

Item No. 7.1	Classification: Open	Date: 9 December 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/3509 for: S.73 vary/remove conditions / minor alterations Address: 15 EVESHAM WALK, LONDON, SE5 8SJ Proposal: Variation of condition 2 (approved plans) and condition 3 (materials) of planning permission dated 14/10/2013 [application no.13/AP/2335 for the erection of a single-storey rear extension to provide additional residential floorspace; installation of a flank wall window at ground floor level] to account for complications arising from existing inspection chamber on proposed extension site requiring amendments to building plan to build around chamber (condition 2) and to allow the use of the closest matching render not pebbledash on new extension (condition 3)		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 22 October 2014		Application Expiry Date 17 December 2014	
Earliest Decision Date 22 November 2014			

RECOMMENDATION

- 1 That the application is referred to the sub-committee for consideration and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The site refers to a two storey end-of-terrace dwelling house, located on the corner of Evesham Walk and Love Walk. A 10.0m deep garden is located to the rear of the property with mature trees located adjacent the rear boundary. These trees are not protected.
- 3 The property is finished in pebble dash render to all elevations, differing from the remaining properties in the terrace (no. 13 and 14 Evesham Walk) which are finished in brick.
- 4 The subject premises also differs from these adjoining properties as it is set back 1.9m from the front building line, includes a lower pitch height and a wider plot. Accordingly, it is considered that the application premises distinguishes itself from the remaining terrace and the surrounding properties on Evesham Walk, which are predominantly finished in brick.
- 5 The property is not listed or situated within a conservation area, however it is noted that the boundary of the Camberwell Grove conservation area is located adjacent the site, along Love Walk.

Details of proposal

- 6 The applicant seeks permission for a variation to condition 2 (approved drawings) and condition 3 (materials) of planning permission 13/AP/2335, dated 14 October 2013, which granted planning permission for the erection of a single-storey rear extension to provide additional residential floorspace; installation of a flank wall window at ground floor level.
- 7 The proposed variation of the approved plans (condition 2) is sought following objections raised by Thames Water regarding the approved single storey rear extension. Specifically, the approved 3.6m deep extension was approved atop of an existing Thames Water inspection chamber, therefore blocking required access. Following discussions between the applicant and Thames Water, the design of the proposal has been amended to ensure continued access to this inspection chamber from the site. Specifically, a 1.45m deep section of the extension would now be inset 1.2m from the side boundary adjoining no. 14 Evesham Walk (north-west boundary). This area would remain to be covered by the approved roof.
- 8 A rendered brick column has been incorporated into the design of the extension to provide additional support to the north-west side of the roof, affected by the proposed amendments. The structural integrity of this feature would be subject to building approval.
- 9 As a result of these amendments, the approved second double-doors on the rear elevation have been replaced with a window and single glazed door.
- 10 The proposed variation of the approved materials (condition 3) is sought to vary the material utilised within the rear extension. Specifically, the applicant intends to construct the extension with a rendered finish, in place of the approved pebble-dash render.

Planning history

- 11 13/AP/0103
Application type: Certificate of Lawfulness - proposed (CLP)
Single storey rear extension; providing additional residential accommodation for dwellinghouse.

Decision date 06/03/2013 Decision: Granted (GRA)
- 12 13/AP/2335
Application type: Full Planning Permission (FUL)
Erection of a single-storey rear extension to provide additional residential floorspace; installation of a flank wall window at ground floor level.

Decision date 14/10/2013 Decision: Granted (GRA)

Planning history of adjoining sites

- 13 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) The principle of the development in terms of land use and conformity with strategic policies.
- b) The impact of the development on the amenity of the adjoining properties.
- c) Design quality
- d) Impact on listed building(s)/conservation area.
- e) All other relevant material planning considerations.

Planning policy

15 National Planning Policy Framework (NPPF)

Section 7 - Requiring good design

Section 12 - Conserving and enhancing the historic environment

London Plan July 2011 consolidated with revised early minor alterations October 2013

Policy 7.4 - Local Character

Policy 7.6 – Architecture

Core Strategy 2011

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 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.

Policy 3.2 - Protection of amenity

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.16 - Conservation areas

Policy 3.17 - Listed Buildings

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites

Policy 5.2 - Transport Impacts

Residential Design Standards SPD (2011)

Principle of development

- 16 There is no objection in principle to alterations to residential properties in established residential areas provided that development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of adjoining properties or residents in accordance with above mentioned development policies.

Summary of consultation responses

- 17 One objection received from 14 Evesham Walk:

- The proposed steel hollow support and the visual panel incorporated within the amendments are unsightly, unnecessary and out of keeping with the style of the surrounding buildings. The proposed use of render is also considered to be contrary to planning policy which aims to protect and maintain the character of

conservation areas.

