

COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Agenda Planning Meeting

Date: Thursday 11 December 2008

Time: 7.00 PM

Place: Herne Hill Baptist Church, Half Moon Lane, London SE24 9HU

-
1. Introduction and welcome *[Chair]*
 2. Apologies
 3. Disclosure of Members' interests and dispensations
 4. Items of business that the Chair deems urgent
 5. Minutes of the previous meetings held on 8 October and 6 November 2008 (see pages 5 – 16)

6. Development Control Items:

Item 6/1 – Recommendation: grant – 27 Turney Road, London, SE21 8LX
(see pages 23 – 29)

Item 6/2 – Recommendation: grant – 68a Crawthrew Grove, London, SE22 9AB
(see pages 30 – 46)

Item 6/3 – Recommendation: grant – 101 Woodwarde Road, London SE22 8UP
(see pages 47 – 52)

Item 6/4 – Recommendation: grant – 182 Overhill Road, SE22 0PS
(see pages 53 – 63)

7. Closing comments by the Chair

ADDITIONAL INFORMATION

Dulwich Community Council Membership

Cllr Nick Vineall - Chair
Cllr Robin Crookshank Hilton - Vice Chair
Cllr James Barber
Cllr Toby Eckersley
Cllr Michelle Holford
Cllr Kim Humphreys
Cllr Lewis Robinson
Cllr Jonathan Mitchell
Cllr Richard Thomas

Carers' Allowances

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Deputations

For information on deputations please ask the clerk for the relevant hand-out.

Exclusion of Press and Public

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

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Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

Wheelchair facilities

Wheelchair access to the venue is through the entrance to Dulwich Library and there is a disabled toilet and passenger lift at the venue.

For further information, please contact the Dulwich Community Council clerk:

Beverley Olamijulo

Phone: 0207 525 7234

E-mail: beverley.olamijulo@southwark.gov.uk

Council Website: www.southwark.gov.uk

Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 57514

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কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

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Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku

turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida

gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

Somali

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

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Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo transporte,

linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

Portuguese

Si vous désirez avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

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Spanish

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jọwọ pe telifoonu 020 7525 7514.

Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7514.

Yoruba



Dulwich Community Council Planning Meeting

(Minutes to be formally agreed at the next meeting)

Minutes of Dulwich Community Council Planning meeting held on Wednesday October 8, 2008 at 7.00pm held at Christ Church, 263 Barry Road, London SE22 0JT

Present

Councillor Nick Vineall (Chair)
Councillors, Robin Crookshank Hilton (Vice Chair), Michelle Holford,
Jonathan Mitchell and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Vineall introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs, James Barber, Toby Eckersley, Kim Humphreys and Lewis Robinson.

3. Disclosure of Members' interests and dispensations

Councillor Jonathan Mitchell declared a personal interest in respect of item 6/3 - he helps run football activities at East Dulwich Community Centre. Cllr Mitchell withdrew from the meeting when the item was considered.

Cllr Michelle Holford also declared a personal interest in relation to item 6/3 - as a committee member which considers capital projects for the Borough's community centres. The legal advice given was that this is not prejudicial and therefore Cllr Holford took part in the debate and decision of this item.

4. Urgent Items

There were no urgent items.

Supplemental agenda – Sunray Estate Conservation Area

The report was withdrawn to allow further consultation to take place with residents and other interested parties.

5. Minutes of the previous meetings (see pages 5 – 16)

The Minutes of the planning meetings held on August 19 and September 9 2008 were agreed as accurate records of the proceedings which the chair signed.

Recording of Members' votes

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. DEVELOPMENT CONTROL (see pages 24 – 54)

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

The chair agreed to vary the order of business on the agenda.

Item 6/2 – Recommendation: grant – Land adjacent to 48 Barry Road, London, SE22 0HP (see pages 29 – 39)

Proposal: Erection of a 3/4 storey detached 3 bed dwelling house fronting Barry Road.

The planning officer introduced the report and advised that this was one of a number of applications made for the redevelopment of the site all of which had failed, two of which were also dismissed following planning appeals. This application was considered an improvement.

A spokesperson for the objectors present made representations at the meeting.

The applicants produced a model which was reviewed by Members prior to further discussion.

A spokesperson for the objectors spoke against the application - highlighted these concerns:

- The land had been allowed to become unsightly where previously there had been a number of fruit trees, a hoarding had been erected
- Overdevelopment
- Loss of light to the ground floor flat 48a (which was confirmed as being the only available light to the kitchen and bathroom) contrary to the information provided in the applicants daylight and sunlight report
- Loss of light to the first floor flat and to the garden of 46a Upland Road
- Referred to the building as over dominating in respect to its relationship with his property at no. 50 in particular the lack of a gap between the two buildings and the extent of the single storey element at the rear
- Bulk of the design interrupted the rhythm of the street scene, and felt the lack of parking as an issue in an area where there was already a huge parking demand for on street parking spaces

The applicant's agent addressed the meeting and responded to questions on design and materials.

The applicant's agent, advised that the assessment did not include the windows referred to by the objector but one was a bathroom window which had no requirement under the guidelines for light and the other was a door which was partially obscure glazed and an assessment could only be carried out on clear

glazing. He added he felt confident that the proposal would be able to meet the requirements although these were only guidelines.

During debate Members expressed concerns over the issue of light to the ground floor flat and felt that the principle of development of the land formerly used as gardens was not acceptable. Other Members felt the design to be acceptable but did not feel that it overcame the concerns of the impact of the development upon the adjoining property. The Chair agreed that the design and size of the scheme did not sit well within the plot and appeared to be bursting out of the site.

Members also questioned whether it was possible to provide off street parking by condition – the officer advised that this was not possible.

RESOLVED: That the planning application be refused on the following grounds:

The proposed new dwelling, by reason of its mass, bulk and detailed design, would fail to respond positively to its surroundings. The inappropriate scale and design of the building would be an incongruous feature within the street scene, which would be unsympathetic to the aesthetic quality of the adjoining properties and interrupt the rhythm and pattern of development along Barry Road. As such, the proposal is contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient Use of Land and 3.12 Quality in Design of the Southwark Plan (UDP) 2007 and Residential Design Standards Supplementary Planning Document 2008

In the absence of any evidence to the contrary the proposed new dwelling is considered to result in an unacceptable loss of daylight and sunlight to the openings on the ground floor of the adjoining property at no. 48. The proposal is therefore considered to be contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient use of land, 3.12 Quality in Design of the Southwark Plan (UDP) 2007 and Residential Design Standards Supplementary Planning Document 2008

Item 6/1 – Recommendation: grant – 86 Underhill Road, London, SE22 0QU
(see pages 23 – 28)

Proposal: Single storey rear extension replacing existing single storey rear conservatory which will be demolished; to provide additional residential accommodation.

The planning officer introduced the report and circulated plans of the scheme.

Officers explained that the proposal was to extend an existing semi detached house with a single storey rear extension. The proposed extension would replace an existing conservatory that would be marginally larger in height and

depth. Members noted that the proposed extension would not be significantly detrimental to the adjoining properties.

No objectors were present.

The applicant made representations at the meeting.

Members reviewed the plans and asked questions of the applicant's agent regarding materials.

RESOLVED: That the planning permission subject to conditions.

Item 6/3 – Recommendation: grant – East Dulwich Community Centre, 46 – 64 Darrell Road, London SE22 9NL (see pages 40 – 45)

Cllr Mitchell withdrew from the meeting.

Proposal: Installation of five road lighting type lanterns with 140 watt white lamps mounted on 5.0m high hinged columns on community centre building. Lighting to be switched off at 9.30pm.

The planning officer introduced the report and circulated plans of the scheme.

Members asked if the proposed lighting met the Council's standards in respect of light pollution and if this was a matter that could be conditioned.

No objectors were present.

Members reviewed the objector's comments and referred to the location of the objector to the application site, it was noted that the objection did not come from the closest residential property.

The applicant was present to make representations and advised the meeting that the lamps would use 140 watt lamps and backlit to prevent light spillage.

Officers advised that the lighting was of a similar level to car park and would be switched off by 9.30 pm either manually or automatically.

During debate Members expressed some concern over the time the lights were to be switched off. It was agreed that the lights would be switched off at 9:15 pm.

RESOLVED: That planning permission be granted subject to an amendment 2 to as follows:

The lighting hereby permitted shall be switched off by 21:15 hours every day.

Reason

In the interest of the amenity of neighbouring properties and in accordance with Policy 3.2 Protection of amenity of the Southwark Plan July 2007.

Item 6/4 – Recommendation: grant – 8 – 10 Lordship Lane, SE22 8HN (see pages 47 – 54)

Proposal: Erection of two fascia and one projecting sign (projecting sign and one fascia illuminated)

The planning officer advised that following the deferral of this item in August the requests made by Members from the last meeting had been progressed and were reported at the front of the report. Whilst fascia lighting was left on beyond 11.00pm along Lordship Lane the applicant has now agreed to a condition requiring the fascia lighting to be switched off at 11.00pm daily.

No objectors were present.

RESOLVED: That the illuminated fascia and projecting signage be approved and planning permission be granted subject to a additional condition that fascia lighting to be switched off at 11.00pm.

7. Planning enforcement update report from 01 July 2008 until 30 September 2008 (see pages 55 – 58)

The enforcement manager presented the report and reported on the current staffing arrangements within the enforcement teams. The officer provided an update on cases referring to the listed wall on Red Post hill adjoining 19 Village Way London, SE21 and 549 Lordship Lane London SE22 and major changes to the permitted development rights to dwelling houses (explained on pages 56 -57 of the agenda).

RESOLVED: Members welcomed the report and are very keen for swift action to be taken concerning 549 Lordship Lane and that officers look at options in relation to taking immediate action regarding the whole of the site.

The meeting closed at 9.40 p.m.

CHAIR:

DATE:



Dulwich Community Council Planning Meeting

(Minutes to be formally agreed at the next meeting)

Minutes of Dulwich Community Council Planning meeting held on Thursday November 6, 2008 at 7.00pm held at Herne Hill Baptist Church, Half Moon Lane, London SE24 9HU

Present

Councillor Nick Vineall (Chair)
Councillors, Robin Crookshank Hilton (Vice Chair), Toby Eckersley, Jonathan Mitchell and Lewis Robinson.

