

Item No. 7.1	Classification: Open	Date: 27 June 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/3997 for: Full Planning Application Address: QUARRY COURT, 2 DUNSTAN'S GROVE, LONDON SE22 0HN Proposal: Construction of a two storey rear extension and a single storey side infill extension to enlarge the existing ground and first floor flats both with roof terraces. Construction of a rear dormer roof extension to create a new two-bedroom flat. External alterations to the front and rear elevations to provide four Juliette balconies to the rear of the first and second floor flats and entrance from Dunstan's Road. <ul style="list-style-type: none"> • Increasing the existing internal ground and first floor space from 6 x one-bedroom units to 4 x two-bedroom units and 2 x one-bedroom units • Increasing existing internal second floor space and the construction of a roof terrace • Converting the existing roof space into a 1 x two-bed flat • The installation of four Juliet balconies to the rear of the first and second floor flats. • Reconfiguration of the entrance to building 		
Ward(s) or groups affected:	Dulwich Hill		
From:	Director of Planning		
Application Start Date	20/10/2017	Application Expiry Date	15/12/2017
Earliest Decision Date	22/11/2017		

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

2. This application is for decision by the committee at the request of members.

Site location and description

3. The application site relates to a three storey block of flats located on Dunstan's Grove, SE22. The property consists of 6 x 1 bedroom self-contained flats. It has a small grassed green area to the front/rear and a small hardstanding to the rear. Quarry Court is bounded by No.17 Dunstan's Road (adjacent), a parking area to the rear of the site and No.6 Dunstan's Grove beyond this. This building is not listed and is not within a conservation area.

Details of proposal

4. Planning consent is sought for the construction of a two storey rear extension and a single storey side infill extension at the ground floor, a first floor side terrace, the enlargement of the existing footprint of the second floor flat including a terrace and the conversion of the roof space into a 2 bedroom flat.
5. The proposed development to the rear would be attached to the existing three storey building creating additional bedrooms and changing the internal layout from 1 bed units to a 2 x 2 beds units on the ground floor, 2 x 2 beds units at first floor level, 2 x 1 bed units over second floor level including a roof terrace and the conversion of the existing roofspace into a self-contained 2 bedroom flat.
6. The accommodation schedule would comprise the following;

Floor	Total internal floor area National Standards in Brackets	Bed 1 SPD standard in brackets	Bed 2 SPD standard in brackets	Liv/Din/Kit	Bathroom		Corridor	Terrace
Ground Unit 1 (2 b/3p)	61sqm (61sqm)	12sqm (12sqm)	8.5sq m (7sqm)	27.sqm (27sqm)	4.sqm (3.5sqm)		7.00m ²	13.80m ²
Ground Unit 2 (2 b/4p)	71.2sqm (70sqm)	12sqm (12sqm)	12.2sqm (12sqm)	28.9sqm (27sqm)	5.9sqm + 5.3sqm (3.5sqm)		6.0.0m ²	11.40m ²
First Unit 3 (2 b/3p)	63.4sqm (61sqm)	12sqm (12sqm)	8.5sqm (7sqm)	28.9sqm (27sqm)	3.6sqm (3.5sqm)		7.20m ²	N/A
First Unit 4 (2 b/3p)	63.6sqm (61sqm)	12sqm (12sqm)	8.5sqm (7sqm)	28.9sqm (27sqm)	3.6sqm (3.5sqm)		7.20m ²	12.20m ²
Second Unit 5 (1b/2P)	52.2sqm (50sqm)	12.10m ² (12sqm)		26.sqm (27sqm)	4.6sqm (3.5sqm)		7.50m ²	6.70m ²
Second Unit 6 (1b/2P)	52.2sqm (50sqm)	12.30m ² (12sqm)		26.sqm (27sqm)	4.6sqm (3.5sqm)		7.50m ²	6.70m ²
Third Unit 7 (2b3P)	65sqm (61sqm)	12.2sqm (12sqm)	11.2sqm (7sqm)	23.6sqm (27sqm)	4.4sqm 4.2sqm		7.50m ²	N/A

7. The materials proposed for the construction of the development are:

- Brown roof tiles as existing
- Matching brickwork
- Zinc cladding
- Metal cladding
- Render

Amendments

8. Since the previous application was refused and dismissed on appeal, several amendments have been made to the new proposal. These include the following;
 - a) the removal of mansard style roof
 - b) a reduction in the size of the windows on the front elevation
 - c) the removal of dormer windows from front roofslope
 - d) a reduction in the height of the rear extension from three storeys to two
 - e) a reduction of windows on the west and east elevation at roof level
 - f) a reduction in the numbers of windows at roof level to the rear
 - g) a reduction in bedrooms at second floor level
 - h) a reduction in bedrooms at third floor level

- i) the omission of a roof terrace at third floor level

Planning history

9.