- Further concerns were raised regarding the unnecessary extension of the roofline and the location of the approved flue on the front elevation of the property.

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

- 18 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The council's Residential Design Standards SPD 2011 also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.
- 19 The impacts of the bulk of the proposed extension have been considered under the previous planning application. The aspect that requires consideration under this application is the proposed alteration to the footprint of the extension; that being the inset of a 1.1m deep section of the extension, adjacent to the common boundary with no. 14 Evesham Walk.
- 20 Given the location of this element, it is considered that the only neighbouring occupier potentially impacted would be no. 14 Evesham Walk. As the proposal would result in a minor section of the extension being set off the common boundary with this property, the proposed amendments would not result in any undue impact on the amenity of this adjoining occupier. Furthermore, it is noted that the roof form and overall height of the extension on the boundary with no. 14 Evesham Walk would remain unchanged from that approved within permission 13/AP/2335.
- 21 During the consultation of this application, concerns were raised regarding the proposed use of a visual panel block between the approved roof of the extension and the top of the boundary wall adjoining no,14. Neighbours considered that this panel was unnecessary, unsightly and out of keeping with the style of the surrounding buildings. Following discussions with the applicant, this aspect of the proposal has been removed from the design.

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

- 22 None.

Transport issues

- 23 Saved Policy 5.2 seeks to ensure new development would not have a significant transport impacts and makes adequate provision for servicing, circulation and access to and from the site. The proposed amendments raise no significant traffic issues.

Design issues

- 24 The proposed variation of condition 3 of planning permission 13/AP/2335 seeks to vary the approved material from pebble-dash render to render.
- 25 Although concerns have been received in regards to the use of render, the Local Authority consider that the use of render is sympathetic to the existing appearance of the host property and as such, it is not considered that any significant design impacts

would result.

- 26 Further concerns have been received regarding the appearance of a steel hollow section which was proposed to support the north-west section of the roof. However, following correspondence with the applicant, the proposed steel support has been replaced with a rendered brick column (25cm x 55cm). It is acknowledged that this structure would be subject to building approval. The objector has been informed of this amendment to the scheme.

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

- 27 While the property is not located within a conservation area, it is noted that the boundary of the Camberwell Grove conservation area is located adjacent to the site along Love Walk. As detailed within planning application 13/AP/2335, the approved rear extension and use of render would not have an impact on the setting of the adjoining Camberwell Grove conservation area.

Impact on trees

- 28 No trees would be impacted by the proposed works.

Other matters

- 29 Additional concerns have been received from a surrounding resident regarding the position of a proposed flue on the front elevation of the property. No amendments to the approved flue or the location of this flue has been received as part of the subject application. The location of the proposed flue would be subject to building approval.
- 30 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Relevance of existing conditions

- 31 The proposed change is provided for through amendments to condition 2 and 3 of the approved planning application. In relation to the remaining conditions, these would still be relevant and should be retained. The proposed timeframe will be altered so that the three years with which to construct the extension expires three years after the approval date of the original application (i.e. 13/AP/2335 of which this amends).

Community impact statement

- 32 The impacts of this application have been assessed as part of the application process with regard to local people in respect of the "protected characteristics", as set out in the Equality Act 2010, the council's Community Impact Statement and Southwark council's approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.
- 33 In assessing this application, the council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.

- a) There are no protected characteristics or groups that will be affected by this proposal.

Consultations

- 34 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 35 Details of consultation responses received are set out in Appendix 2.

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 floorspace. 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.

Conclusion on planning and other issues

- 38 Planning permission is sought to amend the approved materials and footprint of the proposed single storey rear extension granted permission on 1 October 2010. The proposed alterations are not considered to compromise the original design of the extension, or cause a detrimental impact upon neighbouring properties. As detailed within this report, further amendments have been made to the scheme to ensure that neighbour concerns have been addressed. Accordingly, is therefore considered that planning permission should be granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H2071 Application file: 14/AP/3509 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department Southwark Council 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 7410 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	Justine Mahanga, Planning Officer	
Version	Final	
Dated	25 November 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director, 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	27 November 2014	

APPENDIX 1

Consultation Undertaken

Site notice date: 30/10/2014

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 30/10/2014

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

19 Allendale Close London SE5 8SG
17 Allendale Close London SE5 8SG
21 Allendale Close London SE5 8SG
20 Allendale Close London SE5 8SG

13 Evesham Walk London SE5 8SJ
12 Love Walk London SE5 8AD
15 Evesham Walk London SE5 8SJ
14 Evesham Walk London SE5 8SJ
14 Love Walk London SE5 8AD

Re-consultation: n/a

APPENDIX 2

Consultation Responses Received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

14 Evesham Walk London SE5 8SJ