

<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 4 October 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/1554 for: Full Planning Permission  <b>Address:</b> 463A LORDSHIP LANE, LONDON SE22 8JS  <b>Proposal:</b> Conversion of dwellinghouse into three flats (x1 one bedroom flat and x2 two bedroom flats) facilitated by erection of ground floor extension, hip to gable roof extension and rear dormer extension.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/04/2016		<b>Application Expiry Date</b> 16/06/2016	
<b>Earliest Decision Date</b> 22/09/2016			

## RECOMMENDATION

1. Grant planning consent, subject to conditions.

### Site location and description

2. The application site is a two storey semi-detached single dwellinghouse located on the east side of Lordship Lane, near the junction with Mount Adon Park. The original plot of land has been recently subdivided to facilitate a construction of a single dwelling house to the south of the original dwelling. The access to the rear of the property is currently possible through the adjoining property (No. 463) from Mount Adon Park, but the main access to the building is from Lordship Lane.
3. The application site is not listed, nor is it located within a conservation area. The Dulwich Village conservation area is however located just across Lordship Lane as seen from the property. It is also located within the Air Quality Management Area, and Middle Suburban Density Zone. The PTAL rating for the surrounding area is 3.

### Details of proposal

4. Planning consent is sought for conversion of existing single dwellinghouse into three flats that would be facilitated by a single storey ground floor extension and roof extensions.
5. The single storey ground floor extension to the rear of the property would be 1.79m deep, 4.32m wide and 3.0m high. The proposed roof extensions would consist of a hip-to-gable extension and installation of a rear dormer extension. The dormer extension overall would be 8.2m wide, 2.58m deep and 1.85m high. The massing of the dormer extension would be divided into two equal parts with a 1.0m separation.
6. The proposed additions would be constructed in materials to match existing. Existing windows and new openings would be fitted with aluminium frames. Four rooflights would be installed to the front roof slope.

7. The proposed conversion would result in creation of three flats with the following configuration:
  - Flat 1 (2b3p) 75.68 sq.m: kitchen/dining/living room (32.74 sq.m), bedroom (16.36 sq.m), bedroom (10.12 sq.m), en-suite (2.54 sq.m), bathroom (4.57 sq.m);
  - Flat 2 (2b3p) 62.61 sq.m: kitchen/dining/living room (26.47 sq.m), bedroom (11.44 sq.m), bedroom (10.90 sq.m), en-suite (2.53 sq.m), bathroom (4.65 sq.m);
  - Flat 3 (1b2p) 47.60 sq.m: kitchen/dining/living room (21.52 sq.m), bedroom (12.98 sq.m), bathroom (6.87 sq.m).
8. Flat 1 would have an associated 24.36 sq.m of outdoor amenity space, while Flat 2 would have 22.19 sq.m of outdoor amenity space. The upper flat would not have access to private outdoor space.
9. Secure cycle storage space for six bikes would be provided within the front courtyard of the property alongside dedicated space for refuse storage. One off-street parking space would be provided to the rear of the property at the level of Mount Adon Park. There would be no direct access into the property from the rear.
10. Amendments: The originally submitted application has been amended to address the concerns raised by officers and in response to neighbour comments:
  - The single storey ground floor extension has been reduced in depth to allow for the provision of more outdoor amenity space and to change the type of the flat from a 3 bed to a 2 bed flat;
  - The rear dormer extension originally was not divided into two parts. The design was amended to reduce the visual bulk of the addition;
  - The existing access from Mount Adon Park through No. 463 was to be retained; in the interest of neighbours' amenity this access has been removed and a boundary fence would be constructed between the two properties to the rear;
  - A single off-street parking space has been created to the rear via an existing crossover to address concerns about impact on the on-street parking opportunities in the area.

## 11. **Planning history**

15/AP/0252 Application type: Full Planning Application (FUL)

Demolition of existing garage and erection of a new part one part three storey dwellinghouse with associated cycle and bin storages to side and rear of No.463a  
Decision date: 26/03/2015 Decision: Withdrawn (WDN)

15/AP/3191 Application type: Full Planning Application (FUL)

Demolition of existing garage and erection of a new x2 storey three bedroom dwellinghouse with associated bin and cycle storage to rear and side of No.463a Lordship Lane  
Decision date: 23/10/2015 Decision: Granted (GRA)

16/AP/0098 Application type: Certificate of Lawfulness - proposed (CLP)

The erection of a rear single storey extension, 3 metres in height and 4 metres in length. Erection of a hip to gable roof conversion, the addition of two roof lights to the front roof slope, the creation of a dormer window to the rear and a obscure glazed

window on south elevation.

Decision date: 04/03/2016 Decision: Granted (GRA)

### **Summary of main issues**

12. 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) Quality of accommodation;
  - d) Design quality;
  - e) Transport impacts;
  - f) All other relevant material planning considerations.

