
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 & Mrs C. Pergande	Reg. Number	13/AP/0801
Application Type	Full Planning Permission	Case	TP/2587-82
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Proposed single-storey rear and side extensions, providing additional residential accommodation.

At: 82 WOODWARDE ROAD, LONDON, SE22 8UT

In accordance with application received on 22/03/2013 12:00:26

and Applicant's Drawing Nos. Site Location Plan, Drawing Nos. 1304.01 (rec: 22nd Mar), 1304.02A, 1304.03A, 1304.04A, 1304.05A (Rec 7th May 2013), 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 must have 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, Policy 3.13 (Urban Design) seeks good design within the public realm, Policy 3.15 'Conservation of the historic environment' seeks that development should respect the character and appearance of the historic environment, Policy 3.16 Conservation areas seeks that new development preserves or enhances the character and appearance of conservation areas.

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.

12)Conservation of the historic environment

Particular regard was had to the potential impact upon the amenity of the neighbouring dwellings at Nos. 80 and 84 Woodward Road along with the impact upon the character and appearance of the Dulwich Village conservation area that would result from the proposed rear single storey extensions. It was considered that, given the architectural features of the extensions and the removal of the originally proposed decking space, the development would not have a harmful impact upon adjacent residents and that the development would preserve the character and appearance of the Dulwich Village conservation area. 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:

1304.02A, 1304.03A, 1304.04A, 1304.05A

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.

4 The conservatory windows positioned on the east side elevation of the single storey rear extension hereby permitted shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at No. 84 Woodwarde Road from undue overlooking in accordance with saved plan policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

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.