1. Introduction and welcome by the Chair

Councillor Vineall introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs James Barber, Michelle Holford, Kim Humphreys and Richard Thomas

3. Disclosure of Members' interests and dispensations

None were declared.

4. Urgent Items

There were no urgent items.

5. Minutes of the previous meeting

Minutes of the planning meeting on 8 Oct 2008 will be available at the next meeting.

Recording of Members' votes

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments.

Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. DEVELOPMENT CONTROL (see pages 6 – 32)

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

The chair agreed to vary the order of business on the agenda.

Item 6/2 – Recommendation: grant – Land adjacent to 379 Upland Road, London, SE22 0DR (see pages 20 – 32)

Proposal: Erection of a 4 storey building to accommodate 6 x 2 and 2 x 1 bed flats (8 units), basement level to accommodate 5 car parking spaces with a further 2 spaces on the front forecourt, 8 cycle parking spaces to be located in shed in rear garden and vehicle access from Upland Road.

The planning officer introduced the report and circulated plans of the scheme.

Officers described the scheme referring to the original outline application which was approved on appeal and the suggested that a further condition in respect of the overall height of the building in line with the Inspectors decision.

The proposal essentially provided two additional units this meant the scheme was slightly over density when compared to the approved scheme. It was explained that due to a new method of calculation of density there appeared to be a substantial jump between what was approved and what is provided within

this scheme. In terms of overlooking officers advised that there was a distance of 16 - 17 metres between the proposed dwelling and those opposite on Mount Adon Park.

An objector addressed the meeting stating that her concerns relating to:

- The increase in height and new windows would increase overlooking to her property, as the proposed windows would exceed the height of the existing trees
- expressed concern about the increase in density and the lack of justification for this

Cllr Lewis Robinson spoke in his capacity as a Ward Councillor stating that the proposal would result in habitable room windows having roof lights rather than proper windows.

The applicant's agent was present to address the meeting who mentioned that the building would not exceed the highest point of the building at no. 369.

RESOLVED: That planning permission be refused on the following grounds:

1. The proposed development has resulted in an overall increase to the height of the proposed building. The increased height at both eaves level and the predominant ridge level would make it higher than the equivalent features at no. 369 Upland Road, as against the approved scheme. This increase when viewed from the context of the adjoining properties would compromise the appearance of the proposed building within the street scene as it will be overly dominant and as such detrimental to the character of this section of the street. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity', 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007.
2. The proposed development, as a consequence of adding the additional floor of accommodation in the roof has resulted in an increase in density levels in excess of the range permitted with the Southwark Plan resulting in harm to the residents of properties on Mount Adon Park and future occupants of the proposed new top floor units, by reason of overlooking and loss of privacy due to the location of the windows at a point higher than demonstrated on the approved scheme, the absence of vertical windows to the other rooms within the proposed units and the distance between the habitable windows of the proposed building and the existing buildings on Mount Adon Park. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity'. 3.11 Efficient Use of Land, 4.2 'Quality of Residential Accommodation of The Southwark Plan 2007 and the Residential Design Standards Supplementary Planning Document 2008.

Item 6/1 – Recommendation: grant – Seeley Drive, London, SE21 8QR (see pages 12 – 19)

Proposal: Change of use from retail (Use Class A1) to office use (Use Class A2).

The planning officer introduced the report and advised that the application was for a change of use from A1 retail to A2 office within a protected shopping frontage, with external alterations. The resulting change of use would not however result in less than 50% of the total number of units in non A1 use.

The applicant was present to respond to questions from Members. Cllr Robinson as Ward Councillor asked about servicing and if this could be done within the hours of operation. The applicant agreed.

RESOLVED: That planning permission be granted subject to a new condition re. servicing and deliveries:

No servicing or deliveries shall be taken at or despatched from the site outside of the hours 9am to 5pm Monday to Friday and 9am to 1pm on Saturdays and not at any time on Sundays.

Reason:

In the interest of protecting the amenity of the site and the area from undue noise and disturbance in accordance with Policy 3.2 Protection of amenity of the Southwark Plan July 2007.

7. Consultation for proposed designation of the Sunray Estate Conservation Area (see pages 33 – 56)

Councillor Eckersley abstained from voting on this item because the above report was due to be considered at the full planning committee.

The conservation design officer was present to respond to questions from Members.

RESOLVED:

1. DCC notes the recommendations in the officer's report and support of the Herne Hill Society.
2. DCC are in favour of the designation but remain neutral on the vicarage (Church / Church hall) which should go out for further consultation before final report is submitted to the planning committee for approval.

Note:

The views of DCC members are mixed on the Church, Community Centre and Vicarage on which all or one should be included in the Conservation Area.

The meeting closed at 8.55 p.m.

CHAIR:

DATE:

Item No. 6	Classification: Open	Date: 11 December 2008	Meeting Name: Dulwich Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Village, College and East Dulwich] Community Council	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the Council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution 2007/08. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Legal and Democratic Services

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of “development plan” arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 1. restrict the development or use of the land;
 2. require operations or activities to be carried out in, on, under or over the land;
 3. require the land to be used in any specified way; or
 4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda May 23 2007 and Council Assembly Agenda January 30 2008	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	[Beverley Olamijulo, Community Council officer] 020 7525 7234
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Gary Rice 020 7525 5447

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Collins, Strategic Director of Legal & Democratic Services	
Report Author	Amma Boateng, Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
Dated	Dec 2, 2008	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE DULWICH CC
on Thursday 11 December 2008

Appl. Type Full Planning Permission
Site 27 TURNEY ROAD, LONDON, SE21 8LX

Reg. No. 07-AP-2504
TP No. TP/2546-27
Ward Village
Officer Sonia Watson

Recommendation GRANT

Item 1/1

Proposal

Demolition of existing conservatory and erection of new extension and bike/buggy storage. Departure from Policy 3.27 Other Open Space of the Southwark Plan 2007.

Appl. Type Full Planning Permission
Site 68A CRAWTHEW GROVE, LONDON, SE22 9AB

Reg. No. 08-AP-1833
TP No. TP/2621-68A
Ward East Dulwich
Officer Andre Verster

Recommendation GRANT PERMISSION

Item 1/2

Proposal

Erection of a new two storey building incorporating two self contained flats

Appl. Type Full Planning Permission
Site 101 WOODWARDE ROAD, LONDON, SE22 8UP

Reg. No. 08-AP-2439
TP No. TP/2587-101
Ward Village
Officer Jeremy Talbot

Recommendation GRANT PERMISSION

Item 1/3

Proposal

Loft conversion of existing roof to include rooflight in flank and rear roof slope and the erection of a dormer roof extension on the rear back addition roof, all to provide additional residential accommodation for dwelling house.

Appl. Type Full Planning Permission
Site 182 OVERHILL ROAD, LONDON, SE22 0PS

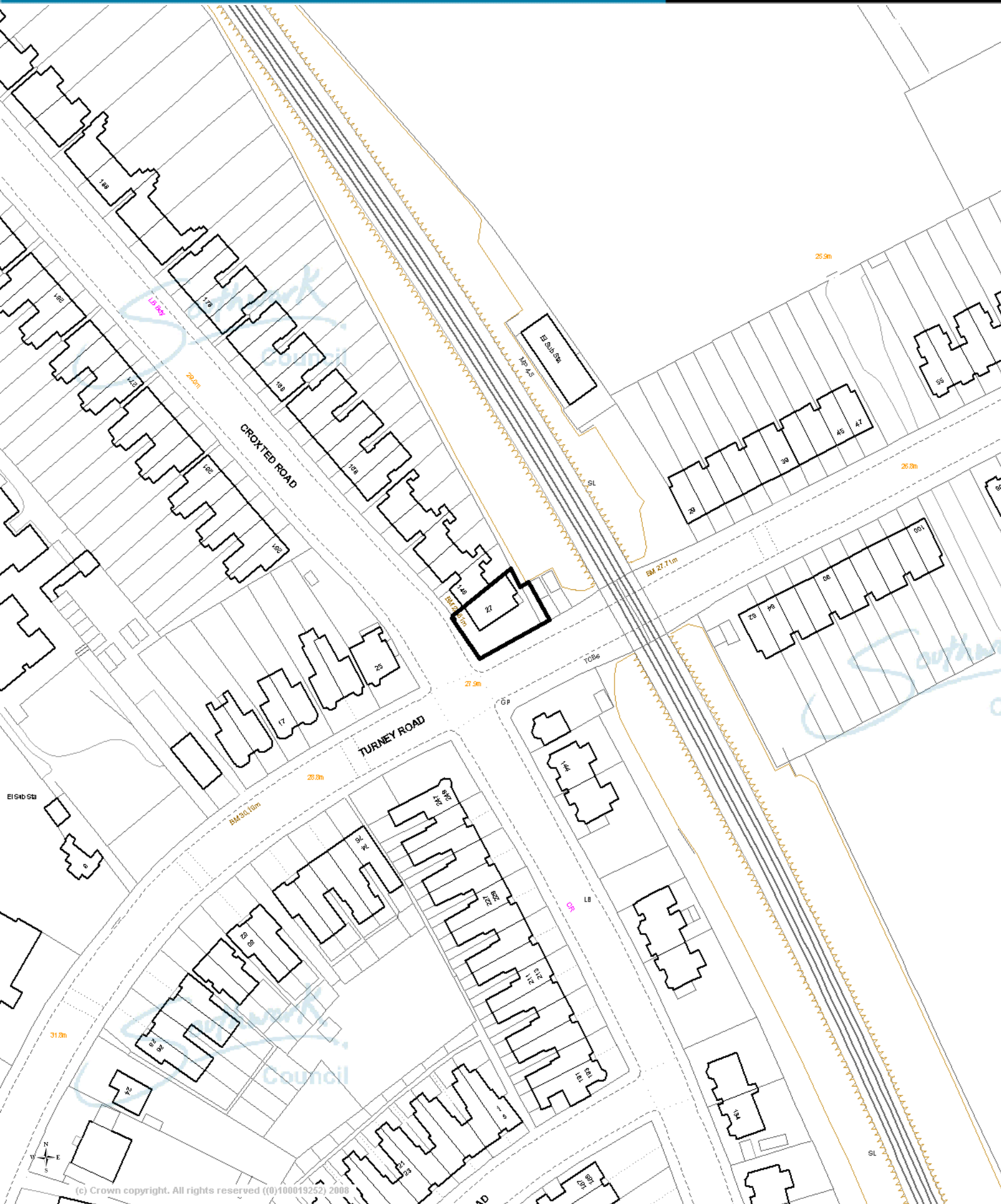
Reg. No. 08-AP-2432
TP No. TP/2555-186
Ward College
Officer Rachel Gleave

Recommendation GRANT PERMISSION

Item 1/4

Proposal

Demolition of existing building and garage block. Construction over three and four storeys of seven two bed flats and two one bed flats with 6 parking spaces, cycle and refuse storage and associated amenity space.



