

Item No. 7.1	Classification: OPEN	Date: 24 October 2012	Meeting Name: Planning Sub-committee B
Report title:	Development Management planning application: Application 12/AP/2247 for: Full Planning Permission Address: 33 ALLEYN PARK, LONDON, SE21 8AT Proposal: Erection of a two storey rear extension, replacement of pitched roof with a flat roof with glazed panels and roof lights; alterations to the elevations consisting of white render to first floor level, timber cladding at ground floor level, installation of new fixed glazing, sliding and glazed doors to the rear elevation and rotating shutters to glazing at first floor level on the southern elevation.		
Ward(s) or groups affected:	College		
From:	Head of Development Management		
Application Start Date 7 September 2012		Application Expiry Date 2 November 2012	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 This application is being referred to the Planning Sub Committee at the request of members.

The site is a two storey detached, single family dwelling house on the western side of Alley Park. The site is not listed, nor is it situated within a conservation area.

Details of proposal

- 3 The erection of a two storey rear extension measuring 7m in depth.10.3m in width and 5.5m in height, with the replacement of the existing pitched roof with a flat roof with glazed panels and rooflights; alterations to the elevations consisting of white rendered panels to the first floor level, timber cladding at ground floor level, installation of new fixed glazing, sliding doors to the rear elevation, rotating shutters to the glazing at first floor level on the southern elevation, and timber slatted fence to the boundary.

Planning history

- 4 An application was submitted 23/12/03 for the demolition of existing house and construction of new house on the site, comprising basement, ground and two upper floors with link to double height pavilion to rear of site, including basement garage and visitor parking to front forecourt (Ref: 03-AP-2423). However this application was subsequently treated as withdrawn after no further correspondence was received from the applicant.

Planning history of adjoining sites

- 5 None relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 6 The main issues to be considered in respect of this application are:
- a) The impact on amenity of neighbouring residents and future occupiers.
 - b) The design and appearance of the proposed extensions.

Planning policy

Core Strategy 2011

- 7 Strategic Policy 12 – Design and conservation
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 8 For 12 months from 27 March 2012 weight can continue to be given to relevant local planning policies adopted in accordance with the Planning and Compulsory Purchase Act 2004, and those in the London Plan, in making decisions on planning applications even if there is a limited degree of conflict with the National Planning Policy Framework (NPPF). The weight given to the saved policies of the Southwark Plan should be according to their degree of consistency with policies in the NPPF.
- 9 Policy 3.2 Protection of amenity
Policy 3.11 Efficient use of land
Policy 3.12 Quality in Design
- 10 Residential Design Standards SPD 2011

National Planning Policy Framework (NPPF)

- 11 Section 7: Requiring good design.

Principle of development

- 12 Extension of a dwellinghouse raises no land use issues.

Environmental impact assessment

- 13 Not required. No significant environmental impact would arise.

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

- 14 Careful consideration has been given to the impact on the amenity of the adjacent property 33A Alleyn Park arising from the proposed development. The two properties are separated by approximately 6.5m. The existing side extension at 33A Alleyn Park has windows to the front, side and rear at ground and first floor levels. The side windows at ground and first floor would undoubtedly see some reduction in light and

outlook; however these are secondary windows, and as such it is not considered the works would cause significant impacts on the amenity of the adjacent property to warrant a refusal of the application. The presence of the proposed two storey extension along the boundary will impact on the side garden space to no. 33A. However, the garden is large, and it is not considered that the proposed extension is unduly overbearing.

- 15 The windows at first floor level on the rear elevation are set back to reduce overlooking to and from the site. Nevertheless, it is not considered that the works would increase overlooking to the neighbouring property to the north, given the property has existing first floor windows.
- 16 Likewise to the southern boundary, the proposed works are to the north of the site and as such are not considered to have a significant detrimental impact on the adjacent property to the south 31A Alleyn Park. The windows in the southern elevation at first floor level are proposed with vertical louvers, however given the context of the site it is not considered that the overlooking of the adjacent property would be significantly increased to warrant a refusal of the application.

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

- 17 None anticipated.

Traffic issues

- 18 None.

