

Item No. 7.5	Classification: OPEN	Date: 11 June 2013	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 13/AP/0801 for: Full Planning Permission Address: 82 WOODWARDE ROAD, LONDON, SE22 8UT Proposal: Proposed single-storey rear and side extensions, providing additional residential accommodation.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 22/03/2013		Application Expiry Date 17/05/2013	
Earliest Decision Date 04/05/2013			

RECOMMENDATION

- 1 Grant Planning Permission

BACKGROUND INFORMATION

- 2 This item is brought before the sub-committee for decision at the request of Councillors and with the agreement of the Chair of Planning Committee.

Site location and description

- 3 The application site is an existing single dwelling situated on the north side of Woodwarde Road in Dulwich. The dwelling is two storey with a rear outrigger section which provides accommodation within the roof space. The dwelling is semi-detached and adjoins onto No. 80 Woodwarde Road. There is a generous area of curtilage space associated with the site, at a length of approximately 22m stretching to the shared side boundary of No. 54 Dovercourt Road to the north.
- 4 The site is within the suburban density zone and forms part of the Dulwich Village conservation area.

Details of proposal

- 5 The application is for the erection of a single storey side and rear extension to the existing dwelling. It is proposed to construct a conservatory structure to the rear of the existing outrigger section which would extend out by 2.5m at a width of 4.1m. The structure would be positioned set-in by 600mm from the shared boundary with No.80 Woodwarde Road. The garden to the rear of the house steps down away from the existing rear elevation. The finished floor level of the conservatory would therefore be 750mm above the ground level. The conservatory would stand 3m to its eaves level above this FFL. The structure would have a lantern style roof and would be constructed from timber with French doors to the rear.

- 6 The development also includes the provision of a side extension. This would bring the existing rear outrigger section out level with the main body of the house at a length of 8m. The side section would incorporate a lean to roof which would reach a height of 2.25 above the finished floor level and 3m from the ground floor. The development would provide additional space for an open plan kitchen and sitting area.
- 7 It is noted that the originally submitted plans have been amended. It was originally proposed to build a platform at a length of 1.4m away from the proposed rear conservatory to the FFL of the internal area, which due to the stepping down of the rear curtilage space would have constituted a raised platform. This has since been amended to show steps leading down to the garden level away from the rear conservatory. The original plans also showed three options for the side elevation which faced onto the shared boundary with No. 80 Woodwarde. This has since been removed with a solid side elevation facing the boundary with No 80 proposed.

Planning history

- 8 **11-AP-3263**
Erection of a dormer roof extension located along the outrigger; providing additional residential accommodation for dwelling house.
Approved: December 2011

Planning history of adjoining sites

- 9 80 Woodwarde Road
02-AP-1125
Construct side roof extension to rear projection.
Refused: August 2002
Refused as considered overly dominant and obtrusive to the main dwelling and surrounding area.

KEY ISSUES FOR CONSIDERATION

- 10 **Summary of main issues**

The main issues to be considered in respect of this application are:

- a) The design of the proposal and impact upon the conservation area
- b) The potential impact upon the amenity of neighbouring residential properties.

Planning policy

- 11 Core Strategy 2011
Strategic Policy 12 'Design and conservation'
Strategic Policy 13 'High environmental standards'
- 12 Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town

centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 3.2 'Protection of amenity'
- 3.11 'Efficient use of land'
- 3.12 'Quality in Design'
- 3.13 'Urban Design'
- 3.15 'Conservation of the historic environment'
- 3.16 'Conservation areas'

13 London Plan 2011

- Policy 7.4 'Local character'
- Policy 7.6 'Architecture'

14 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.

Chapter 12 Conserving and Enhancing the Historic Environment

Principle of development

- 15 The extension of an existing dwelling within a conservation area is acceptable in principle. This is provided the proposed extension would preserve or enhance the Dulwich Village conservation area and would not harm the amenity of neighbouring residents.

Environmental impact assessment

- 16 Not required.

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

- 17 The properties most potentially affected by the proposed development would be those either side of the host property, Nos. 80 and 84 Woodwarde Road. No. 80 adjoins the application site to the east. The proposed extension would extend away from the existing rear elevation by 2.5m and would be set in from the shared boundary by 600mm. It is acknowledged that the rear curtilage space steps down away from the rear of both dwellings. The finished floor level of the extension would match that of the existing kitchen area. This would achieve a height of 3m from the existing ground level. Given the positioning of the neighbouring properties rear elevation openings, using a guideline drawn from the centre point of the glass doors at a 45 degree angle at plan view, the proposed extension at 2.5m in length would not encroach upon this line. The same situation would occur when viewed from an elevation view with the line not broken by the roof of the extension. Given that the curtilage level slopes down to the rear of the dwellings, the conservatory does appear higher than what would be expected with a standard single storey extension. Despite this, the modest length of the conservatory would prevent an imposing presence being created and the height of the structure is relative to the rear opening and internal space at No. 80 Woodwarde.

The proposed extension has also been amended to incorporate a solid side elevation which would not include any openings. There would therefore be no loss of privacy or overlooking impact as a result of the extension.

- 18 The decking originally proposed has also been removed. There is a good degree of screening along the shared boundary and with the decking removed, there would not be an overbearing vantage point created by the development which would adversely affect the enjoyment of this existing curtilage space. It is not considered therefore that the proposed extension would lead to a loss of daylight to No. 80 Woodwarde Road.