<p>15/EQ/0208 Application type: Pre-Application Enquiry (ENQ) Redevelopment of site to provide 7 dwellings with communal and private amenity space Decision date 15/02/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/5181 Application type: Full Planning Application (FUL) Three storey rear extension; single storey side extension to provide extensions to existing flats and x4 dormer windows to front roofslope; xi dormers to side elevations to facilitate the conversion of the roof space to create a new three bed unit with roof terrace.</p> <p>Decision date 08/06/2016 Decision: Refused (REF) Appeal decision date: 21/04/2017 Appeal decision: Planning appeal dismissed (DIS). Reason(s) for refusal:</p> <p>The proposal would result in an inappropriate scale and massing to the rear and at roof level, resulting in an incongruous and overbearing feature in the streetscene, particularly when viewed from the Dunstans Grove, and fails to preserve the appearance and character of the application property and its setting.</p> <p>The proposed terrace by reason of the unacceptable scale and design, will result in an incongruous addition which would appear overly dominant and to the detriment of neighbouring properties in close proximity.</p> <p>The proposed new unit to be created in the roofspace would constitute an unacceptably cramped and substandard living conditions that fail to demonstrate the principles of good inclusive design by reason of the combined open plan room sizes for the kitchen/dining area falling below the minimum standards The proposed development would unacceptably overlook the occupiers at ground floor level due to no screening from the garden into the habitable rooms</p>

Planning history of adjoining sites

9 Dunstan's Grove

10. Planning application (07-AP-1061) granted for a ground floor rear extension to dwellinghouse, to provide additional residential accommodation.

A certificate of lawfulness (12-AP-2365) granted for the erection of a rear dormer and the provision of three rooflights to the front elevation of existing dwelling house (Class C3).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:

- a) Principle of development;
- b) Impact on amenity of adjoining occupiers;
- c) Quality of accommodation;
- d) Design quality;
- e) Transport impacts;
- f) Other matters.

Planning policy

National Planning Policy Framework (NPPF) 2012

12. Section 1 – Sustainable development
Section 4: Promoting sustainable development
Section 6: Delivering a wide choice of high quality homes
Section 7 - Requiring good design

London Plan - Further Alterations to the London Plan (2015)

13. Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.9 Mixed and balanced communities
Policy 3.8 Housing choice
Policy 4.1 Developing London's economy
Policy 4.3 Mixed use development and offices
Policy 5.3 Sustainable design and construction
Policy 6.9 Cycling
Policy 6.10 Walking

Core Strategy 2011

14. Strategic policy 1 - Sustainable Development
Strategic policy 2 - Sustainable Transport
Strategic policy 5 - Providing New Homes
Strategic Policy 6 – Homes for people on different incomes
Strategic policy 7 - Family Homes
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. 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 3.8 Waste management
Policy 3.11 - Efficient use of land
Policy 3.12 - Quality in design
Policy 3.13 Urban design
Policy 3.14 Designing out crime
Policy 4.2 Quality of residential accommodation
Policy 4.3 Mix of Dwellings
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling
Policy 5.6 Car parking

Supplementary planning documents

16. 2015 Technical Update to the Residential Design Standards (2011) October 2015
Sustainable design and construction SPD (2009)
Sustainability assessments SPD (2009)
Sustainable Transport SPD (2010)

Principle of development

17. The principle of enlarged residential dwellings, at appropriate locations within established residential areas is supported in land-use terms subject to the material considerations below.
18. The National Planning Policy Framework Paragraph 53 states that "Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area".