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1	Classification OPEN	Decision Level Dulwich Community Council	Date 11/12/08
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-2504) Erection of new extension and bike/buggy storage, including the demolition of an existing conservatory on site to make way for the new proposal.		Address 27 TURNEY ROAD, LONDON, SE21 8LX Ward Village	

PURPOSE

- 1 For consideration of the above application by Dulwich Community Council as the proposal would result in development on land designated as Other Open Space within the Southwark Plan and is therefore a departure from Policy 3.27 of the Southwark Plan 2007.

RECOMMENDATION

- 2 Grant planning permission. Given the very small scale of the development, it is not considered to significantly prejudice the implementation of the development plan and therefore referral to GOL is not required.

BACKGROUND

Site location and description

- 3 The proposed site is a two-storey Victorian property with loft conversion, located on the corner of Croxted Road and Turney Road. Croxted Road consists largely of Victorian terraced residential properties as does Turney Road, with two garages adjoining and the national railway lines to the rear of the property.
- 4 The current use of the property is a childrens nursery with the rooms converted into different activity rooms and offices.
- 5 The site is not listed, however the rear part of the site falls within the Dulwich Village Conservation Area, and part of the land included within the application is within a designated area of open space, OS 156 Sydenham Hill Railway cuttings.

Details of proposal

- 6 It is proposed to demolish the existing conservatory extension and erect a new extension to the building and a separate store extension for pushchairs and a new storage area for refuse fronting onto Turney Road.
- 7 It was originally proposed to have a single extension which would have resulted in the new building extending forward of the existing building line on Turney Road. Following discussions with officers this was revised so that the proposed extension would consist of 2 parts, a new extension to the main building, and a more modest

buggy and refuse store to the front facing Turney Road.

- 8 The extension to the building would extend to the rear of the site, and would be 8.2m in width, 11m in depth and 3.2m in height at the highest point. This would house a 14.2sqm play conservatory, 25.8sqm play/dining area, a new hall from the proposed main entrance, kitchen, office and a store room. A 7.7m x 1m roof light would run the length of the extension, within the sedum roof.
- 9 The store aspect is 2m in height, 2.8m in width and 3.6m in depth. This would consist of a 6.3sqm buggy park and 2.6sqm refuse store facing onto Turney Road. Cycle parking for 4 bicycles would be provided in the area between the proposed extension and the buggy storage area.
- 10 The extensions will be constructed predominantly in SIPS, structural insulated, timber and plywood panels and double glazing, including the roof light within the main extension.
- 11 The entire site would be surrounded by a new 1.6m high timber boundary fence, with 2 entrances to the site onto Turney Road at the existing entrance point and a new ramped entry point to the main entrance adjoining the front bin and buggy store.

Planning history

- 12 15/8/96 Planning permission was granted for the continued use of the ground floor as a nursery without compliance with condition 5 which made it personal.

Planning history of adjoining sites

- 13 No relevant planning history.

FACTORS FOR CONSIDERATION

Main Issues

- 14 The main issues in this case are:
 - a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact on the amenity of adjoining properties.
 - c] the impact of the proposal on the designated open space and the Dulwich Village Conservation Area.

Planning Policy

- 15 Southwark Plan 2007 [July]
 - 2.3 Enhancement of educational establishments
 - 3.2 Protection of Amenity
 - 3.11 Efficient use of land
 - 3.12 Quality in Design
 - 3.13 Urban Design
 - 3.16 Conservation Areas
 - 3.27 Other Open Space
 - 5.3 Walking and Cycling

Consultations

- 16 Site Notice:
12/11/2007
22/07/2008
16/10/2008
- 17 Press Notice:
17/07/2008
16/10/2008
- Internal Consultees
- 18 Transport
- Statutory and non-statutory consultees
- 19 None
- 20 Neighbour consultees
144, 146, 148, 150, 152 (even) Croxted Road
29, 31, 33 Turney Road (odd)
82, 84, 86 Turney Road (even)
- Re-consultation
- 21 4/6/2008

Consultation replies

- Internal Consultees
- 22 Transport raise no objections.
- Statutory and non-statutory consultees
- 23 N/A
- Neighbour consultees
- 24 1 letter of support received from 146 Croxted Road.
- Re-consultation
- 25 No responses received.

PLANNING CONSIDERATIONS

Principle of development

- 26 The principle of the erection of a new extension to provide improved facilities is considered acceptable as a method of extending an existing nursery business. Whilst the land incorporates land designated as open space in Appendix 13 of the Southwark Plan, the proposal would not infringe on open space as the land is adjacent to two freestanding garages.

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

- 27 In principle the impacts beyond the original conservatory would be minimal. This proposal would extend 2m beyond the existing rear extension along the boundary with 146 Croxted Road at a height of 3m, 0.5m higher than the existing building between the two properties. It is not considered therefore to increase overshadowing or result in a significant loss of daylight or sunlight.

28

There are no windows proposed within this elevation which could create privacy and overlooking issues. The adjoining site on Turney Road consists of 2 garages, therefore here there are no amenity issues, therefore complying with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

Traffic issues

- 29 While this proposal would completely remove the existing drive way, this has been in use as a childrens outdoor play area, the off-street parking use has been redundant for years.
- 30 The proposed cycle parking area would not normally be a requirement for this type of use, however the provision is welcome as a means of encouraging cycling.
- 31 Transport raised no objections to this scheme.

Design issues

- 32 This proposal would create a contemporary, subordinate addition to this Victorian property. Created with light, sustainable materials and glazing, finished with a green roof, the proposed design is considered appropriate for the site. The now reduced extension would be in line with the existing building and the refuse and buggy storage areas would sit behind the boundary fence and therefore have no impact on the streetscene and would not result in harm to the Dulwich Village Conservation Area.

Other matters

- 33 The site extends further than shown on the ordinance survey plans and does involve the loss of an existing tree. The tree was removed during the course of the application. A report submitted by the applicant suggests that the tree was diseased and given the proximity of the tree to the nursery it should be felled.
- 34 A small section of the land to the rear falls within an open space designation, which restricts development under policy 3.27. However it is considered that what is proposed is small in scale and would not detract from the openness of the space, (which relates to railway cuttings) as it is on the periphery of the site and adjoins two single storey garages. As such, it is not considered that any significant harm to the open space arises.

Conclusion

- 35 The proposal is for the extension of an existing nursery business. It is considered that the revised scheme, which maintains the existing building line would complement the existing building. Further the contemporary, subordinate nature of the design and materials used this proposal would maintain the integrity of the host property and preserve the adjoining conservation area. It is considered that the proposal would not be contrary to the objectives of Policy 3.27 and would enhance the nursery provision provided. It is recommended planning permission be granted.

COMMUNITY IMPACT STATEMENT

- 36 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.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 37 The proposal would use sustainable materials and proposes a green roof over the flat roof section of the extension.

LEAD OFFICER Gary Rice Head of Development Control
REPORT AUTHOR Sonia Watson Planning Officer [tel. 020 7525 5461]
CASE FILE TP/2546-27
Papers held at: Regeneration Department, Council Offices, Chiltern, Portland Street
SE17 2ES [tel. 020 7525 5403]

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mrs S. Hill Nelly's Nursery	Reg. Number 07- <u>AP</u> -2504
Application Type	Full Planning Permission	
Recommendation	Grant	Case Number TP/2546-27

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing conservatory and erection of new extension and bike/buggy storage. Departure from Policy 3.27 Other Open Space of the Southwark Plan 2007.

At: 27 TURNEY ROAD, LONDON, SE21 8LX

In accordance with application received on 29/10/2007

and Applicant's Drawing Nos. 0852-01, 02, 03, 04, 8179-A(20) E03-C, E04-C, E05-C, 8179-A3-A(20)P01-C, 8179-A(20)P02-C 8179-A(20)V01- C

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Samples of the facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external appearance of the building in accordance with Policy 3.12 Quality in Design, 3.13 Urban Design and 3.16 Conservation Areas of the Southwark Plan 2007

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies 3.2, 3.12, 3.13, 3.16, 3.27 and 2.3 of the Southwark Plan [July 2007].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.



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Item No 2	Classification OPEN	Decision Level Dulwich Community Council	Meeting Date 11 December 2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (08-AP-1833) Erection of a new two storey building incorporating two self contained flats.		Address 68A CRAWTHEW GROVE, LONDON, SE22 9AB Ward East Dulwich	
Application Start Date 18/07/2008		Application Expiry Date 12 September 2008	

PURPOSE

- 1 To consider the above application due to the number of objections received.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

Site location and description

- 3 The application site comprises a part two, part single storey building comprising timber and corrugated iron covering most of a triangular site, measuring 195 sq.m, wedged between Nos. 68 and 70 Crawthrew Grove. The property is in a predominantly residential area characterised by two storey terraced housing. The two storey element of the existing structure at No. 68a faces the road and is characterised by a large door providing access to the structure at ground floor level. There is a high brick wall on the western boundary abutting No. 70 Crawthrew Grove which runs to the rear of the small gardens of the mews development at Nos. 72a-c Crawthrew Grove. There are no windows or openings on the east elevation of No. 70 that has been converted into flats. The original two storey rear addition of No. 68 has two small windows at first floor and a bay window at ground floor facing the application site.

Details of proposal

- 4 Erection of a new two storey building incorporating 2 two bedroom self contained flats.

Planning history

- 5 07-AP-0769: In June 2007 planning permission was refused for the erection of a two storey building comprising 2 two bedroom self contained units. The reasons for refusal were:

1. *The proposed residential development by reason of the narrow frontage and 4 metre setback between two 2-storey buildings would result in poor quality*

accommodation to the future occupiers in respect of outlook and light to the main bedrooms of both units. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity' and Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (Modifications Version) and Policy E.3.1 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan adopted July 1995 and adopted Supplementary Planning Guidance 1997 No.5: Standards, Controls and Guidelines for Residential Development.

