
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 G. Owen-Jardine	Reg. Number	13/AP/0761
Application Type	Full Planning Permission	Case	TP/2342-81
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey extension to rear section of dwelling house to provide additional living accommodation; including demolition of an existing conservatory.

At: 81 WOOD VALE, LONDON, SE23 3DT

In accordance with application received on 14/03/2013

and Applicant's Drawing Nos. WV_0000, WV_0001, WV_0002, WV_0005, WV_0006, WV_0007, WV_0008, WV_0009,
Design and Access Statement

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011:

Strategic Policy 12: Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Saved policies of the Southwark Plan 2007

3.2 'Protection of Amenity' which seeks that new development has an acceptable impact upon residential amenity, Policy 3.12 (Quality in design) which requires new development to achieve a high quality of architectural and urban design.

National Planning Policy Framework(NPPF)

The NPPF came into effect on 27 March 2012. It aims to strengthen local decision making and reinforce the importance of up-to-date plans. The policies in the NPPF are material considerations to be taken into account in making decisions on planning applications. The NPPF sets out the Governments commitment to a planning system that does everything it can do to support sustainable growth and a presumption in favour of sustainable development.

Particular regard was had to the potential impact upon the amenity of the adjoining residents at Nos. 79 and 83 Wood Vale due to the scale and positioning of the proposed rear extension. It was considered that, given the modest scale of the proposed extension and its reasonable length along with the aspect of the proposed canopy cover on both sides, the development would not have a significant impact upon the amenity of residents through loss of light or an overbearing impact. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

WV_0002, WV_0005, WV_0006, WV_0007, WV_0008, WV_0009,

Reason:

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

- 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.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.