Summary of consultation responses

19. The initial consultation resulted in 35 letters of objection with the comments raised listed below. Following changes to the rear dormer a further consultation was carried out resulting in a further 41 responses most of which reiterate previous comments and state that the alterations do not overcome previous concerns raised.
20. Concerns raised by objectors include:
 - loss of sunlight
 - loss of privacy
 - loss of parking
 - increase traffic
 - increase noise
 - overlooking from the roof terrace
 - roof terrace not in keeping with character of Dunstan's Grove
 - safety of children
 - the proposal would spoil the character of a Victorian street
 - the proposal would make the building less safe in an emergency
 - Juliette balconies and roof terraces will adversely affect privacy
 - size, scale, ugly appearance, street-facing balconies, street-facing terraces, street-facing dormers
 - the development would have a negative impact on the neighbourhood
 - large open terrace would be visible from the street
 - loss of affordable one bed flats
 - the development would cause overcrowding
 - the side infill would make the building more dominant
 - the development totally inappropriate
 - rear extension would create a reduction of light to other properties
 - dormer too bulky
 - overlooking from Juliette balcony
 - overlooking from dormer
 - Velux windows will overlook neighbours bedroom
 - design poor quality
 - previous refusal has not been addressed
 - concerns to children safety
 - development too large to the rear and at roof level
 - development out of keeping with the surroundings
 - the applicant as stated that there are no parking on site

- Bulk of Dormer
- roof extension horrible and visible for Dunstan Road and Grove
- the development take away affordable housing and vital parking spaces.
- the size of the development is not in keeping with the rest of the houses in the area
- the current use of the flats are for key worker and the elderly
- development out of character with the surrounding buildings
- new proposal is not in keeping with the rest of the houses on Dunstans Grove and Dunstans Road
- the balconies and roof terrace and development to the rear of quarry court would impinge on the residents
- no provision for waste
- low quality design
- materials

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

21. 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 also sets out the guidance for new developments which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.
22. The revised scheme, would match the footprint of the previous submission in respect of the extended element to the rear, however the rear extension would be a storey lower and there would be less bulk to the roof with the omission of the mansard style extension.
23. In the Inspector's decision, where he assesses the impact of the development upon affected properties, concludes that the proposal would not affect the daylight or sunlight of the closest residential properties nor have a negative impact upon the dwelling at no. 6 Dunstan's Grove. The main concern raised by the Inspector was the impact of the rear extension on the adjoining property at 17 Dunstan's Road where *"the outlook from the rear garden of no. 17 would be dominated by a mass of built form in a way which I consider would be overbearing and harmful to the living conditions of the occupants concerned."*

Loss of privacy or overlooking

24. Privacy impact has been the most disputed issue by neighbours. The proposed two storey extension would have a height of approximately 6.3 metres including the obscure glazed privacy screen.
25. The proposal also includes the provision of French doors on the ground, first and second floors to the rear of the building. It is not considered that this would allow occupants to have increased views when compared to those that already exist. It is suggested that the glazed balcony restraints are obscure glazed and that a condition is added to this effect. Windows are also proposed on the side elevation of the new rear extension, whilst there would be no issue on the ground floor or windows on the east elevation, it is also suggested that the first floor window on the west elevation is obscure glazed.
26. The inspector's decision of the earlier scheme stated that:

"Although the rear extension would project further forward towards No. 6 Dunstan's Grove, this would be towards its blank side elevation. The main elevations for this property are orientated away from the appeal site and would therefore be largely unaffected. "

27. Number 17 Dunstan's Road benefits from an existing two storey lean-to with no windows in the side elevation and currently projects beyond the existing building line of the application site by approximately 1.5 metres. Due to the distance of approximately 2.7 metres from the application site, it is not considered the rear extension would have any significant amenity impact on the living conditions of the occupiers to warrant refusal of the application.
28. The proposed dormers windows to the rear of the application site would be set away from any habitable rooms or windows to impact on any of the occupiers' privacy. Any views experienced from the proposed dormer windows would be the same as those that already exist from windows on the lower levels.
29. The proposed rooflights on the front roofslope would be orientated away from the properties on the northern side of the application site and as such, it is not envisaged that the neighbours privacy would be encroached on by way of overlooking.
30. It is not considered that there would be a significant loss of privacy or overlooking on the surrounding properties and the Inspectors appeal decision states;

"I am also satisfied that on the basis of an obscure glazed enclosure to the terrace, that the proposal would not result in unacceptable overlooking and loss of privacy to the occupants of neighbouring properties."

