current situation.
- 18 Neighbours have raised concerns regarding the installation of doors in the rear elevation at first floor level. The flat roof of the proposed ground floor extension was originally proposed as a terrace, however, following advice that this was not likely to be considered unacceptable in this location, this has been revised with the installation of a Juliette balcony to restrict access to the flat roof. This could also be controlled by condition.
- 19 It is not considered the rear dormer extension will have a detrimental impact in terms of amenity on the surrounding residential properties. It does not introduce any new areas of overlooking, over and above windows already existing on the rear elevation.
- 20 The proposal includes construction of a basement extension, with a small lightwell to the rear. It is not considered that these proposals will have any effect in terms of amenity. Issues raised by neighbouring residents in terms of the method of construction of the basement are not planning concerns.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 21 None anticipated.

### **Traffic issues**

- 22 The application includes the blocking up of the garage door and insertion of a window in its location. The loss of the garage is considered acceptable given the size of the front garden, off street parking for two vehicles would remain.

### **Design issues**

- 23 The proposed extensions are to be constructed in brick with render, timber casement windows and red clay tiles, to match the existing host building. It is considered that the rebuilt side extension will appear more in keeping with the host building, where the existing extension has been built in unsympathetic bricks, and will have a reduced bulk and scale given the alterations to the roof and the reduction in width. The roof

alterations, specifically to the existing side extension, changing from a gable end to the rear elevation to a hipped roof will be an improvement in design terms, reducing some bulk of this extension.

24 The rear elevation is proposed to be rendered at first floor level. The property is not situated within a conservation area, and the front of the property is also rendered at first floor level. The choice of materials is considered acceptable given the host building and location.

25 The dormer extension in the rear roof slope appears relatively modest at 2.8m in width, 1.5m in height and 1.5m in depth, and given the scale of the host building, this will appear subordinate in size.

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

26 The site is not listed, nor is it situated within a conservation area. No impacts would arise.

#### **Impact on trees**

27 None.

#### **Planning obligations (S.106 undertaking or agreement)**

28 Not required with an application of this nature.

#### **Sustainable development implications**

29 None.

#### **Other matters**

30 No other matters identified.

#### **Conclusion on planning issues**

31 It is not considered that the proposed works will have a detrimental impact in terms of amenity on the adjoining or surrounding residential properties. The choice of materials, the bulk and scale of the development is considered acceptable. The alterations to the re-built extension will reduce the bulk and scale on the host building and improve the visual appearance of the rear of the property. It is therefore recommended that planning permission be granted.

#### **Community impact statement**

32 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.

33 a) The impact on local people is set out above.

#### **Consultations**

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

## **Consultation replies**

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

### Summary of consultation responses

36 7 letters of objection received to first consultation, objecting on the following points;

37 Reduction in privacy and overlooking caused by the rear and side dormers and the first floor terrace.

Over development

Proposals out of keeping with the surrounding area

Impact on visual amenity/street scene

Removal of garage, increase in demand for on street parking

The solar panels will cause glare and visual intrusion

38 Received from;

3 Carver Road

59 Half Moon Lane

57 Half Moon Lane x 2

55 Half Moon Lane

53 Half Moon Lane

66 Ruskin Walk

68 Ruskin Walk

39 4 Letters of objection received to the second consultation following amendments to the plans, including the removal of the dormer to the side roof slope, the reduction in depth of the first floor extension, and the removal of the roof terrace, objecting on the following points;

40 Disruption caused during the implementation of the proposals

Over development

Loss of amenity caused by the size of the ground floor rear extension

The installation of doors at first floor level on the rear elevation and the use of a Juliette balcony enables the roof terrace to be used at a later stage

Scale and massing out of keeping with surrounding properties

Design out of keeping

Use of flat roof is unattractive

41 Received from;

57 Half Moon Lane x2

3 Carver Road

66 Ruskin Walk

## **Human rights implications**

42 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.

43 This application has the legitimate aim of providing additional residential accommodation to the dwelling house. 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

44 N/A

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2081-1  Application file: 11/AP/3976  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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5560 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

### APPENDICES

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

### AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Anna Clare, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 March 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Planning	Yes	Yes
Strategic Director of Environment and Leisure	No	No
<b>Date final report sent to Constitutional Team</b>		2 April 2012

**Consultation undertaken**

**Site notice date:** 20/12/11

**Press notice date:** N/A

**Case officer site visit date:** 19/01/12

**Neighbour consultation letters sent:** 16/12/11

**Internal services consulted:** None.

**Statutory and non-statutory organisations consulted:** None.

16/12/2011	53 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	74 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	55 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	59 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	57 HALF MOON LANE LONDON	SE24 9JX
16/12/2011	3 CARVER ROAD LONDON	SE24 9LS
16/12/2011	1 CARVER ROAD LONDON	SE24 9LS
16/12/2011	68 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	72 RUSKIN WALK LONDON	SE24 9LZ
16/12/2011	70 RUSKIN WALK LONDON	SE24 9LZ

**Neighbours and local groups consulted:**

**Re-consultation:** Carried out 08/03/12 following amendments to the scheme.

**Consultation responses received**

**Internal services**

N/A

**Statutory and non-statutory organisations**

N/A

**Neighbours and local groups**

7 letters of objection received in relation to initial neighbour consultation from;

3 Carver Road  
59 Half Moon Lane  
57 Half Moon Lane x 2  
55 Half Moon Lane  
53 Half Moon Lane  
66 Ruskin Walk  
68 Ruskin Walk

4 Letters of objection received in relation to consultation following amendments from;  
57 Half Moon Lane x2  
3 Carver Road  
66 Ruskin Walk