### **Planning policy**

13. National Planning Policy Framework (the Framework)  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring good design
14. The London Plan 2016  
Policy 3.5 - Quality and design of housing developments  
Policy 6.9 - Cycling  
Policy 6.13 Policy 7.4 - Local Character  
Policy 7.6 - Architecture
15. Core Strategy 2011  
Strategic policy 2 - Sustainable transport  
Strategic policy 5 - Providing new homes  
Strategic policy 7 - Family homes  
Strategic policy 10 - Development impacts  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards
16. 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 polices 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.
- 3.2 Protection of Amenity  
3.7 Waste Reduction  
3.11 Efficient Use of Land  
3.12 Quality in Design  
3.13 Urban Design  
3.14 Designing out crime  
4.1 Density of Residential Development  
4.2 Quality of Residential Accommodation  
4.3 Mix of Dwellings  
5.2 Transport Impacts  
5.3 Walking and Cycling  
5.6 Car Parking

### **Principle of development**

17. In land use terms there are no objections to the conversion and extension of the property and there would be no conflict of use. The existing dwellinghouse has the net internal floorspace of 133 sq.m which exceeds the limit set in saved policy 4.3 'Mix of Dwellings' and within the Residential Design Standards SPD for conversions from single dwelling houses to 2 or more flats. The conversion of this property into three self contained flats is thus acceptable in principle.

### **Summary of consultation responses**

18. Six consultation responses have been received detailing following concerns:
- The proposed development would result in overdevelopment of the property;
  - The drainage of the area would be negatively affected as a result of this development;
  - The proposed development would negatively impact parking along and manoeuvring through Mount Adon Park;
  - Construction process would be disruptive;
  - The rear windows of proposed dormer extension would offer opportunities of overlooking;
  - The proposal would negatively affect the amount of light received to neighbouring properties;
  - The proposal would rely on the use of the shared driveway to the rear which would negatively affect the amenity of adjoining occupiers;
  - The proposal would not be in keeping with the character and appearance of the area;
  - The quality of proposed accommodation would not attain the standards required.

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

19. In light of the comments received in response to the proposed development, the impact on the amenity of adjoining occupiers concerning light and privacy is discussed below.

#### Daylight and sunlight

20. The proposed single storey ground floor extension would be removed from the boundary with No. 463, thus not setting a shadow over the adjoining property, nor affecting the amount of daylight reaching the rear windows of the property. To the other side, it would be of similar scale to the approved development of a single dwellinghouse of the subdivided plot and thus no adverse impacts would be had here.
21. The dormer extension to the rear would be fully contained within the roof slope and would not protrude extensively from it. It is not anticipated that it would result in any overshadowing of the adjoining properties.

#### Overlooking and privacy impacts

22. A concern has been raised in relation to the proposed rear windows of the dormer extension that would be directed towards Mount Adon Park and terraced housing located along it. The distance between the rear facade of the application site and the front facade of the closest building to the rear (13 Mount Adon Park) is 24m, which

exceeds the required 21m as detailed in the Residential Design Standards to avoid a negative impact on privacy of nearby occupiers.

23. It is noted that the windows to the south elevation of the property would be obscure-glazed to avoid overlooking opportunities to the recently approved development of the new single dwelling house. Though the buildings would be located close to each other, the privacy of occupiers of each of the buildings would be safeguarded.

#### Sense of enclosure

24. As mentioned above, the proposed single storey ground floor extension would be set away from the boundary with No. 463 and would not thus impact on the outlook from the rear windows, nor would it create a sense of enclosure.

#### **Quality of accommodation**

25. The application site is located within the suburban density zone and as such the acceptable level of density would be 200-350 habitable rooms per hectare. The density of this proposal would be 361 habitable rooms per hectare thus only marginally exceeding density guidelines.
26. The ground and first floor flats would fully comply with the residential design standards in terms of their overall unit size and individual room sizes. The top floor flat would provide 2.4 sq.m less overall internal floor space than the required 50 sq.m. It would mainly affect the open kitchen and living space which would as a result be smaller than the required 24 sq.m. However, the bedroom and the bathroom would exceed the space requirements.
27. The ground and first floor flats would be fully dual aspect, while the top floor flat would have rooflights (albeit at eye level) to the west side of the property directed towards Lordship Lane. Good natural cross ventilation of all residential units would be possible.
28. The top floor flat would be located within the loft and part of the unit would have the ceiling height of less than 1.5m. This area has not been counted towards any of the floor calculations. Furthermore, more than 75% of the floor space would have the ceiling height of 2.3m or more and would thus comply with the residential design standards.
29. Two of the units would have access to rear outdoor amenity space which would be suitably large considering that the proposed units are flats and not single dwelling houses. The top floor flat would not have any access to private outdoor amenity space, though it is noted that the Dulwich Park is approximately a 3 minute walk away and thus is deemed acceptable.
30. Dedicated refuse storage for each unit would be located to the front of the property, providing two bins for each unit. This is considered to be acceptable to accommodate the expected amount of residential waste.