Design issues

- 19 The existing property consists of a two storey property with a pitched roof, with a two storey timber clad at first floor level, flat roof side extension. The surrounding area is predominantly a residential area, although opposite the site are both the Kingsdale School and the Dulwich College Prep School sites. The residential properties themselves are a mix of 19th and 20th century designs, with large plots and substantial rear gardens.
- 20 The proposal seeks to remove the pitched roof to the main dwelling and replace with a flat roof. This, together with changes to the front elevation, namely the timber cladding and rendered panels, would considerably alter the appearance of the property. However, given that the area does not have a uniform character, is not situated within a conservation area and the property is set back from the road, the modern appearance of the building is considered acceptable.
- 21 It was considered the original submission with the fully rendered first floor would lead to a blank frontage that would fail to relate to the street scene. Revisions have been made to the front elevation to provide more windows at first floor level and it is considered that this has improved the front street elevation.
- 22 It is considered that the open and spacious character of the area would be maintained by the proposals. Given the substantial trees and vegetation between the application site and the neighbouring property at 33a Alleyn Park, the rear extension will not be overly visible from the street. A timber slatted fence is proposed to the northern and southern boundary to a height of 1.8m to the front of the property, and up to 2.3m to the rear garden where the ground level varies. The timber fence to the front of the property is considered in keeping with the open feel and would not detract from the character of the properties, and is therefore considered acceptable.

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

- 23 The site is not listed, nor is it situated within a conservation area.

Impact on trees

- 24 None.

Planning obligations (S.106 undertaking or agreement)

- 25 Not required.

Sustainable development implications

- 26 None.

Other matters

- 27 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 28 This application is CIL liable due to the size of the proposed extension which is an increase of 148sqm of residential floorspace. The amount payable equates to £1680.

Conclusion on planning issues

- 29 On balance, given the context of the site, it is not considered the proposed works will have a significant impact in terms of amenity on either adjacent residential property to warrant a refusal of the application.
- 30 The bulk and scale of the proposed extension and the design of the resulting dwelling are considered acceptable given the context of the site. Objections have been raised to the scale of the extension but it is not considered the refusal of permission on the grounds of the size of the extension could be justified. Although it is considered the extension is large, the removal of the pitched roof reduces some bulk of the property. The site is a relatively large plot with well landscaped and mature gardens to front and back, and as such, the rear extension would not be overly visible from the road. The openness of the front of the properties would not be prejudiced by a traditional timber slatted fence. It is therefore recommended that planning permission be granted.

Community impact statement

- 31 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.
- 32 a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 35 31A Alleyn Park object to the application on the following grounds;
The extension is too large
Reduction in privacy from windows in the southern elevation
Extends further back than neighbouring properties
Impact on neighbour at 33A
The flat roof is inappropriate for Alleyn Park which is predominantly composed of 1930s, 1960s and a few Victorian houses all with conventional pitched roofs.
- 36 33A Alleyn Park – object to the application on the following grounds
Size of the extension doubling the depth of the property
Impacts on light to garden and property
Sense of enclosure
The plans do not make it clear and the land level drops away from the rear of the property.
The flat roof is inappropriate in the context of the site.
- 37 Dulwich Society objects to the application on the basis of loss of amenity to the neighbouring properties by reason of bulk and overlooking to the rear gardens.

Human rights implications

- 38 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.
- 39 This application has the legitimate aim of providing additional residential accommodation to the dwellinghouse. 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

- 40 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2549-33 Application file: 12/AP/2247 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5560 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Anna Clare, Planning Officer	
Version	Final	
Dated	4 October 2012	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	12 October 2012	

Consultation undertaken

Site notice date: 28/08/2012

Press notice date: N/A

Case officer site visit date: 28/08/12

Neighbour consultation letters sent: 24/08/12

Internal services consulted: None.

Statutory and non-statutory organisations consulted: None.

Neighbours and local groups consulted:

24/08/2012	33 ALLEYN PARK LONDON	SE21 8AT
24/08/2012	31A ALLEYN PARK LONDON	SE21 8AT
24/08/2012	33A ALLEYN PARK LONDON	SE21 8AT
24/08/2012	35 ALLEYN ROAD LONDON	SE21 8AD
24/08/2012	31 ALLEYN ROAD LONDON	SE21 8AD
24/08/2012	33 ALLEYN ROAD LONDON	SE21 8AD

Re-consultation: None.

Consultation responses received

Internal services

N/A

Statutory and non-statutory organisations

N/A

Neighbours and local groups

3 Letters of objection received, outlined above.