
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	Mrs S Hesketh	Reg. Number	13/AP/0521
Application Type	Full Planning Permission	Case	TP/2157-30
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey timber outbuilding (located half way into rear garden, on side adjacent to no.30 Avondale Rise).

At: 32 AVONDALE RISE, LONDON, SE15 4AL

In accordance with application received on 25/02/2013 08:00:25

and Applicant's Drawing Nos. Site Location Plan; Design Layout Plan; Design and Access Statement.

Reasons for granting permission.

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

- a) Saved Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity; and 3.12 (Quality of Design) which states that developments should achieve a high quality of both architectural and urban design.
- b) Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.
- c) National Planning Policy Framework 2012 section 7 'Requiring good design'.

Particular regard was had to the effect of the works in terms of amenity on the surrounding residential properties, specifically No. 30 Avondale Road, where it was considered that no harmful significant impacts would occur to warrant refusal of the application. It was therefore considered appropriate to grant planning permission having regard to all 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:

Site Location Plan; Design Layout Plan

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 use of the outbuilding shall be for recreational use only, ancillary to the use of main dwellinghouse, and shall not be used for any other purpose without the prior written consent of the Local Planning Authority.

Reason

In order that the outbuilding does not become a new dwelling or commercial unit in accordance with Saved Policies 3.2 'Protection of Amenity' and 3.11 'Efficient use of Land' of the Southwark Plan 2007.

- 5 Details of the means by which the existing trees on the site are to be protected from damage by the installation of the outbuilding shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In order to protect the amenity and biodiversity of the area in accordance with Strategic Policy 13 'High Environmental Standards' and saved policies 3.2 'Protection of Amenity' and 3.18 'Biodiversity' of the Southwark Plan (2007).

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.