

Item No. 7.4	Classification: OPEN	Date: 7 June 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0882 for: Full Planning Permission Address: 291 UPLAND ROAD, LONDON SE22 0DN Proposal: Alterations to existing single storey rear extension, to include a replacement and increase in height of the flat roof.		
Ward(s) or groups affected:	East Dulwich		
From:			
Application Start Date 09/03/2016		Application Expiry Date 04/05/2016	
Earliest Decision Date 03/04/2016			

RECOMMENDATION

1. Grant planning permission, subject to conditions.

BACKGROUND INFORMATION

2. The application is reported to planning sub-committee following a referral request by members.

Site location and description

3. The application site is a two storey Victorian property with a rear outrigger, not far from Goodrich Community Primary School. The property is situated within a residential road with similar two-storey terraced properties. The application property is not within a conservation area nor is it a listed building.

Details of proposal

4. The proposal is to undertake external alterations to the ground floor side and rear addition by rebuilding the side elevation facing 293 Upland Road with a higher wall and thereby altering the roof height and design from a sloped partially single ply and glazed roof to a continual flat roof as well as installing x4 new roof lights in the side and rear roofs.
5. The rear elevation will change from a conservatory type facade with glazing to bi-folding doors for the entire width.
6. The new dimensions include a parapet wall height of 3.1 metres extending 5 metres beyond the outrigger.
7. The existing height is 3 metres lowering to 2.9 metres and 2.7 metres extending 5 metres beyond the outrigger.
8. At 293 Upland Road there is a glazed canopy measuring 7.5 metres deep from the

main rear elevation and the canopy is 3 metres high.

Planning history

9. 16/AP/0705
Certificate of Lawful Development (proposed) for the erection of L-shaped dormer to rear and installation of x3 rooflights to front roofslope
Granted: 21/04/2016

Planning history of adjoining sites

10. None

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. 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

12. National Planning Policy Framework (NPPF)
Section 7 - Requiring good design
13. London Plan July 2015 consolidated with alterations since 2011
Policy 7.4 - Local Character
Policy 7.6 - Architecture
14. Core Strategy 2011
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards
15. Southwark Plan 2007 (July) - saved policies
The council's cabinet on 19 March 2013, as required by paragraph 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

2015 Technical Update to the 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 comment in support of the application. One comment regarding the excessive enlargement, overbearing design leading to dominance, loss of light, privacy and overshadowing.

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.

289 Upland Road – adjoining (north)

19. Currently the property has a single storey rear extension and shed beyond so therefore the increase in height of 43cm should not detrimentally affect their amenity.

293 Upland Road – adjoining (south)

20. The bulk of the proposal adjoins the boundary of this property, where the roof extends along the length of the outrigger and beyond. There is minimal harm as a result of the roof being levelled as at present, it extends the full length of the outrigger and beyond at 3m high then lowers to 2.9m for the conservatory, sloping down a fraction lower. It is not considered that the 30cm increase in height would considerably harm the amenity of the occupiers of this adjoining property, particularly as it is positioned south of the application site.
21. The proposal will result in a 3.1m high roof on the footprint of the existing extension. At present, the lean-to extension at 293 Upland Road encroaches upon the host property and beyond there is a glazed structure.
22. As the proposal is not to extend further, simply to alter the roofline, it is not considered that the proposal would be overdevelopment or create any significant increase in loss of amenity.

156 and 158 Dunstan's Road (rear)

23. These properties are not affected by the roof alteration.

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

24. None.

Transport issues

25. None.

Design issues

26. 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'*.
27. The scheme is seeking to create one complete area by increasing the height of the existing extensions. Only the existing conservatory type extension at the very rear would have a side wall rebuilt to make it more substantial.
28. Whilst it does not comply with residential design standards dimensions, there is no increase in the footprint and the materials used would have brickwork to match existing on the rear elevation and side elevation facing 289 Upland Road, with white render on the side elevation facing 293 Upland Road to match existing. Both of which are acceptable as the brickwork will blend with the existing house and the white render would not be dissimilar to the current situation.
29. The wide bifolding doors are a modern option but again this is acceptable as it allows maximum light to enter into an otherwise long dark room.
30. There will also be rooflights on the flat roof, three along the side element and one on the rear, all varying in size, without being visible from any angle other than above.
31. The proposed floor plan also indicates some alterations to the garden area beyond the rear of the house. The sunken patio and concrete retaining walls and some steps 4m beyond the rear elevation centrally positioned to rise up to the remaining garden as the rear garden has different ground levels.
32. This additional alteration is acceptable and not considered to harm any neighbour's amenity as a result.

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

33. None.

Impact on trees

34. None.

Sustainable development implications

35. None.

Other matters

36. 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

37. 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.
38. 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.
39. The following protected characteristics or groups have been identified as most likely to be affected by this proposal: None due to the small scale of the development.

Consultations

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

Consultation replies

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

Human rights implications

42. 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.
43. This application has the legitimate aim of providing an improved living area. 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

44. The increase in roof height and rebuild of external wall section would not adversely impact the amenities of adjoining occupiers. The materials and design of the extension

are considered acceptable in this location and therefore planning permission is recommended.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2567-291 Application file: 16/AP/0882 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: 0207 525 5426 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Human Rights Considerations
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lisa Jordan, Graduate Planning Officer	
Version	Final	
Dated	26 April 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing And Modernisation	No	No
Director Of Regeneration	No	No
Date final report sent to Constitutional Team		24 May 2016

APPENDIX 1

Consultation undertaken

Site notice date: 21/03/2016

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 11/03/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

First Floor Flat 158 Dunstons Road SE22 0ES
Ground Floor Flat 158 Dunstons Road SE22 0ES
293 Upland Road London SE22 0DN

156b Dunstons Road London SE22 0ES
156a Dunstons Road London SE22 0ES
289 Upland Road London SE22 0DN
36 Castle Road Cowes PO31 7QZ

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

293 Upland Road London SE22 0DN
36 Castle Road Cowes PO31 7QZ

APPENDIX 3

Human Rights Considerations

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.

This application has the legitimate aim of providing additional residential accommodation. 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.