31. It is noted a similar obscure glazed screen is proposed as part of the current application.
32. Given the above, it is considered that the proposed development would not result in any harmful loss of privacy on the neighbouring properties close to the application site.

Loss of daylight/ sunlight

33. As a result of the site's location and the development proposed, the property most likely to experience any loss of light is No.17 Dunstan's Road, however, the lean-to the rear and is set away from the proposed development by approximately 2.7 metres. As such, it is considered that the proposed development would not result in a detrimental impact on the amenity of this neighbour in regards to loss of daylight / sunlight and overshadowing.
34. Furthermore, the Inspectors appeal decision for the larger scheme notes that;

"Given the positioning of the building relative to the nearest residential properties, I am satisfied that the proposal would not materially harm levels of daylight and sunlight."

Noise

35. Whilst it is noted that the proposal would result in some intensification of the site with the addition of the new rear extension and roof terrace, it is considered that these units would not have a detrimental impact on residential amenity as a result of the minor increase in the residents' comings and goings to the flats as noise levels should not be too dissimilar to existing neighbouring occupants.

Overbearing to the adjoining property at no. 17 Dunstan's Road

36. One of the reasons the proposal was dismissed on appeal was due to the impact of the proposed extensions upon the outlook from the garden of the adjoining property, which the Inspector described within the appeal decision notice;

"...the outlook from the rear garden of No. 17 would be dominated by a mass of built form in a way which I consider would be overbearing and harmful to the living conditions of the occupants concerned."

37. Officers believe that by reducing the height to 2 storeys and removing the mansard and terrace the building would not be overly dominate this property and would not be considered harmful to the enjoyment of the garden of this property.

Quality of accommodation

38. Saved policy 4.2 requires new residential developments to provide a good standard of accommodation.

39. The details of the proposed Schedule of Accommodation are shown below:

Floor	Total internal floor area National Standards in Brackets	Bed 1 SPD standard in brackets	Bed 2 SPD standard in brackets	Liv/Din/Kit	Bathroom		Corridor	Terrace
Ground Unit 1 (2 b/3p)	61sqm (61sqm)	12sqm (12sqm)	8.5sq m (7sqm)	27.sqm (27sqm)	4.sqm (3.5sqm)		7.00m ²	13.80m ²
Ground Unit 2 (2 b/4p)	71.2sqm (70sqm)	12sqm (12sqm)	12.2sqm (12sqm)	28.9sqm (27sqm)	5.9sqm + 5.3sqm (3.5sqm)		6.0.0m ²	11.40m ²
First Unit 3 (2 b/3p)	63.4sqm (61sqm)	12sqm (12sqm)	8.5sqm (7sqm)	28.9sqm (27sqm)	3.6sqm (3.5sqm)		7.20m ²	N/A
First Unit 4 (2 b/3p)	63.6sqm (61sqm)	12sqm (12sqm)	8.5sqm (7sqm)	28.9sqm (27sqm)	3.6sqm (3.5sqm)		7.20m ²	12.20m ²
Second Unit 5 (1b/2P)	52.2sqm (50sqm)	12.10m ² (12sqm)		26.sqm (27sqm)	4.6sqm (3.5sqm)		7.50m ²	6.70m ²
Second Unit 6 (1b/2P)	52.2sqm (50sqm)	12.30m ² (12sqm)		26.sqm (27sqm)	4.6sqm (3.5sqm)		7.50m ²	6.70m ²
Third Unit 7 (2b3P)	65sqm (61sqm)	12.2sqm (12sqm)	11.2sqm (7sqm)	23.6sqm (27sqm)	4.4sqm 4.2sqm		7.50m ²	N/A

40. The floor areas of the proposed residential units including the new extension are shown above. The proposed combined open plan kitchen/dining/living areas serving the second floor units fall below the minimum 27sqm (26sqm) set out in the Residential Design Standards. However, overall, the unit size is compliant and the shortfall of 1 sq m is minor. As such, it is considered that the quality of accommodation would be acceptable.

41. There is also a short fall of 4sqm on the top floor level, however the overall flat size is 4 sq metres above the minimum national standard suggesting that overall space within the flat would still enable the development to achieve a pleasant and healthy living environment.

42. All of the rooms would have access to appropriate levels of sunlight, daylight and

outlook. There are no facing habitable room windows so each of the units will have acceptable levels of privacy.