2. The proposed building by reason of its detailed front elevation would be out of character within the terrace resulting in a visually intrusive impact upon the streetscene and upon neighbouring properties contrary to Policy 3.11 'Quality in Design' of the Southwark Plan (Modifications Version) and Policy E.2.3 'Aesthetic Control' of the Adopted Southwark Unitary Development Plan 1995.

- 6 An almost identical planning application (reference number 06-AP-2070) to application 07-AP-0769, was refused in February 2007 for the erection of a two storey building comprising 2 x 2 bedroom self contained units.

The reasons for refusal were as follows:

- 1. The proposed residential development by reason of the narrow frontage and 4 metre setback between two 2-storey buildings would result in poor quality accommodation to the future occupiers in respect of outlook and light to the main bedrooms of both units and the kitchen of the unit adjoining no 68 Crawthrew Grove. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity' and Policy 4.2 'Quality of Residential Accommodation' of the emerging Southwark Unitary Development Plan (Jan. 2007) and Policy E.3.1 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan adopted July 1995 and adopted Supplementary Planning Guidance 1997 No.5: Standards, Controls and Guidelines for Residential Development.*
- 2. The proposed building by reason of its roof form and detailed front elevation would be out of character within the terrace resulting in a visually intrusive impact upon the streetscene and upon neighbouring properties contrary to Policy 3.11 'Quality in Design' of the emerging Southwark Unitary Development Plan (Jan. 2007) and Policy E.2.3 'Aesthetic Control' of the Adopted Southwark Unitary Development Plan.*

Planning history of adjoining sites

No. 70 Crawthrew Grove:

- 7 06-AP-1189: In October 2006 planning permission was granted for a change of use of the ground floor A1 (shop) to residential to provide a 2-bedroom self contained flat including the erection of a single storey rear extension and alteration of existing first floor 1 bed flat to include the erection of a rear dormer roof extension with Juliette balcony providing a second bedroom and creation of a first floor roof terrace and other external alterations.

FACTORS FOR CONSIDERATION

Main Issues

- 8 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.

- b] the impact on amenity of neighbouring properties.
- c] the impact on the character and appearance of the immediate vicinity.
- d] the impact on highway and pedestrian safety issues.

Planning Policy

Southwark Plan 2007 [July]

- 9 1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations
 3.2: Protection of Amenity
 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
 5.3: Walking and cycling
 5.6: Car parking

Supplementary Planning Document (SPD)

- 10 Residential Design Standards September 2008

Consultations

Site Notice:

- 11 7 August 2008

Press Notice:

- 12 Not required

Internal Consultees

- 13 Transport Group

Statutory and non-statutory consultees

- 14 The Dulwich Society

Neighbour consultees

- 15 66, 68, 70, Ground floor flat, first floor & second floor flat 70, 72a, 72b, 72c72d
 Crawthorpe Grove; 7, 8, flat B 8, flat A 8, 9, 10, 11, 12, 13 Worlingham Road.

Re-consultation

- 16 The scheme was revised on 27 August 2008 with specific reference to:

Refuse and recycling

- 17 A larger refuse area has been provided at the front entrance area by decreasing the ground floor internal lobby by 260mm. Revised Section C shows the resulting 260mm overhang at first floor level. This space now provides a dedicated refuse bin of 1100 litres for each flat (which is above the requirement) and these bins are located within a new refuse housing to be brick built with a white painted smooth rendered finish (see note on proposed ground floor drawing). A dedicated internal recycling area has also been provided within the ground floor common lobby which is vented to the outside.

- 18 Flat roof to the rear

Rainwater run off has been indicated on the revised first floor plan with a 150x150mm Zinc box gutter collection along the perimeter of the flat roof. The applicant states that there should be no problems with this run off with the adjoining no 70 as it falls away from their boundary.

19 Front elevation

The proposed building is set back approx 1100mm from the adjoining buildings and it is unavoidable that the eaves will be higher because the proposed roof design follows the adjoining pitch roof line/angle, but stops back by 1100mm. I believe that it is more important to follow the adjoining roof angle otherwise the building would look odd. I hope this explains this issue., if not, Please call me to discuss.

20 Landscaping

A replacement brick built boundary wall to 1.8m high is proposed with a white painted smooth rendered finish to match the proposed building and that of the adjoining no68 external finish.

21.1 A second set of revisions were submitted on 2 October 2008 incorporating the following alterations:

The proposed parapet wall is set off at the boundary with No. 68 and a section detail shows a new box gutter at this junction.

Fixed dimensions show the existing and proposed roof heights / eaves from the ground floor level in relation to the existing adjoining ridge level.

Detailed design of the proposed refuse housing to the front elevation.

The boundary wall of No. 68 and No. 68a Crawthow Road would remain unchanged.

The floor to ceiling height windows and balcony on the first floor are replaced by a window.

The proposed ground floor plan shows the rear wall at the end wall of the garden of No.10 Worlingham Road at a height of 2m.

21.2 The last revision was made on 1 December 2008 by reducing the width of the rear dormer by 200mm, thereby having a width of 2800mm.

Consultation replies

Internal Consultees

22 Transport

No objection.

23 Though the site is not within a Controlled Parking Zone (CPZ), the area is adequately served by public transport and the application does not require off street parking. Limited street frontage also appears to negate this option.

24 Though both units have access to the ground floor, the site appears to have adequate room for bicycle storage, therefore it is requested that a cycle condition to be attached to any permission granted.

25 The following informative should also be included:

26 *"The applicant is advised that he/she must contact our Waste Management Section (Environment & Leisure Department), of occupation at least four months prior to completion in order that receptacles can be issued to the new residents and the*

address be included on the collections schedule.”

Statutory and non-statutory consultees

- 27 The Dulwich Society objects to some details and would like the issues listed below resolved before a planning permission would be considered by the Council:
- 28 The flank eaves of No. 68 Crawthrew Grove:
The flank eaves and gutter to the flank hip roof of No. 68 project some 350mm over the application site, are original to this late 19th or early 20th century house and would have an established right of use over the site of No. 68a.
- 29 The proposal drawings show the new flank wall to No. 68a rising vertically alongside the flank wall of No. 68.
- 30 This arrangement would cut away the 350mm overhanging eaves and rainwater gutter. There is a serious design and construction detailing issue which needs to be resolved. A re-design and detailed drawing should be provided for inspection as part of the submitted drawings.
- 31 The box balcony:
Inconsistency between the plan and section drawings.
- 32 The plan shows a dimension of about 1125mm from internal wall to outer edge of the box with the outer edge of the balcony being set back about 300mm from the box outer edge.
- 33 The section shows a dimension of about 1250mm from the internal wall to the outer edge of the box with the edge of the balcony being set back about 400mm.
- 34 From the two, the smaller dimension of 1125mm from the internal wall to the outer edge of the box with a setback to the outer edge of the balustrade of 400mm would be preferred. These figured dimensions to be marked on drawings forming part of the submission.
- 35 Dormer window:
The dormer window at the rear second floor level is considered excessive in bulk. This very large window will overlook the garden at No. 68 and other gardens. Its overall size is scaled at 1500mm high by 3000mm wide – a very large area of glazed dormer.
- 36 The internal floor to ceiling height of the dormer is scaled at 2500mm. This could be reduced by 300mm to 2300mm high. The height of the dormer externally would then be 1200mm rather than the present 1500mm.
- 37 The overall width of the dormer is 3000mm. This could be reduced to 1800mm wide or less. This combination, or something similar, would significantly reduce bulk and be more appropriate to a rear dormer in a terrace house. The overall size would go from an area of 4.5 sqm to 2.16 sqm. A good level of daylight will still be provided in the single double bedroom.
- 38 Section B-B:
This section through No. 68a looking towards No. 68 is indicated on the floor plans but has not been provided. This important section should be made available for inspection.
- 39 Projections at abutments with Nos. 68 and 70:
There is inconsistency between the ground floor plan and upper floors about the

proposed projection of the new flank walls to the building. This needs to be resolved. More information about the materials to be used on these projections and how they will relate to other finishes, timber at the front and render to the rear, as well as the copings to the top of the parapet walls.

Applied finish:

- 40 The applied finish to the block work walls is stated as proprietary high quality render (Sto). The quality aspect of the render is very important as is the colour. Brilliant white may well be too garish in this setting at the rear. It would be preferred if the proprietary finish and a colour would be a reserved condition to be agreed by a planning officer during a site visit to see a sample panel or panels in context at the rear.

Refuse store:

- 41 The bin store in front of the entrance is shown as open to the pavement and would be better completely enclosed to a detailed design or behind suitable fencing and gate across the front boundary line.

Front elevation:

- 42 There is not a clear elevation of the whole of the front of the proposed building and it is not possible to fully judge its appearance which will be very different to the adjoining houses. A clear full elevation and full description of finishes to windows and the front doors would be provided preferably at a scale of 1:50 or greater for inspection.

Management construction plan:

- 43 Bearing in mind the many recorded difficulties associated with the two year construction period for the flats at No. 70/70a the Council is asked to consider requiring a Construction Management Plan under a Section 106 to be a condition placed on any planning permission to safeguard the amenity of neighbours.

Neighbour consultees

- 44 Initially five letters of objection have been received from 70a, 68 and 66 Crawthorpe Grove, 9, 10 Worlingham Road raising the following concerns:

Design:

- 45 The development fails to preserve or enhance the character of Southwark through excellence in design and protection or enhancement of the historic environment. Failure to enhance the quality of the built environment with quality design or architecture.
- In breach of Policy 3.13 in terms of height, scale and massing, density of layout in relation to urban space and movement, townscape, local context and character, site layout, streetscape, landscaping, creating a pleasant environment which people will take pride in.
- In breach of Policy 3.15 as it would not conserve the built heritage as a community asset to claim and would have an adverse effect on it.
- Contrary to Policy 3.22 as it would impact negatively on an important local view, panorama, or prospect and its setting.
- The irregular roof spaces not only create an unsightly line against the existing properties, they would also create problems in the care and maintenance of the roof and materials of both Nos. 68 and 70 Crawthorpe Grove.
- By reason of its size, bulk, massing and appearance the proposed development would represent an inappropriate form of development as it would have an unsatisfactory relationship with the existing properties.
- The Juliette style balcony appears to detract significantly from a true Juliette balcony in that the surrounding box unit pushes out the balcony area a considerable distance.

