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| Item No. 7.2 | Classification: OPEN | Date: 9 May 2017 | Meeting Name: Planning Sub-Committee A |
| Report title: | Development Management planning application: Application 16/AP/4576 for: Full Planning Application Address: 68A CRAWTHEW GROVE, LONDON SE22 9AB Proposal: Erection of a second floor roof extension | | |
| Ward(s) or groups affected: | East Dulwich | | |
| From: | Director of Planning | | |
| Application Start Date 13/02/2017 | | Application Expiry Date 10/04/2017 | |
| Earliest Decision Date 09/03/2017 | | | |

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

Site location and description

2. The site is an irregular triangular corner plot.
3. On 09/08/2012, planning permission (12/AP/1700) was granted for the construction of a 3 bedroom, 3 storey dwellinghouse, which would include a basement. Works connected to planning permission 12/AP/1700 have begun and is almost complete, but they are currently held in abeyance pending the outcome of this application.
4. The site is bounded by residential use with No.70 Crawthrew Grove to the west side, which is split into an ground floor flat and an upper flat; No.68 Crawthrew to the southeast side and No.s 9, 10 and 11 Worlingham Road to the northeast are single family dwellinghouses, which are to the rear of the site.
5. There are no noticeable height differences in ground level between the site property and the adjoining properties on either side; the property is not a listed building nor is it sited within a conservation area does and does not affect the setting of a listed building or conservation area.

Details of proposal

6. The proposal seeks approval for an extension at roof level, which would effectively add a new floor on top of the first floor flat roof and would be at second floor level. It would accommodate a fourth bedroom and en-suite shower room/WC.
7. Objection was taken to the description of the scheme. A neighbour mentioned it should be rewritten to include the fact that a new floor was being erected, as opposed to a roof extension. The paragraph above clarifies what is proposed.

8. The proposed roof extension would be located between the gable ends of No.68 and No.70, would not be higher than the roof ridges on either side and would have a maximum/eaves height of 3.09m on a flat roof.
9. The roof extension would have an overall 8.61m depth along its boundary with No.70 and an overall 5.6m depth along its boundary with No.68. The front elevation would be setback from the front building line by 0.27m along its boundary with No.70 and 1.56m from the front building line along its boundary with No.68. The extension would have a 3.14m width in the front elevation facing the street, which would widen to 8.005m to the rear, as it follows the triangular plot of the site.
10. The roof extension would only extend 1.1m further rear than the building line of No.70 and would finish flush with the site property at first floor level. At its boundary with No.68, it would extend no further rear of the adjoining neighbour.
11. The first floor roof terrace of the upper flat at No.70 would extend 2.32m further rear than both the end of the proposed roof extension and the rear first floor building line of the application site.
12. The new roof extension would be clad in zinc to complement the contemporary materials of the existing dwelling (cedar cladding and white render). The grey of the zinc would also be in keeping with the grey slates of the adjoining properties. The doors and windows would be colour coated (grey) aluminium as per the rest of the dwelling.
13. **Planning history**

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| 06/AP/2070 Application type: Full Planning Application Erection of a two storey building comprising 2x2 bedroom self contained units. Decision date 22/02/2007 Decision: Refused |
| 07/AP/0769 Application type: Full Planning Application Erection of a two-storey building comprising 2 x 2-bedroom dwellinghouses (RE-SUBMISSION) Decision date 26/06/2007 Decision: Refused |
| 08/AP/1833 Application type: Full Planning Application Erection of a new two storey building incorporating two self contained flats (1 two bedroom flat and 1 one bedroom flat). Decision date 18/12/2008 Decision: Refused |
| 10/AP/1738 Application type: Full Planning Application Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house. Decision date 21/10/2010 Decision: Granted (GRA) |
| 12/AP/0024 Application type: Full Planning Application Demolition of existing commercial storage building and construction of 2 bedroom, 3 storey (including basement) family dwelling house. Decision date 11/05/2012 Decision: Refused |
| 12/AP/1700 Application type: Full Planning Application Demolition of existing commercial storage building and construction of 3 bedroom, 3 storey (including basement) family dwelling house Decision date 09/08/2012 Decision: Granted |
| 13/AP/0342 Condition 17 - Construction Management Strategy 13/AP/1422 Condition 15 - details of proposed soffit 13/AP/0338 Condition 12 - details of the green roof 13/AP/0339 Condition 14 - details of the rooms and new internal stairs design 13/AP/0341 Condition 16 - details of the construction of the basement design 13/AP/0337 Condition 9 - details of a Contaminated Land Assessment All conditions discharged - Granted |