43. All but two of the units, (units 3 and 7) would have access to private amenity space. However a communal area to the rear of the property would provide 57 sq metres of amenity space for residents. It is noted that currently none of the existing units benefit from private open space and there is no formally laid out communal amenity space. Overall the proposal would be beneficial to existing and future residents with improved internal layouts and access to either private or communal amenity space.

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

44. The area is predominantly in residential, the existing residential use although increased is not considered to cause any loss of amenity from noise or general disturbance.

Transport issues

45. Saved Policy 5.2 seeks to ensure new development would not have a significant transport impact and makes adequate provision for servicing, circulation and access to and from the site.

Car parking

46. The site has been subdivided so the current parking area to the rear of the application site does not form part of this application. The application site is bounded by Dunstan's Road, Dunstan's Grove, Cornflower Terrace, Ryedale, Forest Hill Road and Underhill Road all of which have no restrictions on parking.
47. Officers are satisfied that given the context of the area, this should not result in undue parking pressure as the application site does not fall within a controlled parking zone area and would allow for any additional parking in and around the area.
48. Although the PTAL rating of 2 is low for this area, it must be noted that any stress on neighbouring roads would be minimal and as such, would not warrant refusal of this application. Therefore it is not considered that the enlarged/additional residential units would have an adverse impact upon parking in the local area.
49. It should be noted that additional transport stress or parking did not form reasons for refusal on the earlier scheme nor was it part of the appeal decision.

Cycle parking

50. The proposed design and access statement indicates that 8 cycle parking spaces would be provided to the front of the development site. A total of 12 spaces is required to meet the London Plan cycle parking standards for all units, a condition is therefore recommended to secure the provision of 12 parking spaces.

Refuse storage

51. All refuse bins will be removed from the side elevation of this block of flats and stored to the front of the building and would provide mixed and dry recycling and 1 x 240 litre wheeled bin for refuse per dwelling. This is in line with the Councils waste management requirements and as such is considered acceptable.

Design issues

52. Saved Policy 3.11 states that all developments should maximise the efficient use of land, whilst, amongst other things, ensuring a satisfactory standard or amenity for future occupiers and not unreasonably compromising the development potential of neighbouring sites. It goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or overdevelopment of a site. The NPPF stresses the importance of good design and states in paragraph 56 that: *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*
53. The character and appearance of Dunstan's Grove and Dunstan's Road and the surrounding streets is strongly characterised by consistent rows of two and some three storey Victorian terraced dwellinghouses. The vast majority of the dwellings have had some form of alteration, however; the majority of the properties maintained their original roof and so this pattern of roof ridges distinctive feature remains intact. The proposed scheme has addressed the reasons for refusal of the 2015 scheme by reducing the size of the rear extension and omitting the mansard roof features.
54. The planning Inspector was clear that the mansard roof extension and three storey rear extension was inappropriate for the building and the area, and refers to an application proposing a building with a domineering and overly prominent appearance, entirely out of character with both Dunstan's Road and Dunstan's Grove.
55. It is considered that the proposed extensions to the rear roof slope and to rear of the building would now represent a scale and design appropriate to the existing three storey building.

Rear extension

56. The rear extension would not be overly dominant on the surrounding properties. Its bulk and massing would create an acceptable addition that would relate satisfactorily with the host building and would achieve a good standard of external design

Side extension

57. The proposal would infill the existing gap between Dunstan's Road and Dunstan's Grove with a single storey side extension, increasing the size of the ground floor flat and providing a terrace as an amenity area to the flat above. There would be two windows onto the road, one serving a bathroom and a secondary bedroom window. This element of the scheme represents a relatively minor extension, and does not give rise to any concerns around design.

Roof

58. The scale and massing of the proposed dormer windows are considered acceptable and would sit well within the context of the site and its surroundings as well as being subordinate to the host building. It must be noted that the applicant has revised the original submission from a single large single dormer to the rear roofslope to 3 more modest dormer windows.
59. Within the context of the application site and the surrounding neighbourhood, the proposal represents a well considered feature and not an obtrusive development to the detriment of the character and appearance of the host building and the surrounding area nor would dormer disrupt the patterns of the roofslope in Dunstan's Grove as well

as the street scene. The application site as it stand is a separate building to the establish terraced, however; it still fit well within the context site.