- No. 68 boundary treatment:
- 46 Clarification is needed regarding access to the guttering, soffit and roof of 68 Crawthrew Grove for maintenance.
- Traffic:
- 47 Parking is already difficult for residents and two more dwellings will not help. Crawthrew Grove is not a residential permit road and therefore parking is first come first serve basis.
- Amenity:
- 48 Potential disruption and noise during construction and clarification needed with regard to the construction schedule.
The development would overlook the entire rear elevation of No. 10 Worlingham Road.
Loss of light to No. 10 Worlingham Road.
The second floor dormer would enclose the current open space, which would affect the privacy of No. 68 Crawthrew Grove and the general enjoyment of the property.
The functional impact of the proposed roof space is of concern – No. 68 Crawthrew Road regularly use working open fires. The proposed gable end of the roof next to the chimney of No. 68 would create back draft issues as a result of vortexes created between the limited air space. This would send smoke back into No. 68, contravening Public Health Acts.
By reason of its proximity to No. 68 the proposed development would be likely to have an overbearing impact and result in loss of privacy to the neighbours, to the detriment of their amenity.
Wall thickness and sound insulation are not referred to in the plans to a level of detail to satisfy the neighbours at No. 68. The second unit at first and second floor shown an open plan kitchen and living area directly next to the bedrooms of No. 68. There are concerns that this could severely impact the standard of living at No. 68.
The refuse bins appear to be in the view from the downstairs window of No. 68.
- Refuse:
- 49 The front area is already small and there is no space for two more sets of wheelie bins.
There appears to be inadequate provision for waste management or disposal thereof. Nos. 70 and 70a Crawthrew Grove's bins are currently at the proposed entrance to No. 68a. Clarification on how this waste issue for the two properties will be resolved needs to be addressed.
- Density:
- 50 The proposal generally seems like overdevelopment.
- Address:
- 51 70a Crawthrew Grove advised that this is the correct address and this needs to replace the reference to First and Second Floor 70 Crawthrew Grove. There is only one address 70 Crawthrew Grove which is a garden flat.
- Building Regulations:
- 52 It is unclear from the proposals what the party wall implications and associated building regulation proposals are in relation to No. 68 Crawthrew Grove.
There are concerns that the foundations of No. 68 could be damaged.
- Validity:
- 53 As the proposal appears to rely on some physical contact with Nos. 68 and 70 Crawthrew Grove a Certificate B (of ownership) should have been signed (and consented) by both properties as part of the planning process. These properties have not been presented with this and as such the application is void.

1st Re-consultation

- 54 Re-consultation following receipt of revised plans on 27 August 2008.
- 55 Three letters of objection have been received from 68 Crawthow Grove and 10 and 11 Worlingham Road raising the following concerns:
- Inaccurate plans
- 56 The proposed roof line and shape of the existing roof does not appear to be accurate as the roof overhang, soffit boards and guttering to the side elevation of No. 68 has not been taken into account. The drawings show the proposed building with almost joining walls but the existing roof overhang of No. 68 would make this impossible. The chimney heights and roof heights of No. 68 and 70 Crawthow Grove also appear to differ on each set of drawings, again not providing an accurate or fixed point of comparison with the proposed development. This makes it difficult for local residents to judge exactly the level of impact the large dormer would have. The proposed waste / recycling area shows no drawings / images of the brick built housing. Neither does it address the fact that 70 and 70a Crawthow Road currently have their waste bins in this area. The proposed replacement brick wall:
The boundary wall of No. 68 to No. 68a has a recently renewed fence and wall and there is no need for this to be removed or amended.
- Design
- 57 The proposed rear dormer is utterly horrific in design.
- Restrictive covenant
- 58 There is covenant in place on the deeds of No. 68 Crawthow Grove, which is also reflected in the deeds to No. 68a Crawthow Grove according to the Land Registry. It states that any property built on the site of No. 68a must be at least 5.2m from the road. The current proposals with the recycling / waste / front of the property do not adhere to this covenant and therefore need to be addressed.
- Amenity
- 59 The proposed development would affect the light to the house and garden of No. 11 Worlingham Road.
Loss of privacy to No. 11 Worlingham Road as it would be jammed up to the back of the property.
The second floor of the proposed development would have a lounge / living room with a floor to ceiling double windows and balcony overlooking the entire garden, kitchen and rear bedroom at No. 10 Worlingham Road. The fact that this second storey room would be a living room would mean that the use of this room would be far and above that of a bathroom or bedroom, the usual and standard layout of other Victorian terraces on the street. Not only will there be an issue of privacy but also of noise.
Loss of light to the rear of No. 10 Worlingham Road due to the size of the proposed development which incorporates a large rear dormer.
Construction noise.
Currently the rear wall at the end of the garden of No. 10 Worlingham Road is roughly 2m. The proposal to build a replacement wall of 1.8m would result in a reduction of privacy to No. 10.
- 2nd Re-consultation
- 60 A second set of revised drawings were received on 2 October 2008 and the following comments have been received:
- 61 Three letters of objection have been received from 11 and 12 Worlingham Road and 68 Crawthow Road raising the following concerns:

- 62 History:
As this is a second revision, the latest changes only are addressed and previous issues raised by 68 Crawthrew Road remain.
- 63 There are still concerns that the previous advice, refusal and recommendation from Southwark Planning 22/02/2007 that “..the unusual configuration makes the site suitable for a single dwelling” seems to have been ignored and 2 flats are now being considered. The size and positioning of the plot has not changed which makes it difficult to understand why this decision has changed.
- 64 The revised proposals show further changes than those noted in the second consultation letter from Southwark Planning.
- Design:
- 65 The proposed gutter box for the roof adjoining No. 68 Crawthrew Grove is unsympathetic and unfitting to the existing property at No. 68. No. 68 would also want further surveys and Building Control guidance on how this would be achieved without interference to or with No. 68.
- 66 The technical detail also shows that the proposal now wants to build under the eaves and against the wall of No. 68. There was previously a gap between the two buildings and the revised design only exacerbates the issues No. 68 raised about noise, access, maintenance and most importantly that this proposal will look as it adjoined No. 68.
- 67 Viewed from the front, on Crawthrew Grove, this development would be an eyesore with the roofspace as detailed. It is wholly out of character with the rest of the stock and does not follow the good design policy recommended by Southwark Planning policy.
- 68 When the site is viewed from the rear at Worlingham Road the space to be developed not only looks very small for even 1 dwelling but also has the misfortune of having many obtrusive angles – the drawings submitted assume flat parallel lines. In reality the site is small, cramped and the angles it produces will make the proposed property aesthetically unpleasant.
- 69 Amenity:
The character of the houses in the immediate vicinity would be affected. All the houses in close proximity to the application site have bedrooms at the back overlooking the gardens. The siting of an upstairs living space would bring serious light pollution.
- 70 For any roof to be added to a space where there currently is not one is concerning. Light, sky and privacy would be invaded and a sense of overbearing to the existing properties is of concern. Further work by Building Control or Planning to calculate the angles of the sun / day light would be welcomed. No. 68 would be shadowed by having such an overdeveloped property adjacent.
- 71 Whilst the full length windows and balcony are replaced by a window there is now a protruding box structure housing the window which extends further than the line between the rear of 68 and 70 (and 70a). This would cause shadows and block light to rooms at No. 68 Crawthrew Grove as well as looking unsightly and out of character.
- 72 The height of the roof and the ‘Juliet’ balcony would seriously affect the sunlight / light to the house and garden.

- 73 The proposed window height and size would very seriously impose on the privacy of No. 11 Worlingham Road.
- 74 No. 12 Worlingham Road states that the rear of the proposed development will be in clear line of vision from the kitchen window. Therefore, they want to be satisfied that the height of the new building will not block any light from the kitchen or surrounding garden area.
- 75 No. 12 Worlingham Road wants some assurance that they would not be disturbed by noise or suffering from disrupted services.

Maintenance:

- 76 No. 68 would still be unable, without considerable risk and cost, to maintain the roof and gutter of No. 68 with this proposal. It would almost be impossible for No. 68 to access their roof due to the proposed roof at No. 68a.

Drainage:

- 77 There is a mains drain sited within the boundaries of No. 68a and No. 68 would like clarification on how this will be affected and re-sited without causing further damage to No. 68 or other properties. No. 68 would also like to understand how the increased weight and foundations of the proposal would affect the existing surrounding properties – this would require solid guarantees from the developer. There are concerns about the safety of digging new foundations next to old housing stock on south east London clay-like ground as well as the quality of the work carried out being to the correct standard.

PLANNING CONSIDERATIONS

Principle of development

- 78 The site is currently used for the storage of car parts.
- 79 The change of use of the premises from storage (Use Class B8) to residential use is acceptable in land use terms. The existing storage facility is the only such use in an area that is predominantly residential characterised by two storey terraced housing and in this case the loss of employment floorspace is acceptable as it meets criteria i - iv of Policy 1.4.
- 80 Policy 1.4 of The Southwark Plan permits changes of use from B class to suitable mixed or residential uses provided the following criteria is met;
- i) The site does not have direct access on to a classified road;
 - ii) The site is not within a Public Transport Accessibility Zone; or
 - iii) The site is not within the Central Activities Zone or
 - iv) The site is not within a Strategic Cultural Area

The proposal complies with all of the above and no objection is raised to the proposed residential use.

Environmental impact assessment

- 81 Not relevant to an application of this scale.

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

- 82 The previously refused application was refused due to its negative impact on the amenity of future occupiers of the proposed residential development. Specifically that the narrow frontage and 4 metre setback between the two adjacent 2-storey buildings

would result in poor quality accommodation to the future occupiers in respect of outlook and light to the main bedrooms of both units and the kitchen of the unit adjoining no 68 Crawthrew Grove.

83

It is considered that the current application overcomes the above reason for refusal as the first floor would have a setback of 1m whilst the ground floor would be setback 1.2m from the front boundary. The ground floor layout has also been designed to ensure that the open plan living / kitchen / dining area would receive adequate light penetration and views towards the rear garden. In addition an internal glass brick wall between the open plan kitchen / dining / living room and the corridor with a skylight above would also provide daylight to this area. The layout of the first floor likewise would provide a good quality living environment for future occupiers with dual aspect windows.

