

Item No. 6.4	Classification: OPEN	Date: 22 January 2013	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 12/AP/3084 for: Full Planning Permission Address: THE LODGE, SOUTHWARK PARK ROAD, LONDON, SE16 2ET Proposal: Single storey side extension with a roof terrace above and a two storey rear extension; providing additional residential accommodation.		
Ward(s) or groups affected:	Rotherhithe		
From:	Head of Development Management		
Application Start Date 24 September 2012		Application Expiry Date 19 November 2012	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

- 2 This application is being reported to the Planning Sub-Committee A as it is located on Metropolitan Open Land.

Site location and description

- 3 The application site is a two storey detached cottage that is located adjacent to the entrance to Southwark Park which is situated along Southwark Park Road.
- 4 To the north of the property lies the park and to the south and west are various residential buildings, with the locally listed Stanley Arms public house situated to the northwest of the site.
- 5 The property is not listed, nor is it located within a conservation area. Southwark Park is a registered park and garden (Grade 2).

Details of proposal

- 6 The application proposes the erection of a single storey side infill extension with a roof terrace above and a two storey rear extension with a garage at ground floor level.
- 7 The proposed side extension would be 3.25m in width with 2.2m of this width having a glazed roof and the remaining 1.05m having a flat roof to be used as a terrace. It would be 5.8m in depth and would be 3.1m at its highest point with railings surrounding the terrace to a height of 4.1m.
- 8 The proposed two storey rear extension would be 7.3m in depth, 5.25m in width, 5.1m in height to the eaves and 8.1m at its highest point.

- 9 All materials including all brickwork and tiles are proposed to match all of the existing materials on site.

Planning history

- 10 Tree Preservation Order 396 - This TPO covers all trees located within Southwark Park including the trees adjacent to the proposed extensions.

Planning history of adjoining sites

- 11 Stanley Arms, 418 Southwark Park Road - 468-90 - Planning permission was granted for the erection of an illuminated lamp post - 19/07/1990.
- 12 1624-84 - Planning permission was granted for the change of use of the land adjacent to Stanley Arms to a beer garden/outdoor play areas associated with the public house - 06/02/1985.
- 13 55-80 - Planning permission was granted for alterations and extensions to the existing toilet block - 11/02/1980.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the proposal on amenity.
 - c) The design and visual impact of the proposal.
 - d) The impact of the proposed development on the surrounding Metropolitan Open Land.

Planning policy

Core Strategy 2011

- 15 Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 16 3.2 'Protection of Amenity'
3.12 'Quality in Design'
3.13 'Urban Design'
3.18 Setting of listed buildings, conservation areas and world historic sites
3.25 'Metropolitan Open Land'

Supplementary Planning Documents

- 17 Residential design standards Supplementary Planning Document (2011)

- 18 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.
- 19 London Plan (2011)
Policy 2.18 - Green infrastructure: the network of open and green spaces
Policy 5.1 - Climate change mitigation
Policy 5.10 - Urban greening
Policy 6.1 - Strategic approach
Policy 7.4 Local character
Policy 7.17 - Metropolitan Open Land
Policy 7.21 - Trees and woodlands

National Planning Policy Framework (NPPF)

- 20 The NPPF came into effect on 27 March 2012 and is a material planning consideration. The following part is most relevant.
7. 'Requiring good design'
8. Promoting healthy communities,
11. Conserving the natural environment
12. Conserving the historic environment

Principle of development

- 21 The property is within the designated Metropolitan Open Land (MOL) within Southwark Park. Whilst it is acceptable to extend dwellings within Metropolitan Open Land, it is restrictive in relation to the design and scale of development which would normally be allowed. Saved Policy 3.25 states that there is a general presumption against inappropriate development on Metropolitan Open Land. Of relevance to this application is sub section iii of policy 3.25: 'Extension of or alteration to an existing dwelling', which is in principle considered to be acceptable providing that it does not result in disproportionate additions over and above the size of the original building.
- 22 The reasoning behind this policy is to protect the openness of MOL, particularly in areas of development pressure, and to protect existing open space. It is considered that the proposed extensions, whilst substantial, would remain subservient to the original dwelling and would not harm the openness of the wider open land.
- 23 Although the development is located on MOL land, it is part of a residential garden and is not open to public use. Due to the vegetation surrounding the site within the park and along Southwark Park Road and Stalham Road, it is largely not visible from public vantage points. The extensions to the house would not undermine the MOL policy nor harm its character and function, and on balance, the proposal is considered acceptable in terms of policy 3.25.

Environmental impact assessment

- 24 Not required for an application of this nature. No significant environmental impacts would arise.

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

- 25 The proposed extensions to be dwelling are set well away from any neighbouring buildings. The lodge is located within Southwark Park, and has its own generous grounds. There are no immediate neighbours that would be impacted by the extensions or terrace in terms of light, sun and overlooking.
- 26 As such, the proposal is considered to comply with the Council's policies that protect amenities of neighbours.

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

- 27 The development consists of an extension to an existing residential dwelling and as such it is not considered that the neighbouring uses will result in any impacts on the occupiers of the proposed development greater than there are currently.