Roof terrace

60. The proposed scheme also includes the development a roof terrace to allow amenity space for occupants within the flats at the second floor level. In design terms, the roof terrace would not be an overbearing or of an dominant nature on the neighbours in Dunstan's Grove or on its surrounding. Careful consideration has been taken with regards to its design in such a way has to not encroach on the privacy of its neighbours by way of overlooking. The height of the screening would direct views towards the rear of the application site.
61. Overall in terms of the detailed design, height and massing the application has managed to strike a balance between maintaining the more recessive design of the building on the street frontage, whilst allowing the rear extensions to increase the quantum and overall quality of the accommodation.
62. A number of objectors have raised concerns with regards to the design of the proposal amongst other issues pertaining to the proposed development, however; the contemporary design is considered appropriate in this instance and would fit in well amongst the variety of other styles of buildings within its surrounding and the wider area and as such no concerns are raised with this approach.

Other matters

63. 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.
64. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development.

MCIL = 147.49 sqm x £35/sqm x 313/223 = £7,245.5

SCIL (Resi. Zone 2) = 147.49 sqm x £218/sqm x 313/280 = £35,942.

Community impact statement

65. 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.
66. 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
67. No protected characteristics or groups have been identified as most likely to be affected by this proposal.

Consultation

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

Consultation replies

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

Human rights implications

70. 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.
71. This application has the legitimate aim of providing addition 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.

Conclusion on planning issues

72. The application is a resubmission of a scheme to redevelop the existing building with a roof and rear and side extensions as well as reconfiguring the entrance and internal flat layouts. The application is assessed on current policy as well as the Inspector's decision notice which forms a material consideration.
73. In light of the above, it is considered that the proposal is acceptable in land use terms and would provide good quality accommodation for future occupiers. The proposed rear and dormer extensions are visually acceptable and would not result in significant harm to residents of Dunstan's Road or Dunstan's Grove.
74. Lastly, the proposal to the rear would involve the loss of a parking bay, however; as there are no parking restrictions in the area, it is not considered that the loss of a bay or increase in accommodation would put a strain on parking in the area. Overall, the proposal is considered acceptable and is therefore recommended for approval, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2453-2 Application file: 17/AP/3997 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 5434 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	Sonia Watson, Team Leader	
Version	Final	
Dated	14 June 2018	
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 Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		19 June 2018

Consultation undertaken

Site notice date: 27/10/2017

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 30/10/2017

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 4 Quarry Court SE22 0HN	2 Normans Cottages High St RH12 4PX
Flat 5 Quarry Court SE22 0HN	48 Dunstans Road East Dulwich se22 0hq
Flat 3 Quarry Court SE22 0HN	7 Dunstans Grove London SE22 0HJ
Flat 1 Quarry Court SE22 0HN	32 Dunstans Road London SE22 0HQ
Flat 2 Quarry Court SE22 0HN	134a Underhill Road London SE22 0QJ
19b Dunstans Road London SE22 0HQ	77 The Crescent West Wickham BR40HD
19c Dunstans Road London SE22 0HQ	Flat 160 B, Barry Road London SE22 0JW
17b Dunstans Road London SE22 0HQ	Flat 14 Oleander House 1b Glengall Road SE15 6FS
Flat 6 Quarry Court SE22 0HN	14 Dunstans Road East Dulwich SE22 0HQ
17a Dunstans Road London SE22 0HQ	19 Halliwell Court Barry Road SE22 0HS
9 Dunstans Road London SE22 0HQ	Flat 3, Esmere House The Green BN42 4DE
1 Dunstans Grove London SE22 0HJ	109 Neckinger Estate London SE16 3QJ
3 Dunstans Grove London SE22 0HJ	42 The Meadow Copthorne RH10 3RQ
19a Dunstans Road London SE22 0HQ	5 Dunstans Grove SE22 0HJ
11a Dunstans Grove London SE22 0HJ	49 Bruce Grove Chelmsford CM2 9aY
11b Dunstans Grove London SE22 0HJ	21 A Maryland Road London
11 Dunstans Road London SE22 0HQ	28 Milestone House London SE1 5YB
5 Dunstans Grove London SE22 0HJ	12 Dunstans Road SE22 0HQ
6 Dunstans Grove London SE22 0HJ	26 Dunstan'S Grove London SE22 0HJ
16 Dunstans Road London SE220HQ	24 Dunstans Grove SE22 0HJ
9 Dunstans Grove London Se220hj	39 Suttlej Road London se7 7dd
16 Dunstans Road East Dulwich SE22 0HQ	272 Petersfield Avenue Romford RM3 9XB
9 Dunstans Grove London SE22 0HJ	72 Lulot Gardens London N19 5TS
11 Dunstans Road London SE22 0HQ	Flat 2, Quarry Court 2 Dunstans Grove SE22 0HN
22 Dunstands Road London SE22 0HQ	85 Bream Close London N17 9DG
Dunstans Grove London SE22 0HJ	Create/Tces 3 Queens Road IG3 8GD
8 Dunstans Grove London Se22 0hj	Blackfriars Road London SE1 8AA
22 Dunstans Road London SE22 0HQ	Home 285 Sheppey Road RM9 4JU
2 Normans Cottages High St RH12 4PX	10 Torcross Drive Dartmouth Road SE23 3YG
Dunstans Grove London SE22 0HJ	29 Briary Court Turner Street E16 1AN
	9 Dunstans Grove East Dulwich SE22 0HJ