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| <p>14/EN/0487 Enforcement type: Unauthorised building works Breach of condition 17: construction management plan, of planning permission 12ap1700 granted 9 August 2012 for a three storey (incl basement) house. Compliance check: development to be in accordance with approved plans. Sign-off date 29/01/2015 Sign-off reason: Final closure - no breach of control</p> |
| <p>16/EN/0184 Enforcement type: Unauthorised building works Compliance inspection: planning permission ref 12ap1700 for: Demolition of existing commercial storage building and construction of 3 bedroom, 3 storey (including basement) family dwelling house Sign-off date 04/07/2016 Sign-off reason: Final closure - no breach of control</p> |
| <p>16/EQ/0323 Application type: Pre-Application Enquiry Construction of a rear dormer extension and creation of a roof terrace on the existing flat roof at the rear of the 1st floor. Decision date 01/12/2016 Decision: Pre-application enquiry closed</p> |

Planning history of adjoining sites

14. 68 Crawthow Grove, London, SE22 9AB
12/AP/1392 Application type: Certificate of Lawful Development (CLP)
Construction of a loft conversion to the existing property including a rear dormer and hip to gable extension to provide an additional bedroom with en-suite bathroom.
Decision date 28/09/2012 Decision: Granted (GRA)

This permission has been implemented.

15. 70 Crawthow Grove, London, SE22 9AB
06/AP/1189 Application type: Full Planning Application (FUL)
Change of use of ground floor Class A1 (shop) to residential to provide a 2-bedroom self contained flat including the erection of single storey rear extensions and alteration of existing first floor 1 bed flat to include the erection of a rear dormer roof extension with Juliet balcony providing a second bedroom.

Decision date 24/10/2006 Decision: Granted (GRA)

16. Enforcement:
Planning enforcement investigated the unauthorised development relating to a rear balcony at 70 Crawthow Grove and subsequently closed the case (06/EN/0353) when the breach was regularised by retrospective planning permission 06/AP/1189

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issue to be considered in respect of this application is:
- Impact on amenity of adjoining properties;
 - Design quality;
 - Impact on Listed Building(s)/Conservation Area.
 - All other relevant material planning considerations.

Planning policy

18. National Planning Policy Framework (NPPF)
Section 7 - Requiring good design

Section 12 - Conserving and enhancing the historic environment

19. The London Plan 2016
Policy 7.4 - Local Character
Policy 7.6 - Architecture
20. Core Strategy 2011
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards
21. Southwark Plan 2007 (July) - saved policies
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)

Summary of consultation responses

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|-----|----------------------------------|---|--------------------|---|----------|---|
| 22. | Total number of representations: | 5 | | | | |
| | In favour: | 0 | Against: | 5 | Neutral: | 0 |
| | Petitions in favour: | 0 | Petitions against: | 0 | | |

Issues raised by consultees and how the application addresses these

23. No.70 Crawthrew Grove objects to:

- Obstruction of view on its eastern boundary with the site property
- Overlooking
- Reduction of light due to the massing of the extension
- Four storey house, others in street are only two storeys
- Length of time to complete approved works
- Concurs with objections from Worlingham Road

Officer comment:

- The length of time taken to complete a development granted permission is not a material planning consideration.
- Properties in the street are generally two storey high as stated by the objector, however, conversions of lofts into habitable space at second floor roof level are not uncommon in the local area and where such extensions have been constructed those properties are split over three storeys not two. Planning permission 12/AP/1700 already grants permission for a three storey house with a flat roof, which includes a lower ground floor (i.e. a basement). This would leave an empty void between the gable ends of No.68 and No.70, giving rise to the row of terraced houses either side of the site property looking disjointed. The infilling of this gap without going above the roofs ridges either side of the site property would give a more cohesive and coherent street frontage.
- Other points covered in text of the report.