84

Neighbouring properties pointed out that all the houses in close proximity to the application site have rear bedrooms overlooking their rear gardens and that the location of an upstairs living space in the proposal site would bring serious light pollution to neighbours. Whilst it is acknowledged that the proposed development incorporates two flats, thereby having a living room at first floor level instead of a bedroom, this in itself is not a reason to refuse the application as there are numerous flat conversions across the borough which are approved subject to satisfying the residential design standard and safeguarding amenity of neighbouring properties. It is considered that there would be adequate separation, in this case excess of 21m, between the first floor rear elevation of the proposed building and the rear habitable rooms of residential units along Worlingham Road.

85

Neighbouring properties also raise concerns regarding loss of light, sky views, privacy and a sense of overbearing to the existing properties and it is stated that further work by the Local Planning Authority to calculate the angles of sun / day light would be welcomed. However, it is considered that it is not necessary to carry out any in depth light analysis as the first floor rear projection would be in line with and in keeping with the terrace and the single storey element would follow the existing L-shaped layout of the adjacent terrace. Furthermore, the separation of approximately 21m between the first floor rear wall and rear walls of properties along Worlingham Road is adequate and it is highly unlikely that any unacceptable levels of loss of sunlight and daylight would be experienced by these properties.

86

It is considered that the proposed protruding box structure housing the first floor rear window would not lead to a loss of light to No. 68 Crawthrew Grove as it would be 1.6m from the common boundary and would only protrude 1m from the rear wall.

87

Any concerns regarding noise disturbance during construction would be covered by an appropriate condition to ensure that the amenity of neighbouring properties would be safeguarded by an agreed construction management plan.

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

88

The properties in the immediate vicinity are all in residential use and would have no detrimental impact on the two proposed residential units.

Traffic issues

89

Concerns were also raised with regard to parking and that it was pointed out that as Crawthrew Grove is not a residential permit road it is already difficult for residents and two more dwellings would exacerbate this situation. However, the Transport Group advised that although the site is not within a Controlled Parking Zone (CPZ), the area is adequately served by public transport and the application does not require off street parking. Furthermore, limited street frontage also appears to negate this option.

- 90 The Transport Group also advised that the site appears to have adequate room for bicycle storage, therefore they requested that a cycle condition to be attached to any permission granted. However, given the site constraints and limited site frontage, which is occupied by proposed refuse storage space, it is considered that in this case it is not physically possible to provide on site cycle storage and that it would not be practical to expect future occupiers of the ground floor flat to move cycles through the flat to the rear garden.

Design issues

- 91 Neighbouring properties have raised concerns with regard to the detailed design of the front elevation and an excessively large rear elevation what it considered to be an overdevelopment of a restrictive and awkwardly shaped site.
- 92 It is considered that the triangular shape of the application site provides a challenge in design terms, especially the very narrow front elevation on the turn of the corner of Crawthw Road. The previously refused application was refused on design terms as it was considered that its detailed front elevation would be out of character within the terrace resulting in a visually intrusive impact upon the streetscene and upon neighbouring properties. Vertical timber cladding panels (Iroko hardwood) and tall thin light grey powder coated aluminium windows at first floor level, to match the front door, is proposed to the front elevation. It is proposed that the roof line ridge, parapet walls and eaves lines would match adjoining buildings either side. The parapet walls would however comprise white render to the sides and zinc capping to the vertical faces of both parapet walls. It is considered that the current scheme proposes a high quality design which contributes positively to the streetscene and addresses the previous reasons for refusal. Given the unique setting and context of the application site a striking, uncompromising design is appropriate in this case and whilst some may consider this to be out of character with the existing properties it is considered that the proposed design is an improvement especially the design of the front elevation.
- 93 Objectors are concerned that the angles that the proposal produces to the rear elevation would make the proposed property aesthetically unpleasant. However, given the site constraints it is considered that the proposed development makes full use of the available land to be developed and although the footprint is larger than neighbouring properties the unique site attributes, such as a high boundary wall to No. 70 Crawthw Road, is used to the optimum to produce a well designed practical building.
- 94 Concerns raised by neighbours with regard to technical details relating to the proposed gutter box for the roof adjoining No. 68 Crawthw Grove and the need to build under the eaves and against the wall of the same property are not planning considerations and it is therefore not a reason to refuse the application.
- 95 Concerns were raised with regard the scale of the rear dormer window. It is considered that the dormer would be of an appropriate scale and would be set in from the eaves, side boundaries and the pitch of the roof. Following concerns by neighbours regarding the width of the rear dormer the width was reduced from 3000mm to 2800mm. Furthermore, an application for a rear dormer at No. 70 Crawthw Road was recently approved and although no other properties in the vicinity have rear dormers it is likely that many houses could construct rear dormers under permitted development.

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

- 96 The application site is not located within a conservation area and is not the subject of any statutory listing.

Planning obligations [S.106 undertaking or agreement]

- 97 None identified due to the limited scale of development which does not trigger planning obligation contributions.

Other matters

- 98 **Refuse and Recycling**
Concern were raised that the front area is already small and there is no space for two more sets of wheelie bins. The applicant has taken these concerns on board and it is considered that the revised drawings (991.21) is satisfactory as adequate provision for two wheelie bins behind a 1.1m high enclosure is proposed.
- 99 The recycling area is provided in the internal lobby area and would be shared between the two units, with the residents having responsibility for taking it out on the day of collection. No objections are raised to the proposed arrangement.

Access

- 100 Unit A on the ground floor would provide wheelchair accessibility into and within the main open plan living/dining/kitchen area as well as a fully Part M compliant disabled wc , which is accessed via a wheelchair compliant corridor and lobby. Wheelchair access into the building has been provided via a gentle ramp through a level threshold entrance door into a generous common lobby area providing good wheelchair access and furniture moving provision into both units.
- 101 There are 16 design features that form The Lifetime Homes Standards and compliance has been provided to these wherever possible. Details are provided in the Design and Access statement.

Conclusion

- 102 The proposed development has addressed the previous reasons for refusal and would provide a good standard of accommodation for future occupiers and would contribute positively to the streetscene and appearance of the immediate vicinity. It is considered that the amenity of neighbouring properties would not be affected and that the proposed development would not exacerbate the existing parking situation in the surrounding streets.

COMMUNITY IMPACT STATEMENT

- 103 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.
- a] The impact on local people is set out above.
- b] No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.
- c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 104 Externally insulated blockwork walls would keep the structure constantly warm, dry

and well insulated and would ensure that it is energy efficient. Furthermore, slimline argon gas filled powder coated aluminium double glazed windows and entrance doors are proposed with Low E coating to reduce solar gain and the need for cooling during the summer. Rainwater collection will also be included from the flat roof of the single storey element.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Andre Verster	Team Leader - Development Control [tel. 020 7525 5457]
CASE FILE	TP/2621-68A	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr M. Thomas London Rent Management Ltd	Reg. Number 08- <u>AP</u> -1833
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2621-68A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a new two storey building incorporating two self contained flats

At: 68A CRAWTHEW GROVE, LONDON, SE22 9AB

In accordance with application received on 18/07/2008

and Applicant's Drawing Nos. 999.01, 999.02, 999.03, 999.04, 999.05, 999.06, 999.07, 999.08C, 999.09C, 999.10B, 999.11B, 999.12C, 999.13C, 999.14B, 999.20, 999.21, 999.29, Design and Access Statement received 1 December 2008.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Details including samples where appropriate of the timber, roofing material, (including the roof extension), render colour and window frames to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

- 3 The refuse and recycling storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policies 3.2 Protection of amenity and 3.7 Waste reduction of the Southwark Plan 2007.

- 4 The roof of the single storey ground floor flat hereby permitted shall not be used for any purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of residents on Crawthrew Grove and Worlingham Road may be protected from overlooking from use of the roof area in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 5 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason:

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policies 3.2 Protection of amenity and 3.10 Hazardous substances of the Southwark Plan 2007.

- 6 The height of the proposed building shall match the roof ridge line, parapet walls and eaves levels of the adjoining buildings at nos 68 and no 70 Crawthew Grove as detailed in plan no. 999.12 B and 999.14A.

Reason

To ensure the proposed development is built to the heights relative to adjoining properties as shown on the approved plans and in accordance with Policy 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

- 7 The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and TV reception emanating from the site and will include the following information for agreement:
- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
 - The specification shall include details of the method of piling.
 - Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
 - Arrangements for publicity and promotion of the scheme during construction.
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policy 3.2 'Protection of Amenity' of The Southwark Plan 2007.

Reasons for granting planning permission.

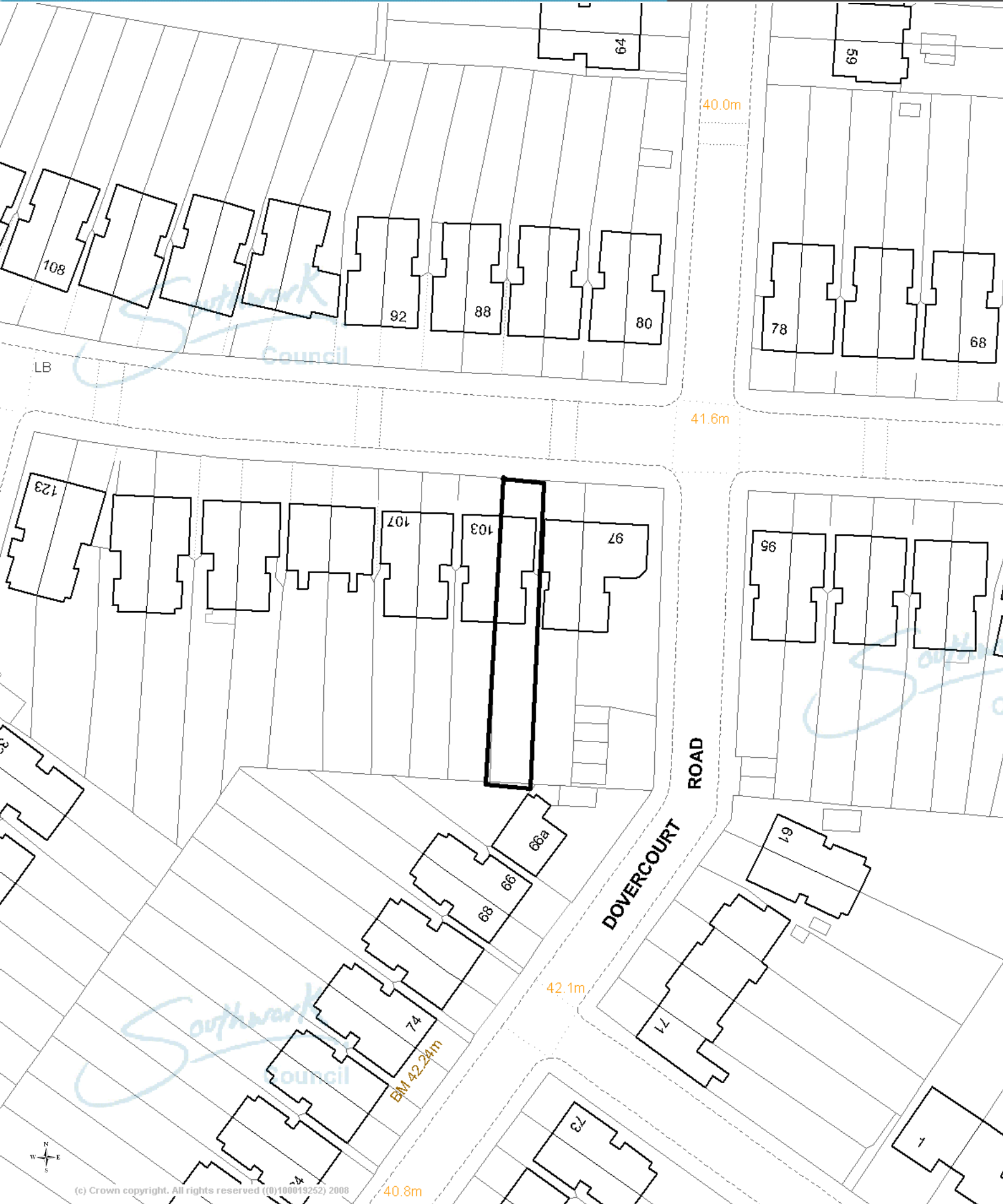
This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations; 3.2: Protection of Amenity; 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; 5.3: Walking and cycling; 5.6: Car parking of the Southwark Plan [July 2007].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informative

The applicant is advised that he/she must contact our Waste Management Section (Environment & Leisure Department), of occupation at least four months prior to completion in order that receptacles can be issued to the new residents and the address be included on the collections schedule.



3	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	Date 11/12/2008
From HEAD OF DEVELOPMENT CONTROL		Title of Report DEVELOPMENT CONTROL	
Proposal (08-AP-2439) Loft conversion of existing roof to include rooflight in flank and rear roof slope and the erection of a dormer roof extension on the rear back addition roof, all to provide additional residential accommodation for dwelling house.		Address 101 WOODWARDE ROAD, LONDON, SE22 8UP Ward Village	
Application Start Date 01/10/2008		Application Expiry Date 26/11/2008	

PURPOSE

The application has been referred to the Dulwich Community Council for consideration because the applicant is an officer within the Development Control section.

BACKGROUND

Site location and description

The application site is a semi-detached, unlisted dwelling located on the southern side of Woodwarde Road. There are no noticeable extensions or alterations to the dwelling or its roof. The neighbouring property to the north has an existing rear dormer extension and rooflight. The site is located within the Dulwich Village Conservation Area.

Details of proposal

The proposal involves the construction of a rear dormer extension and installation of four rooflights, one on the hip and rear roofslope and two on the roof of the proposed dormer. The dormer measures approximately 4.87m by 2.18m and rises 1.8m in height from the roof to just below the height of the parapet wall. The dormer will enclose a stairwell and bathroom for the adjoining loft conversion. The materials proposed are a departure from traditional dormer construction and include lead and frosted glass panels.

Planning history

08-AP-1367 - Application for a rear dormer extension and four rooflights withdrawn.

Planning history of adjoining sites

None relevant.

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

- a] The principle of the development in terms of land use and conformity with strategic policies.
- b] The impact on the amenity of neighbouring properties.
- c] The impact on the character and appearance of the building and the conservation area.

Planning Policy

Southwark Plan [July 2007]

3.2 Protection of amenity

3.12 Quality in design

3.13 Urban design

3.15 Conservation of the historic environment

3.16 Conservation areas

Supplementary Planning Documents (SPD)

Residential Design Standards [January 2008]

Consultations

Site Notice:

06/10/2008

Press Notice:

9/10/2008

Site Visit:

03/07/2008

Internal Consultees

Design and Conservation

Statutory and non-statutory consultees

None

Neighbour consultees

As listed in Acolaid.

Re-consultation

None.

Consultation replies

Internal Consultees

Design and Conservation made the following comments:

The development will not effect the streetscape of Woodward Road.

The extension is designed with simple lines that do not extend too close to the ridge

or the eaves nor beyond the line of the chimney on the same roof slope, so will minimise the impact on the existing building.

The minimal size of the extension will prevent it dominating the limited views on the building that are possible from the rear.

Recommendation: Approval.

Neighbour consultees

One response was received in support of the proposal.

PLANNING CONSIDERATIONS

Principle of development

There is no objection to residential extensions provided there is no impact on amenity or the appearance of a building or conservation area.

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

The location of the dormer and one rooflight are orientated towards the neighbour to the east at 99 Woodwarde Road. Given that the glass is frosted and the rooflight directly overlooks the neighbouring roof which does not have any openings, impacts on privacy and amenity from overlooking will not be significant.

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

No impacts as the surrounding properties are all residential dwellings.

Design issues

In terms of size and scale the dormer window is similar to the neighbouring dormer at 99 Woodwarde Road (the Council has no record of planning permission for this dormer) and has been reduced in size from the previous application which was deemed excessive. The dormer extends to sit in line with the middle chimney on the rear outrigger, thereby appearing more recessive against the roofslope.

The rooflights, are not considered to detract from the appearance of the dwelling to a point which will adversely affect the building's character.

The other main design point to consider is the proposed materials of the dormer, which involve lead panelling and a frosted glass window. The glass is double glazed, with the inner pane sand blasted to a milky white with a clear outer pane. The cladding is lead panelling coloured in slate grey. The materials are arranged in a contemporary manner which will result in a distinctive addition. However given the location and scale of the dormer, the distinction is not considered to detract from the overall appearance of the dwelling.

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

Policy states that in some cases, the use of non-traditional design and innovative techniques may be acceptable, if it can be demonstrated that the character of the conservation area will be preserved or enhanced. Taking this into account, the proposal has been assessed in terms of its visibility from public places and

surrounding properties. From Woodwarde Road the dormer extension will not be visible, from neighbouring properties to the rear the extension may be partially visible, although the area is well established in mature trees which provide a degree of screening.

From Dovercourt Road the extension will be visible from certain angles and partially visible from nearby locations. The size of the extension with its contemporary design and recessive materials will lessen its visual impact, which will preserve the character of the conservation area to an acceptable level.

Other matters

None identified.

Conclusion

The proposal uses a modern design that will create a recessive addition at an appropriate scale subservient to the main dwelling. Therefore the proposal is in accordance with relevant Council policy and is recommended for approval.

COMMUNITY IMPACT STATEMENT

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.

a] The impact on local people is set out above.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Jeremy Talbot	Planning Officer [tel. 020 7525 5330]
CASE FILE	TP/2587-101	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Mr A Rifkin
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 08-AP-2439

Case Number TP/2587-101

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Loft conversion of existing roof to include rooflight in flank and rear roof slope and the erection of a dormer roof extension on the rear back addition roof, all to provide additional residential accommodation for dwelling house.

At: 101 WOODWARDE ROAD, LONDON, SE22 8UP

In accordance with application received on 01/10/2008

and Applicant's Drawing Nos. 076.100.112, 076.110.114, site plan, Design and Access Statement

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

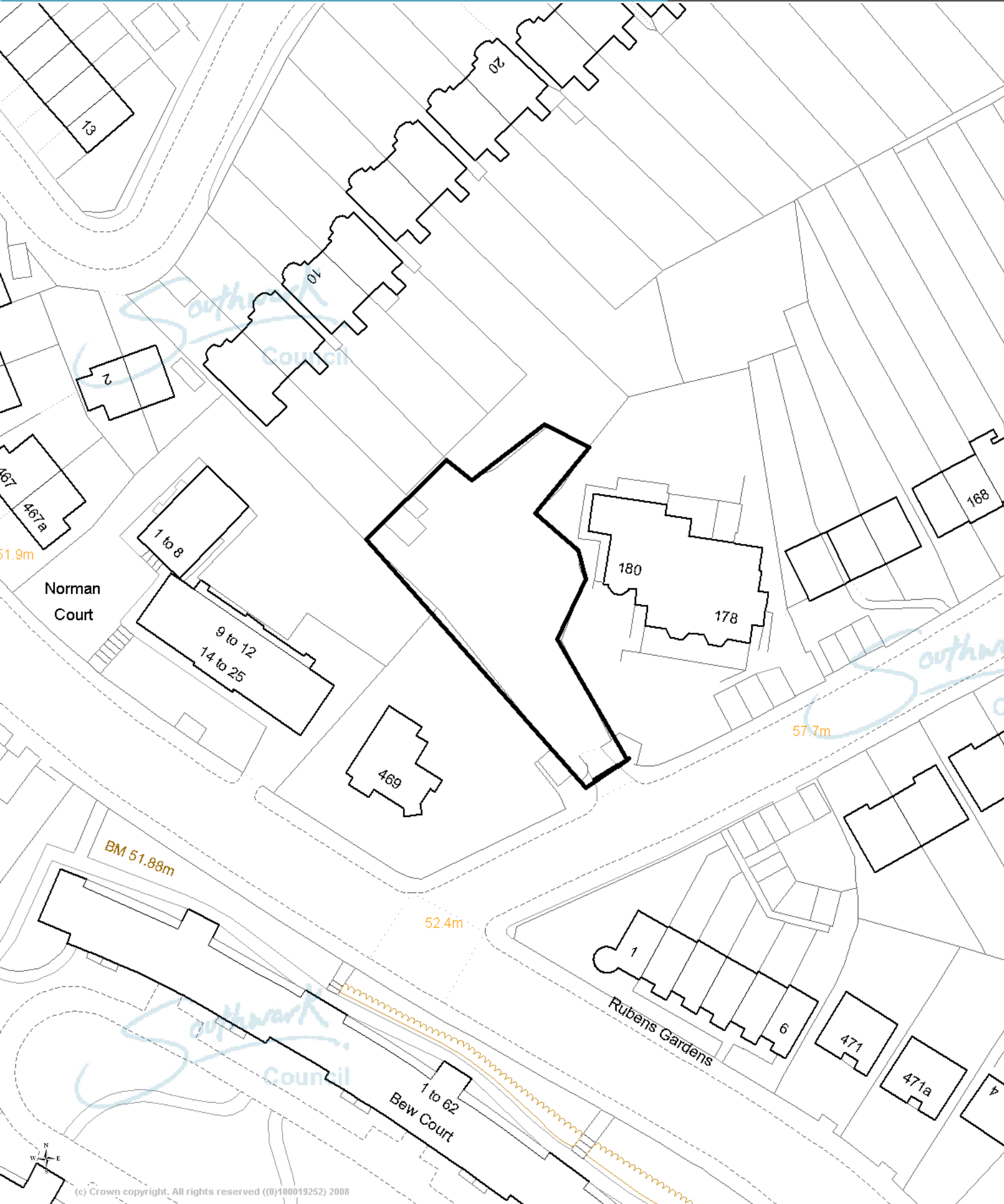
To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of the Revised Deposit UDP, The Southwark Plan, February 2005.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.2, 3.12, 3.13, 3.15 and 3.16 of the Southwark Plan [July 2007].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.



