
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 Giordano	Reg. Number	12/AP/3084
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/139-G

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey side extension with terrace above and two storey rear extension to dwellinghouse, providing additional residential accommodation including a garage on the ground floor.

At: THE LODGE, SOUTHWARK PARK ROAD, LONDON, SE16 2ET

In accordance with application received on 19/09/2012 08:01:21

and Applicant's Drawing Nos. Site plans, A10/SOU/A01, A10/SOU/A02, A10/SOU/A03, A10/SOU/A04, A10/SOU/A05, A10/SOU/A06, A10/SOU/A07, A10/SOU/A08

Reasons for granting permission.

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

Saved policies of the Southwark Plan 2007

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments, Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site and 3.28 Metropolitan Open Land advises that the Local Planning Authority will seek to protect MOL from inappropriate development.

The Residential Design Standards SPD (2011)

Strategic policies of the Core Strategy 2011

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

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 and Policy 7.21 - Trees and woodlands.

NPPF

Part 7 Delivering good design, Part 8. Promoting healthy communities, Part 11 Conserving the natural environment and Part 12 Conserving the historic environment.

Particular regard was had to the impact on the character and function of MOL and impacts on heritage assets, including Southwark Park. The extensions were considered subsidiary to the original dwellinghouse and not so large as to harm the openness and use of MOL. No harm to heritage assets was considered to arise due to screening of the house by trees from views within the park. There were no near neighbours that would suffer loss of amenity. As such, the proposal was considered to be acceptable.

Subject to the following condition:

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: A10/SOU/A01, A10/SOU/A02, A10/SOU/A03, A10/SOU/A04, A10/SOU/A05, A10/SOU/A06, A10/SOU/A07, A10/SOU/A08

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 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

- 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 Protective measures shall be installed and retained throughout the period of the works in accordance with the recommendations contained in an arboricultural report and any such approval given. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 5 Before any work hereby authorised begins, details of the foundation works and changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason

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Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner