

Item No: 7.	Classification Open	Committee: Planning Sub-Committee B	Date: 24 October 2012
From: Head of Development Management		Title of Report: <u>Addendum</u> Late observations, consultation responses, and further information.	

PURPOSE

1. To advise Members of observations, consultation responses and further information received in respect of the following planning application on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the recommendation stated.

RECOMMENDATION

2. That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

11 AP 1923 - 33 ALLEYN PARK, LONDON, SE21 8AT

4. Additional information received from the applicants:

The original house has a pitched roof and a flat roof side extension was erected in the 1970's. The architect advised that a flat roof would be aesthetically better than a pitched roof, especially as the side extension has a flat roof, and would have less impact on the amenity of neighbouring properties. The architect considers that a vertical extension would add additional bulk.

5. As a practice the architects encourage green / brown roofs and the use of photovoltaic cells, but it is not always cost effective to have photovoltaic cells. The architects would however have no objection to a condition relating to green/brown roof or PV cells, provided limitations of installing these around the roof lights are taken into account.

Officers' advice:

6. The following condition relating to a green/brown roof is considered to be appropriate in this case:

Before any above grade work hereby authorised begins, details of the green and/or brown roofs (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the

attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

7. In respect of photo voltaic panels, these are not required under policy for householder schemes such as these. Given the applicants' concern at the additional cost these would involve, officers do not consider it would be reasonable to insist on them with this application.

REASON FOR LATENESS

8. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

9. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Sub-Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting.

Lead Officer: Gary Rice, Head of Development Management

Background Papers: Individual case files.

Located at: Southwark Council, 160 Tooley Street London SE1 2QH.