#### **Design issues**

31. The application site is a semi-detached single dwellinghouse forming a part of a group of three pairs of semi-detached houses. The proposal would disrupt the uniform roof form of the dwellings and would not appear entirely in keeping with the character of the nearby houses.
32. However, it is noted that as a single dwellinghouse it benefits from permitted development rights and the proposed hip-to-gable extension that would have the most

effect on the appearance of the building within its context has been granted certificate of lawful development as per application 16/AP/0098. Similarly, the dormer extension and the ground floor extension formed a part of the approved certificate application, but since then they have been amended to reduce the scale in order to address some of the design and amenity concerns.

33. The rear dormer extension was originally proposed to be a continuous addition to the rear that would appear bulky within the rear roof slope. It has been amended to divide the bulk into two parts which visually reduces the scale of it and is more acceptable in design terms.
34. Though the proposed additions would result in significant visual alterations to the building that would not be in keeping with the character of the area, the proposals could be carried out without a planning permission. This factor carries significant weight in this case and thus on balance it is considered that the additions are acceptable. They would be constructed in materials to match existing, which would help make them more visually appropriate.
35. The existing windows and doors would be replaced with aluminium framed openings, while the form and shape would remain largely unaltered. There is no objection to the use of aluminium in this case.

#### **Transport issues**

36. The proposed car parking space to the rear of the property is considered sufficiently wide and would meet the required standards. Furthermore, it is noted that an existing dropped kerb is located just outside where the entrance to the proposed parking space would be. It is therefore considered that the principle of this part of the property to be used as a vehicle access has been established and is acceptable. Concern was not raised by officers in regards to road safety as it is considered that sufficient space exists to manoeuvre safely in and out of the application site via the existing dropped kerb as demonstrated by the submitted visibility splays.
37. The proposed parking space together with the cycle storage space would address the transport needs of the future occupiers. The property is located in an area with relatively good access to public transport (PTAL 3) with bus stops located just outside the house. It is also considered that potential additional on-street parking would not significantly increase parking stress in the area. The property is not located in a Controlled Parking Zone and several parking spaces along Mount Adon Park towards west were available during the time of the site visit. As such, officers are satisfied that the proposal would not result in a significant increase in on-street parking levels.

#### **Other matters**

38. 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 application is Mayoral CIL and Southwark CIL liable. The proposal would generate 57 sq.m of additional internal floor space, and would thus be liable for a Mayoral CIL payment of £2,460 and Southwark CIL payment of £12,058.

#### **Conclusion on planning issues**

39. The proposed development would not give rise to impacts which would be detrimental to the amenities of neighbouring occupiers. The proposal is of acceptable design, considering the potential to exercise its permitted development rights. Though it is recognised that the proposal would not fully comply with the Residential Design

Standards, it is considered that the shortfall in internal space is very small and would not on balance negatively affect the future occupiers. As such, the application is recommended for approval.

### **Community impact statement**

40. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

### **Consultations**

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

### **Consultation replies**

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

### **Human rights implications**

43. 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.
44. 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.

## **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2315-463 Application file: 16/AP/1554 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 7708 Council website: www.southwark.gov.uk

## **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lasma Putrina, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	20 September 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		22 September 2016



## APPENDIX 1

### Consultation undertaken

**Site notice date:** 17/05/2016

**Press notice date:** n/a

**Case officer site visit date:** 05/07/2016

**Neighbour consultation letters sent:** 13/05/2016

#### **Internal services consulted:**

n/a

#### **Statutory and non-statutory organisations consulted:**

n/a

#### **Neighbour and local groups consulted:**

465 Lordship Lane London SE22 8JS  
463 Lordship Lane London SE22 8JS  
2 Mount Adon Park London SE22 0DT  
463 Lordship Lane London SE22 8JS  
465 Lordship Lane London SE22 8JS  
465a Lordship Lane London SE22 8JS  
2 Mount Adon Park London SE22 0DT

11 Mount Adon Park London SE22 0DS  
13 Mount Adon Park London SE22 0DS  
9 Mount Adon Park London SE22 0DS  
11 Mount Adon Park SE22 0DS  
463 Lordship Lane London SE22 8JS

**Re-consultation:** 17/06/2016

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

11 Mount Adon Park London SE22 0DS

2 Mount Adon Park London SE22 0DT

463 Lordship Lane London SE22 8JS

463 Lordship Lane London SE22 8JS

463 Lordship Lane London SE22 8JS

465 Lordship Lane London SE22 8JS