

Item No: 7.	Classification: Open	Date: 10 June 2015	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		The Lane and Village wards	
From:		Head of Development Management	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 7.1 – Application 15/AP/0156 for: S.73 Vary/remove conditions/minor alterations - The Crown And Greyhound, 73 Dulwich Village, London, SE21 7BJ

- 3.1 Clarification from the case officers report that objections have been received from 8 different properties, but 16 in total listed within the report, of which 6 are duplicates. As such a total of 10 individual responses have been received.
- 3.2 Clarification that the reasons for the access to the land to the rear being solely for emergency maintenance of the public house and beer garden. The use of the access will therefore be infrequent.

Item 7.2 – Application 15/AP/0618 for: Full Planning Permission – 68A Beauval Road, London, SE22 8UQ

- 3.3 An additional comment has been received from the neighbouring residents at 66 Beauval Road following the publishing of the case officer's report.
- 3.4 In response to Paragraph 4, the neighbour notes that 'No comparable 'L' shaped extensions has been permitted locally, and no rear extension has been permitted beyond 3m. The report indicates that the proposed wall of the extension will be 8.7m

in length and will be constructed beyond a small courtyard exception in the side return by our living room and French double doors. This, in effect, means that the proposed side extension will run approximately 10.3m along our boundary wall.

- 3.5 Officer Response: Paragraph 28 of the case officer report outlines the similar L-shape extensions within the street which are of a comparable size in terms of depth and which are generally much higher than the proposed extension subject to this application. The proposed side elevation plan showing the overall length of the extension will be 8.7m with a lightwell adjacent to the rear wall of the main dwelling. The plans do not show any increase to the existing boundary fence within the lightwell. Notwithstanding this, under permitted development a fence/wall could be erected up to 2m in height without requiring planning permission.
- 3.6 In response to paragraph 14, the objector notes that there are two side windows and one door that serve the kitchen diner and two glazed doors that serve the living room. They note that the depth of the extension will impact on their amenity.
- 3.7 Officer response: As a result of the lightwell that is proposed, the level of outlook and daylight at this point is not likely to be severely affected. Further the side windows are secondary windows to the kitchen dining room with the main windows within the rear elevation of the outrigger.
- 3.8 Response to paragraph 18 of the case officer report that the decking raises the ground level of the adjoining property at no. 66, higher than the application site at 68A.
- 3.9 Officer response: There is an existing two stepped decking at the neighbouring property at no.66 which raised the side passage level at this property which is slightly higher than the ground level at the application property. Whilst the exact height was not measured on site, officers are satisfied that the adjoining property would remain higher as a result of the decking and thus will reduce any sense of enclosure impacts here.
- 3.10 Paragraph 28 – Extensions mentioned in the officer report not similar to the one proposed here.
- 3.11 Officer response: These properties are comparable terraced properties that are of a similar scale to the application proposed here and the granted schemes are all L-shaped as proposed here.
- 3.12 Additional comments: Overlooking from courtyard door: Response: There is an existing door opening and side window here and the application does not include any alterations to these. As such there will be no additional overlooking impacts other than those that already exist.
- 3.13 Maintenance of the extension from neighbours side: Response: This is a civil matter (Party wall issue) and not a planning matter.

Item 7.3 – Application 15/AP/0938 for: S.73 Vary/remove conditions/minor alterations - 160-162 Rye Lane, London, SE15 4NB

- 3.14 Amended plans received:-
- 3.15 [289-PA-8_03_Condition 3_Rev B], The RAL 8022 was still referenced on drawing this has been updated to include RAL 8080 and will be included within the drawing numbers on the recommendation.
- 3.16 [289-PA-8_00_Condition 3_Rev A]. The proposed brick to the top floor (Pagus grey/black) was not covered in the original material sheet. This has now been updated to cover Drawing no. [289-PA-8_00_Condition 3_Rev B] .
- 3.17 For clarity, the drawing numbers now included on the recommendation are:

289/LP/1.00 Rev OR, 289/GA/1.00(Section 73)Rev OR, 289/GA/1.01(Section 73)Rev OR, 289/GA/1.02(Section 73)Rev OR, 289/GA/1.03(Section 73)Rev OR, 289/GA/1.04(Section 73)Rev OR, 289/GA/1.05(Section 73)Rev OR, 289/GA/1.06(Section 73)Rev OR,

289/GA/2.00(Section 73) Rev A, 289/GA/2.02(Section 73) Rev A,
289/GA/3.00(Section 73)Rev B, 289/GA/3.01(Section 73)Rev B,
289/GA/3.02(Section 73)Rev B, 289/GA/3.03(Section 73)Rev B,
289/GA/3.04(Section 73)Rev A, 289/GA/3.05(Section 73)Rev OR,
289/GA/3.06(Section 73)Rev A, 289/DD/4.00(Section 73)Rev A,
289/PA/8.00(Condition 3) Rev B, 289/PA/8.01(Condition 3)Rev A,
289/PA/8.02(Condition 3)Rev A, 289/PA/8.03(Condition 3) Rev A,
289/GA/3.00(Condition 5) Rev A, 289/DD/4.00(Condition 5)Rev C,
289/DD/4.01(Condition 5)Rev A, 289/DD/4.02(Condition 5)Rev B,
289/DD/4.03(Condition 5) Rev B, 289/GA/1.01(Condition 7) Rev A,

- 3.18 Condition 2 of the application which relates to the approved proposed drawings numbers will be amended to include the following drawings.

289/GA/2.00(Section 73) Rev A, 289/GA/2.02(Section 73) Rev A,
289/GA/3.00(Section 73)Rev B, 289/GA/3.01(Section 73)Rev B,
289/GA/3.02(Section 73)Rev B, 289/GA/3.03(Section 73)Rev B,
289/GA/3.04(Section 73)Rev A, 289/GA/3.05(Section 73)Rev OR,
289/GA/3.06(Section 73)Rev A, 289/DD/4.00(Section 73)Rev A,
289/PA/8.00(Condition 3) Rev B, 289/PA/8.01(Condition 3)Rev A,
289/PA/8.02(Condition 3)Rev A, 289/PA/8.03(Condition 3) Rev A,
289/GA/3.00(Condition 5) Rev A, 289/DD/4.00(Condition 5)Rev C,
289/DD/4.01(Condition 5)Rev A, 289/DD/4.02(Condition 5)Rev B,
289/DD/4.03(Condition 5) Rev B, 289/GA/1.01(Condition 7) Rev A:

- 3.19 Changes to case officer report:-
- 3.20 Paragraph 13 – This section of the report makes reference to the colour RAL 8022 however this should be replaced with RAL 8080 as this is the colour proposed for powder coated handrails with vertical balustrades

- 3.21 Paragraphs 19 & 21 – as outlined within the case officer report, these paragraphs should be superseded and replaced with drawing 289/PA/4.00 (Condition 5) Rev C. The recommendation has subsequently been amended to show this.

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

5. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403