24. No.9 Worlingham Road objects to:

- Same objections as before
- Length of time to complete approved works

- Amount of glazing in the rear elevation

Officer comment:

- The occupiers of No.9 Worlingham Road state that they would like the comments they submitted last time to be taken under consideration, however, no planning permission or its corresponding reference number is given. There is no record of comments from this address on the previous application (12/AP/1700) record. In the absence of this information, no officer comment is offered.
- It was considered that the extent of glazing, originally intended, in the rear elevation of the proposed roof extension was contextually extensive. The applicant has subsequently reduced this to an acceptable level.
- Other points covered in the text of the report.

25. No.11 Worlingham Road (2 responses combined) objects to:

- Description should state that the proposal was a new floor and not a roof extension
- Design
- Privacy – overlooking
- Amount of glazing in the rear elevation
- Claims committee rejected three storey property last time round
- Light pollution from proposal site
- Noise from works on site

Officer comment:

- The proposal would extend the property on top of the first floor flat roof, which would effectively add a new second floor level, and would include a fourth bedroom and en-suite shower room/WC.
- The modern design of the scheme approved under planning permission 12/AP/1700 is very different from what is found in the local area. Any assessment based on the acceptability of the current proposal and its design is based on that fact as a starting point.
- It is not considered that the light that would emanate from the roof extension would cause any detrimental impact on the occupiers of the adjoining neighbours.
- Other points covered in the text of the report.

26. No.2 Charlecote Grove objects to:

- Design
- Privacy – overlooking
- Additional storey was not acceptable last time so it should not be acceptable now
- Overdevelopment
- Amount of glazing in the rear elevation
- Noise from works on site

Officer comment:

- Any harmful noise pollution emanating from the site because of works carried out to implement the approved scheme 12/AP/1700 should be reported to the Environmental Protection Team.

- Other points covered in the text of the report.

Impact on amenity of neighbouring occupiers

27. Saved Policy 3.2 ('Protection of Amenity') of the Southwark Plan 2007 seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 ('High Environmental Standards') of the Core Strategy 2011 requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The 2015 Technical Update to the 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.
28. The windows in the rear elevation of the proposed roof extension would be angled slightly away from the rear building line of No.70 and would also be setback from the connecting boundary by 1.98m.
29. On the other side, the windows in the proposed roof extension would be setback from the connecting boundary with No.68 by 2.2m, while not extending any further rear of No.68.
30. There would be a separation of 9.84m–10.25m between the rear end of the proposed roof extension and the rear boundary of the site plot which connects it to the adjoining properties to the rear (i.e. No.s. 9, 10 and 11 Worlingham Road). This distance increases to about 17m between the rear end of the proposed extension and the outrigger ends of No.s. 9, 10 and 11 Worlingham Road.
31. The scheme would therefore cause no detrimental increase in overlooking as a result of any additional windows to the rear of the property over and above that already arising from the existing fenestration of the host property.
32. The impact on light amenity to the occupiers of adjoining properties would be to those at No.70, more specifically to the light entering the rear French doors which grant access to the occupiers of No.70 to their first floor roof terrace.
33. However, the proposed roof extension would only extend 1.1m further rearwards of the building line of No.70 Crawthow Grove over the floor above. This would be no further rearwards of the existing granted building line at first floor level under planning permission 12/AP/1700.
34. The proposed roof extension would be in line with and extend no further rearwards than the rear building line of No.68, which already has a full width box dormer roof extension, with a minimal setback from its roof eaves.
35. There would therefore be no a harmful reduction of daylight or sunlight as the massing of the proposed roof extension would not result in overshadowing over and above the impact of the scheme granted from the scheme under 12/AP/1700, because of its relatively short depth in relation to the No.70, which would give an acceptable proposed massing, with adequate separation from the windows of the habitable rooms of the adjoining properties.
36. The main impact of any increased sense of enclosure/tunnelling effect would relate to the occupiers of the upper flat of No.70, however, the relative increase rearwards at roof level would only be 1.1m, and there is no structure enclosing the rear of No.68 towards the west side.