Re-consultation: 26/01/2018

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Blackfriars Road London SE1 8AA

3 Queens Road IG3 8GD

Dunstans Grove London SE22 0HJ

Dunstans Grove London SE22 0HJ

Dunstans Grove London SE22 0HJ

Email representation

Flat 14 Oleander House 1b Glengall Road SE15 6FS

Flat 14 Oleander House 1b Glengall Road SE15 6FS

Flat 14 Oleander House 1b Glengall Road SE15 6FS

Flat 160 B, Barry Road London SE22 0JW

Flat 2 Quarry Court SE22 0HN

Flat 2, Quarry Court 2 Dunstans Grove SE22 0HN

Flat 3, Esmere House The Green BN42 4DE

Flat 3, Esmere House The Green BN42 4DE

Flat 3, Esmere House The Green BN42 4DE

Flat 3 Quarry Court SE22 0HN

Flat 3 Quarry Court SE22 0HN

Flat 3 Quarry Court SE22 0HN

Flat 5 Quarry Court SE22 0HN

Home 285 Sheppey Road RM9 4JU

10 Torcross Drive Dartmouth Road SE23 3YG

109 Neckinger Estate London SE16 3QJ

11 Dunstans Road London SE22 0HQ

12 Dunstans Road SE22 0HQ

134a Underhill Road London SE22 0QJ

14 Dunstans Road East Dulwich SE22 0HQ

14 Dunstans Road East Dulwich SE22 0HQ

14 Dunstans Road East Dulwich SE22 0HQ

16 Dunstans Road London SE220HQ

16 Dunstans Road London SE220HQ

16 Dunstans Road London SE220HQ
19 Halliwell Court Barry Road SE22 0HS
2 Normans Cottages High St RH12 4PX
22 Dunstans Road London SE22 0HQ
22 Dunstans Road London SE22 0HQ
22 Dunstans Road London SE22 0HQ
24 Dunstans Grove SE22 0HJ
26 Dunstan'S Grove London SE22 0HJ
272 Petersfield Avenue Romford RM3 9XB
28 Milestone House London SE1 5YB
28 Milestone House London SE1 5YB
29 Briary Court Turner Street E16 1AN
32 Dunstans Road London SE22 0HQ
39 Sutlej Road London se7 7dd
42 The Meadow Copthorne RH10 3RQ
42 The Meadow Copthorne RH10 3RQ
42 The Meadow Copthorne RH10 3RQ
48 Dunstans Road East Dulwich se22 0hq
49 Bruce Grove Chelmsford CM2 9aY
49 Bruce Grove Chelmsford CM2 9aY
5 Dunstans Grove London SE22 0HJ
5 Dunstans Grove SE22 0HJ
7 Dunstans Grove London SE22 0HJ
72 Lulot Gardens London N19 5TS
77 The Crescent West Wickham BR40HD
8 Dunstans Grove London Se22 0hj
85 Bream Close London N17 9DG
9 Dunstans Grove East Dulwich SE22 0HJ
9 Dunstans Grove London SE22 0HJ
9 Dunstans Grove London Se220hj
9 Dunstans Grove London Se220hj