

Item No. 7.1	Classification: OPEN	Date: 21 October 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/2522 for: Full Planning Permission Address: 2 KINGS GROVE, LONDON, SE15 2NB Proposal: Erection of a single storey side infill extension on ground floor and a single storey extension on first floor; creation of an enclosed entrance porch and replacement of existing uPVC windows with timber framed sash windows in enlarged openings		
Ward(s) or groups affected:	Livesey		
From:	Director of Planning		
Application Start Date 24/06/2015		Application Expiry Date 19/08/2015	
Earliest Decision Date 31/07/2015			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

2. The application is reported to the planning sub-committee following a referral request from Members.

Site location and description

3. The application site refers to an end of terrace three-storey dwelling located on the eastern side of Kings Grove. The property has an existing two storey extension to the side and a single storey extension to the rear.
4. The host terrace (No.2 - No.16) is characterised by three-storey terraced houses of similar appearance and design. The site is adjacent to a three-storey plus a roof extension dwelling (No.2c) accommodating four flats to its south, and Queen's Road Centre to its east (rear). The surrounding area is therefore predominately residential in nature. The site does not relate to any listed building or lie in within a conservation area.

Details of proposal

5. Planning permission is sought for the extensions to the dwellinghouse containing the following elements:
 1. a single storey pitch-roofed side infill extension and re-construction of the existing single storey extension on the same footprint with a new pitched-roof
 2. a single storey 1st floor extension
 3. replacement of existing windows in enlarged openings

4. erection of an enclosed porch
6. The side extension is proposed 5.97m in depth x 2.60m in width, constructed of a pitch roof which would read 2.4m in height from No.4's ground floor level and project 3.5m at a maximum height. The roof slope of the existing single storey extension would be re-adjusted, resulting the height of the flank wall facing No.2c being reduced.
7. The 1st floor extension would measure 3.74m in width and extend out from the rear elevation of the upper floors by 3.8m, incorporating with a pitched roof sloping away from No.2c at an overall additional height of 2.5m.
8. The new windows are proposed to match the neighbouring property of No.4 in term of appearance and design and proportion.
9. Revisions
A site visit to No.2c Kings Grove revealed that the first floor element of the proposal would affect the amenity of the occupiers of the existing two first floor one-bedroom flats in terms of outlook and a sense of enclosure and light, owing to its close proximity to the development. The scheme was then amended to have a pitched roof sloping away from No.2c, instead of an originally proposed flat roof form.
10. Concerns were also raised over the height of the proposed side infill extension on the boundary with No.4. The height was subsequently reduced from 2.8m to 2.4m when read from No4's ground floor level.
11. The applicants have also provided an additional document in relation to the potential impacts of the proposal on the adjoining flats within 2C Kings Grove. This document provided analysis of the impacts on daylight, sunlight and also outlook on these properties.

Planning history

12. No previous planning applications received.

Planning history of adjoining sites

13. 2c Kings Grove
99/AP/1699: Planning consent was granted on 30/03/2000 for two storey front addition to create three additional loft style apartments
14. 4 Kings Grove
95/AP/0223: Planning consent was granted for erection of extension at first floor. However, the scheme has not been implemented.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. 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) All other relevant material planning considerations.

Planning policy

16. National Planning Policy Framework (NPPF)
Section 7 - Requiring good design
17. London Plan July 2011 consolidated with revised early minor alterations October 2013
Policy 7.4 - Local Character
Policy 7.6 - Architecture
18. Core Strategy 2011
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards
19. 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
Residential Design Standards SPD (2011)

Principle of development

20. 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

21. Seven objections have been received, concerned that the proposal would result in:
 - undue impact on light and a sense of enclosure to occupiers of No.4
 - loss of views from the balconies of the first floor flats at No.2c
 - loss of light to all the ground floor flat and first floor flats at No.2c
 - disruption that the building works would cause to adjoining occupiers
 - result in the de-valuation of the first floor flats at No.2c
22. The impact of the proposed development on the amenity of neighbouring occupiers is assessed in the following sections of the reports. The last two point concerning disruption of building works and impact on property values are not material consideration in the determination of planning applications.
23. Five letters of support have also been received from other local residents and businesses that note that the proposed extension and associated works would help

visually improve the host dwelling.