37. The proposal would therefore not result in a harmful reduction in outlook or an increased sense of enclosure/tunnelling effect due to the satisfactory massing of the roof extension and its separation from the windows of any habitable rooms of the upper flat of No.70.

Good design and heritage

38. Good design is indivisible from good planning. It should reinforce a sense of place and conform to the council's current guidance on design. Where a development may affect a heritage asset or its setting it should conserve or enhance its importance and its setting avoiding harm to its features and spaces.
39. It should be noted that what the approved plans show under planning permission 12/AP/1700 and what has been built differs slightly.
40. The proposed elevations under 12/AP/1700 show the eaves of the site property finishing in line with the eaves heights of No.s 70 and 68 Crawthrew Grove. This was confirmed during the site visit. The applicant states that the measurements taken relating to the eaves heights of No.s 70 and 68 during the original survey were inaccurate by about 0.6m. The resulting building, currently under construction, is therefore lower at the eaves than the adjoining buildings either side.
41. The roof extension would be located at second floor/roof level and be visible from the street scene, with a 0.27m – 1.56m setback from the front elevation. The approved scheme under 12/AP/1700 would currently leave an empty void at roof / second floor level between the gable ends of No.68 and No.70. This proposal would infill that gap, resulting in a more cohesive and coherent design and frontage.
42. The scheme approved under 12/AP/1700 is a contemporary scheme with a modern aesthetic and the single dwellinghouse that would be erected as a consequence would be different from other properties in Crawthrew Grove, Worlingham Road and the local area. On that basis, the principle of a contemporary scheme has been accepted, though the eaves to the front are lower than the neighbours, it is justified and contextually appropriate. The proposed roof extension would therefore not harm the appearance of the host dwelling because the scheme would help to better contextualise the approved proposal under 12/AP/1700, by infilling the empty void otherwise left between the gable ends of No.68 and No.70 Crawthrew Grove.
43. When planning permission 12/AP/1700 was granted, the neighbouring property, No.68 had a hipped roof which has since been changed to a gable with a rear full width dormer.
44. The proposed second floor, when viewed from the rear, would appear large but in light of the context of this unique triangular site, it is considered that the scale would be appropriate especially as the roof at No. 68 is now a hip end with a full width rear dormer. Furthermore, the use of zinc would be integral to achieve a modern look and feel and as such the proposed roof extension would relate acceptably to the host dwelling.
45. The scheme would not affect any Heritage Assets.

Other matters

46. None.

Conclusion on planning and other issues

47. The proposal demonstrates that it conforms with the principles of sustainable development. It respects the amenity of neighbouring properties; and is of good design and where it departs from existing guidance it offers justification and should therefore be granted planning permission.

Community impact statement

48. 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.

Human rights implications

49. 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.
50. 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

| Background Papers | Held At | Contact |
|--|--|--|
| Site history file: TP/2621-68A Application file: 16/AP/4576 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 3992 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 | Abrar Sharif, Graduate Planner | |
| Version | Final | |
| Dated | 25 April 2017 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance and Governance | No | No |
| Strategic Director of Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | | 26 April 2017 |

APPENDIX 1

Consultation undertaken

Site notice date: 04/01/2017

Press notice date: n/a

Case officer site visit date: 24/04/2017

Neighbour consultation letters sent: 14/02/2017

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

10 Worlingham Road London SE22 9HD
11 Worlingham Road London SE22 9HD
9 Worlingham Road London SE22 9HD
Ground Floor Flat 70 Crawthrew Grove SE22 9AB

70a Crawthrew Grove London SE22 9AB
68 Crawthrew Grove London SE22 9AB
2 Charlecote Grove SE26 4BW
11 Worlingham Road SE229HD

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

2 Charlecote Grove SE26 4BW

11 Worlingham Road London SE22 9HD

11 Worlingham Road SE229HD

70a Crawthw Grove London SE22 9AB

70a Crawthw Grove London SE22 9AB

70a Crawthw Grove London SE22 9AB

9 Worlingham Road London SE22 9HD