- 19 It is acknowledged that No. 84 Woodwarde Road to the west of the site is split into two flats with one at ground and another at first floor level. There are two main openings which provide outlook from this ground floor unit. There is an opening to the rear of the main section of the building along with French doors, similar in style and positioning to the application site and adjoining 80 Woodwarde Road. The opening to the main rear section already receives little daylight given the length and height of the outrigger sections to the rear of the neighbouring buildings. Outlook is already limited given the tunnel effect when viewed out from this opening. The proposed side extension would maintain a gap of 800m in between the new side elevation and the shared boundary. It is not considered that at these dimensions, the proposed side extension would have an over bearing impact upon this opening. With regard to the opening to the rear section, the proposed rear extension would not encroach upon the a 45 degree line drawn at plan or elevational view. There would therefore be no loss of daylight to this opening. The proposed side elevation of the rear conservatory has been indicated to contain obscurely glazed openings and fixed shut windows. This would prevent any potential overlooking or loss of privacy to the ground floor unit at No. 84. It is not considered that the proposed conservatory would have an overbearing impact or adversely the amenity of the ground floor flat at No. 84 Woodwarde Road.

- 20 As the originally proposed decking section has been proposed to be removed and replaced with steps leading to the existing patio level it is not considered that an additional vantage point will be created. Given the separation between the application site and the adjacent dwelling, additional views into No. 84 Woodwarde would be limited. However, it shall be conditioned that the side elevation of the proposed conservatory be fitted with obscure glazing in order to prevent potential overlooking.

- 21 It is considered, in general terms, that with the use of obscure glazing and the removal of the decking area, the proposed conservatory structure would not have an overbearing impact upon neighbouring properties whilst the amenity of residents would not be harmed. The development therefore accords with saved plan policy 3.02 'Protection of amenity' of the Southwark Plan.

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

- 22 No impact.

Traffic issues

- 23 No impact.

Design issues

- 24 The proposed conservatory is modest in scale at 4.1m in width and extending out by 2.5m. Although the development would be a new addition, it has been designed

carefully to reflect the design features of the main dwelling. The extension would be constructed from traditionally moulded timber and would incorporate a similar four panel rear elevation which would feature leaded clerestory lights. The flat roof section would reach a similar height to the existing brick lintel. The proposed lantern roof is an acceptable design feature. In addition the extension to the side would be similar to a number of side extensions approved along this road and would appear subservient to the original dwelling.

- 25 It is considered that the proposed extension would be a modest scale addition which would provide an acceptable appearance in relation to the main dwelling. The proposal accords with saved plan policy 3.12 'Quality of Design' of the Southwark Plan.

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

- 26 The site is within the Dulwich Village conservation area which is an extensive designation. The proposed extension would not be visible from the main street scene along Woodwarde Road. It would however be visible when viewed from Dovercourt Road to the east of the site. Despite this, the proposed extension is a modest addition to the dwelling and as mentioned above, would incorporate similar design features and is of a reasonable scale. The structure would only be viewed in the context of the rear of the properties and would not relate to the wider street scene along Dovercourt Road. It is considered that the extension would preserve the character and appearance of the Dulwich Village conservation area. The proposed development therefore accords with saved plan policy 3.16 'Conservation areas' of the Southwark Plan along with Strategic Policy 12 'Design and Conservation' of the Core Strategy.

Impact on trees

- 27 No impact.

Planning obligations (S.106 undertaking or agreement)

- 28 N/A

Sustainable development implications

- 29 None identified.

Other matters

- 30 None identified.

Conclusion on planning issues

- 31 The proposed development is considered to be a reasonable addition to the main house which would preserve the character and appearance of the Dulwich Village conservation area. Given the modest scale of the structure and subject to conditions, it is not considered that the development would harm the amenity of adjoining neighbours. The development is recommended for approval.

Community impact statement

- 32 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.

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

- 35 Summary of consultation responses

A number of objections were received from residents adjacent to the site objecting to the development due to impact upon amenity through potential overlooking into rear curtilage space, excessive height and a tunneling effect open No. 84 Woodwarde. Details are summarised in Appendix 2 below.

Human rights implications

- 36 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.

- 37 This application has the legitimate aim of providing additional residential floor space. 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/2587-82 Application file: 13/AP/0801 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 3602 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	Michael Mowbray, Planning Officer	
Version	Final	
Dated	30 May 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and 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	30 May 2013	

Consultation undertaken

Site notice date: 19th April 2013

Press notice date: 11th April 2013

Case officer site visit date: 19th April 2013

Neighbour consultation letters sent: 18th April 2013

Internal services consulted:

None

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

FIRST FLOOR FLAT 84 WOODWARDE ROAD LONDON SE22 8UT
GROUND FLOOR FLAT 84 WOODWARDE ROAD LONDON SE22 8UT
64 DOVERCOURT ROAD LONDON SE22 8ST
80 WOODWARDE ROAD LONDON SE22 8UT

Re-consultation:

List above re-consulted in light of amended plans received 12th May 2013

Consultation responses received

Internal services

N/A

Statutory and non-statutory organisations

N/A

Neighbours and local groups

An objection was received on behalf of residents at Nos. 80 and 84 Woodward Road. A second objection was received from a third party representing residents at these addresses also. Objections were also received from residents at 74 and 78 Woodward Road along with an objection on behalf of the Dulwich Society. The responses raised the following concerns:

- Impact upon amenity of properties either side of the site.
- potential overlooking into rear curtilage space of both properties as a result of the originally decking area which would be raised above the level of the rear garden area which slopes down away from the rear of the dwellings along with section of Woodward Road.
- Height of the rear extension structure considered excessive and would be overbearing.
- The side extension considered to potentially lead to a tunneling effect upon No. 84.
- No objection raised to the principle of a rear extension.

No comments received as a result of the re-consultation.