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

24. 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.
25. Single storey rear extension
Similar to the application site, adjoining property No.4 has an existing single storey rear addition with 2 existing side windows and 1 x rear opening which appear to serve their kitchen area. Concerns were raised from the owners of this adjoining property over the height of the proposed extension on the boundary which would result in a sense of enclosure and a loss of sunlight and daylight to the existing openings of their rear addition.
26. The single storey element of the scheme was then amended to reduce the height on the boundary with No.4 from 2.8m to 2.4m in height at eaves level. Given the length of the single storey extension at 6m not projecting beyond the existing rear elevation of the site together with the reduced height of 2.4 at the boundary; officers have undertaken an assessment of its impact on the amenity of the adjoining property. The impact the single storey extension would have on the outlook and daylight to no. 4 was assessed using the 45 degree rule. From this assessment, it is considered that the impact of the extension on daylight, sunlight and a sense of enclosure to the neighbouring occupier would not be significant to result in an unacceptable loss of amenity
27. 1st floor extension
The owners of No.2c made objections to the 1st floor extension on grounds of its impact on their light and outlook. No.2c is a residential block containing 4 flats. A site visit was made to the ground floor flat and 2 x first floor flats to assess the concerns, and noted that the first floor flats have in each case balconies that face onto the site of the proposed first floor addition here.
28. The application site has an existing single storey extension with a steep pitched roof and a high parapet wall. In order to mitigate the impact of the first floor flats of No.2c, the design of the scheme was amended to incorporate a roof sloping away from No.2c, instead of a bulkier flat roof. As a result, the first floor extension would only raise the height of the side wall facing No.2c from the existing 4.42m to 5.52m - an increase of 1.1m in height. Coupled with a distance of 3.26m between the building lines of No.2c and the application site, the amended scheme is not considered to generate an unacceptable impact on the adjoining occupiers of No.2c, in terms of a loss of daylight, sunlight or sense of enclosure.
29. Officers accept that there will be some loss of outlook to the first floor flats at no. 2c as a result of the first floor extension. However, officers do not consider that these impacts would be significant as views are still retained over the extension and to the rear of the site. As such, officers do not consider that the design of this element of the proposal would result in an unacceptable loss of amenity to the residential units at no. 2c such as to warrant refusal on these grounds.

30. Further to the officers assessment, the applicant has undertaken a further assessment in support of the application in relation to the impacts of the proposal on the adjoining properties in terms of daylight, sunlight and outlook. This analysis confirm the preceding assessment. In summary, whilst there will be some impacts on the outlook from the first floor flats as a result of the proposal, these impacts are not significant and as such would not detrimentally harm the amenities of the adjoining properties to an extent to warrant refusal of permission.
31. Window re-configurations
The proposed enlarged window openings to replace the existing UPVc windows will be placed in the same locations as the existing windows and as such are unlikely to have any detrimental impact to the neighbours.
32. Overall, officers are satisfied that the proposal does not result in an unacceptable loss of amenity on the amenity of adjoining properties. The proposal is therefore considered to accord with saved policy 3.2 'Protection of Amenity' of the Southwark Plan.

Transport issues

33. None expected as a result of the proposal.

Design issues

34. Strategic Policy 12 of the Core Strategy (2011) seeks to achieve the highest possible standards of design for buildings. Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design', together, seek to achieve high quality architectural and urban design which enhances the quality of the built environment. The council's residential design standards 2011 provides general guidance on residential extensions to harmonise their scale, impact and architectural style. Section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that *'planning policies and decisions should aim to ensure that developments... respond to local character and history and reflect the identity of local surroundings and materials'*.
35. The proposed side infill extension is of a size and scale which is in keeping with the character and appearance of the dwellinghouse in terms of the scale of the extension and the proposed walls are to be finished in render to match the existing. Overall this element of the scheme is not of a scale that would result in a detrimental impact on the host dwelling or surrounding area.
36. The new 1st floor extension would have a depth of 3.8m and sit back from the existing rear building line by 2.13m, occupying half of the foot print of the existing single storey extension of the site. Given that the host building is three storeys, the extensions to the rear are not considered to dominate the host building or the neighbouring properties.
37. It is also noted that the application site is not listed and nor is located in a conservation area. The proposal is therefore not considered to be in a design or scale that significantly harms the character of the existing dwelling and surrounding streetscene.
38. Overall, the proposed massing is considered an appropriate response to the context of the site and as such would accord with saved policies 3.12 'Quality of Design' and 3.13 'Urban Design' of the Southwark Plan.

Impact on trees

39. None

Other matters

40. 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).

Community impact statement

41. 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.
42. 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) The following protected characteristics or groups have been identified as most likely to be affected by this proposal: None identified.

Consultations

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

Consultation replies

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

Human rights implications

45. 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.
46. This application has the legitimate aim of providing extensions to the dwelling. 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

47. The proposed development is of a design and scale which is in keeping with the character and appearance of the surrounding streetscene and will have an acceptable impact on the amenity of neighbouring residents. Accordingly approval is recommended subject to the conditions set out in the decision notice.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2448-2 Application file: 15/AP/2522 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 5403 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	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Senior Planner	
Version	Final	
Dated	08 October 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		8 October 2015

APPENDIX 1

Consultation undertaken

Site notice date: 06/07/2015

Press notice date: n/a

Case officer site visit date: 22/07/2015

Neighbour consultation letters sent: 08/07/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

First Floor Front Flat Quay House SE15 2NB
Ground Floor And First Floor Rear Quay House SE15 2NB
First Floor Rear Flat Quay House SE15 2NB
Second Floor Flat Quay House SE15 2NB
4 Kings Grove London SE15 2NB

First Floor Front Flat SE15 2NB
By Email 2c Kings Grove SE15 2NB
1 Kings Grove
2a Kings Grove
2b Kings Grove
By Email
125 Queens Road

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

First Floor Front Flat SE15 2NB

By Email 2c Kings Grove SE15 2NB

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

First Floor Front Flat Quay House SE15 2NB

First Floor Rear Flat Quay House SE15 2NB

Ground Floor And First Floor Rear Quay House SE15 2NB

4 Kings Grove London SE15 2NB