Traffic issues

- 28 The proposal is situated entirely to the rear of the residential property and as such no impacts on any highways by way of impacts on the on highway movements are expected.
- 29 There is an existing car port with a vehicular access that is to the rear of the site which is accessed off of Stalham Street and this access is not proposed to change. The 3-4m strip of land connecting the property to Stalham Street is in joint ownership with Southwark Council and this area is not set to change as part of the application and as such has not been included within the application site.
- 30 As such it is not considered that any issues are raised by the introduction of a more formal garage area within the site as it will not impact on any sight lines into and out of the site and as such no impacts on highway safety.
- 31 The site is located within an area of a medium PTAL rating (3) reflecting the area's medium level of access to all forms of public transport. One formal parking space is retained within the garage with space for further parking spaces as there are at present. As such, it is not considered that there are any traffic or parking issues in this instance.
- 32 For these reasons, it is considered that there are no significant traffic impacts as a result of the proposed development.

Design issues

- 33 Whilst it is acknowledged that this proposal would result in a large addition that will extend the property substantially, it will not alter the character of the dwelling and it would fit within the context of the site and it would not unduly dominate the application dwelling, or appear out of scale in relation to the buildings situated on the edge of the park.
- 34 The proposal will not alter the frontage of the Lodge house and whilst there may be some visibility of the extension from within the park, given the surrounding dense green landscape, views will be limited and there will be no significant impact on the MOL land that is Southwark Park.
- 35 The proposed ground floor extension will be glazed which will be an acceptable

design and use of materials in this instance. The first floor extension would match the width of the rear element of the parent dwelling, would be finished with bricks and have timber windows, and as such has been designed to be sympathetic with the materials of the host dwelling. Further, with the development wholly contained to the rear and limited views from any surrounding public vantage points, it is not considered that the proposal will look out of keeping with the host dwelling.

- 36 There are no concerns raised in relation to the overall design of the proposal and the development is considered to accord with Saved Policies 3.12 'Quality of Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

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

- 37 The application is not listed and it is not situated within a conservation area. Whilst there is the Grade II listed Southwark Park School to the southwest of the site, it is not considered that the proposal would result in any impacts on this heritage asset given that it will predominantly not be visible from any public spaces.
- 38 Southwark Park is a Grade II listed Park and Garden and as the proposal is situated within the park; however, the development would not impact on the historic nature of the park. As the proposed development is wholly contained within the curtilage of a dwelling that has a significant mature tree foliage cover, it is not highly visible from the park.
- 39 The property is not noted in the list description of the park and the proposed works to the building are unlikely to affect any of the key features of historic interest within the park.
- 40 As such it is not considered that the proposal harms any heritage assets.

Impact on trees

- 41 The proposal will result in development close to the boundary of Southwark Park which contains a number of preserved trees. As such, there may be some potential impacts on the trees roots as a result of the development.
- 42 However it is considered that subject to conditions relating to tree root protection and the provision of details of foundations for the development, any potential impacts on the trees can be mitigated.

Planning obligations (S.106 undertaking or agreement)

- 43 None identified.

Sustainable development implications

- 44 No impacts are expected as a result of the proposal.

Other matters

- 45 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.

- 46 The proposed development would not be CIL liable as the amount of new floorspace created would be under the threshold of 100 sq. metres.

Conclusion on planning issues

- 47 The proposed extensions and roof terrace are located a significant distance from the closest dwellings and as such would not result in any impacts in terms of daylight/sunlight nor will it overlook any other dwellings to a such degree that it would constitute harm to surrounding neighbours. The proposal is not considered harmful to heritage assets, and its design is considered acceptable.
- 48 It is acknowledged that the proposed extension is a large addition, however given the location of a dwelling on the periphery of the MOL designated land, and its limited views from public vantage points within the park, it is not considered that the proposal would undermine the character or enjoyment of the park and it is considered that the work would fall within a category of appropriate development.
- 49 It is recommended that planning permission be granted subject to condition.

Community impact statement

- 50 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

- 52 Summary of consultation responses
None received.

Human rights implications

- 53 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.
- 54 This application has the legitimate aim of providing additional residential accommodation to an existing residential unit. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/139-G Application file: 12/AP/3084 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 5416 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	Alex Cameron, Planning Officer	
Version	Final	
Dated	18 December 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	22 January 2013	

Consultation undertaken

Site notice date: 09/10/2012

Press notice date: 29/11/12.

Case officer site visit date: 09/10/12

Neighbour consultation letters sent: 11/10/2012

Internal services consulted:

Design and Conservation.
Urban Forester.

Statutory and non-statutory organisations consulted:

None consulted.

Neighbours and local groups consulted:

STANLEY ARMS 418 SOUTHWARK PARK ROAD LONDON SE16 2ET
LIVING ACCOMMODATION 418 SOUTHWARK PARK ROAD LONDON SE16 2ET

Re-consultation:

Not required.

Consultation responses received

Internal services

Design and Conservation - Incorporated into the report.
Urban Forester - Proposed standard tree conditions.

Statutory and non-statutory organisations

N/A.

Neighbours and local groups

None received.