Item no. 4	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	Date 11/12/2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (08-AP-2432) Demolition of existing building and garage block. Construction over three and four storeys of seven two bed flats and two one bed flats with 6 parking spaces, cycle and refuse storage and associated amenity space.		Address 182 OVERHILL ROAD, LONDON, SE22 0PS Ward College	
Application Start Date 29/09/2008		Application Expiry Date 24-11-2008	

PURPOSE

- 1 For the Community Council to consider the above application as more than three objections have been received.

RECOMMENDATION

- 2 Grant Planning Permission subject to a S106 Legal Agreement.

BACKGROUND

Site location and description

- 3 The application site is located on the north side of Overhill Road. The site is essentially a backland site that is a large parcel of land accessed via a driveway from Overhill Road. The site is located on a significant slope from the rear of the site to the front. A two storey house currently occupies the site and a single storey, detached garage is located in the north-east corner of the site with a small garden shed in the north-west corner of the site. The land is quite heavily vegetated and there are several existing, mature trees located within adjoining properties.
- 4 The surrounding area is typically residential, however there is not a strong pattern of development in this area with varying styles and designs from different eras present.

Details of proposal

- 5 The proposal is to demolish all existing buildings on the site and construct a three storey block containing 7 two bed flats and 2 one bed flat. The 3 two bedroom units on the ground floor will have garden space, while the one bedroom unit and the other two bedroom units will have recessed balconies.

The building will be contemporary in design and the wall finishes will alternate between brick and timber.

A three car garage is provided at ground level within the development as well as a bicycle storage area that would accommodate 10 bicycle spaces. Three additional car spaces are located along the driveway and the refuse storage area is proposed (1

x 1100 litre eurobin and 3 x 240 litre recycling bins) at the front of the site on the east side of the boundary. A car club space is to be provided on street.

According to the Arboriculturalist report submitted by the applicant, several trees are proposed to be removed for arboricultural reasons (i.e. poor health etc). Several trees are to be removed in locations to be agreed by the Council.

A previous application has granted planning permission for 8 units, and therefore this application is a proposal for an additional unit as part of the re-development of this site.

Planning history

- 6 07-AP-2852 – Planning permission granted for demolition of existing two storey house and erection of a part three and part four storey building to accommodate 6no. 2 bed, 1no. 1 bed and 1no. 3 bedroom flats on ground, first, second and third floor levels, incorporating 6 no. car parking spaces, 10 bicycle spaces and associated refuse, recycling storage areas at ground floor below.
- 7 07-AP-0850 – Planning permission granted on 24-10-2008 for the demolition of existing building and erection of a block of 5x 2 bedroom flats and 1x 1 bedroom flats on ground, first and second floor levels and 6 car parking spaces.
- 8 04-AP-0034 – Planning permission granted on 18-03-2004 to demolish the existing garage and outhouse and construct a new double garage.

Planning history of adjoining sites

- 9 Planning permission 06-AP-0070 was granted on 02-08-2006 for the conversion of an existing hotel building to provide 14 dwellings with part two and part three storey extensions adjacent to no.182 and ground, first and second storeys adjacent to 176; excavation of land and laying out of parking area to front of building.

FACTORS FOR CONSIDERATION

10 Main Issues

The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] the quality of the design of the development and the impact it will have on the existing streetscene and neighbourhood character.
- c] the impact the development will have on the amenity of surrounding properties.
- d] whether the proposal is acceptable with respect to car parking and the impact it will have on the existing traffic and on-street car parking situation.
- e] the impact the proposal will have on the existing vegetation both on the application site and within adjoining properties.

11 Planning Policy

Southwark Plan 2007 [July]
3.2 Protection of Amenity

- 3.4 Energy Efficiency
- 3.5 Renewable Energy
- 3.7 Waste Reduction
- 3.9 Water
- 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 Accommodation
- 4.2 Quality of Residential Accommodation
- 4.3 Mix of Dwellings
- 5.3 Walking and Cycling
- 5.6 Car Parking
- 5.7 Parking Standards for Disabled People and mobility impaired.

Supplementary Planning Guidance: Standards, Controls and Guidelines for Residential Developments 1997

12 Consultations

Site Notice:
08-10-2008

Press Notice:

Internal Consultees
Transport Group
Access Officer
Waste Management

Statutory and non-statutory consultees
N/A

Neighbour consultees
Properties in Overhill Road, Mount Adon Park and Lordship Lane

Re-consultation
N/A

13 Consultation replies

Internal Consultees
Access Officer
No objections

Transport Officer
No objection due to mitigation measure of car club space.

Statutory and non-statutory consultees
Southwark Cyclists
No objection, request further cycle spaces.

Neighbour consultees
One in support of the application from 155 Overhill Road, however raises concern regarding parking.

Four in objection to the application:
 6, 8, 12B Mount Adon Park and 153 Overhill Road.
 The proposal to construct anything over 3 storeys is excessive;
 Loss of privacy due to overlooking;
 Overdevelopment of the site;
 Maximise development at expense of quality environment;
 Each application to increase number of flats has not had a related increase in parking or amenity space;
 Loss of soakaway increases flood risk;
 Lack of parking in the area;
 The proximity of this property to Lordship Lane and the one-way system will increase traffic exiting the wrong way onto Lordship Lane;
 Density of the development is too high;
 Loss of trees and adverse impact on wildlife;
 Encroach on adjoining residents rights to light and air;
 Drain on existing infrastructure.

Re-consultation

N/A

PLANNING CONSIDERATIONS

14 Principle of development

In principle, there is no objection to develop and use the site for residential purposes, including flats.

15 The site falls within the urban zone - lower density, where a density of 200-450 habitable rooms per hectare and heights of 2-3 storeys is expected. This guidance is relative to individual site characteristics. In this location the varying ground levels and the set back 4th storey, render the height of the proposal appropriate in this location.

16 This site has an overall area of approximately 900m². This scheme proposes 25 habitable rooms which provides a density of 277 habitable rooms per hectare in accordance with the expected density levels for the site and is an overall increase of 1 habitable room when compared to the most recent decision on the site.

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

17 The only increase would be the extension of the building to include the enclosed balconies within the internal floorspace areas. The area of flat roof beyond this point would not be utilised as amenity space. This section of the building overlooks the rear garden areas of 14 and 16 Mount Adon Park. This former 3 bed duplex unit would be divided horizontally to create two 1- bedroom flats.

18 Additional windows are proposed within this application compared to the previously approved scheme. These windows are either high level or small windows to kitchens or bathrooms. It is not considered that these alterations would be detrimental to the privacy of adjoining occupiers, therefore no objection is raised.

19 The increase in the building on the eastern elevation would visually have no impact on the views of the proposed building to the north and south. As there is no change to the external appearance. The increase in depth of 2 metres on the eastern elevation whilst bringing the accommodation closer to the boundary with the rear garden of no. 14 Mount Adon Park, would still be a sufficient distance away from the rear boundary (14 metres) such that it is would not be considered detrimental to the enjoyment of

- 20 the dwelling or gardens.
- 21 A number of concerns were raised by residents in relation to the impact the development would have on their amenity, mainly loss of light and visual bulk.
- 22 Due to the location of the buildings from adjoining houses and the proximity of adjoining gardens, it is not considered that any overlooking would occur from the proposed development into habitable room windows or gardens.
- 23 Balconies are proposed within the development, however, due to their location and distance from surrounding properties, it is not considered that any significant overlooking would occur into neighbouring properties.
- 24 Due to the slope of the land, much of the lower part of the rear wall would not be seen from the adjoining rear gardens of properties fronting Mount Adon Park. While the additional storey does create a greater height, this is stepped in by 6m away for the main rear wall elevation, significantly reducing the impact of this further storey on these adjoining occupiers. Further to this, the fourth storey is stepped in over 3 metres from the east and west elevations, as viewed from the rear, mitigating against any adverse impacts that this further storey would have on the adjoining occupiers in Mount Adon Park. Indeed, it is considered that the impact to the rear of the proposal has changed little from the previous proposal, due to the isolation spaces provided, ensuring that the top storey is a subtle inclusion into the design of the property.
- 25 The officer's report for the previous application notes that the applicant reduced the height of the rear wall by 1m in order to prevent an overbearing and overdominate impact resulting on the occupiers at Mount Adon Park. The plans still demonstrate this reduction in height.
- 26 The area surrounding the site is characterised by dwellings with large rear gardens which further ensures that any overshadowing or loss of light issues are diminished.
- 27 In terms of internal amenity, the room sizes are all in compliance with, or exceed the minimum floor space areas as outlined in Southwarks Residential Design Standards Supplementary Planning Guidance. All of the flats have good access to natural light and provide comfortable living arrangements. There is a slight shortfall in the level of external amenity space provided, however this is not to such an extent as to render the proposal unacceptable.
- Impact of adjoining and nearby uses on occupiers and users of proposed development**
- 28 The surrounding properties are of a residential nature. Given the substantial distance between most adjoining dwellinghouses and the application site, it is not considered that there will be any significant impact on the application site from nearby uses.
- Traffic issues**
- 29 With the previous application submitted for the re-development of this site, the Transport Group indicated that any further increase in the number of units without an associated increase in car parking provision would be liable to result in an objection. The current application has sought to address this by agreeing to enter into a legal agreement to secure a £5000 contribution to the creation of a car club bay on street adjacent to the development site.
- 30 This will not only encourage residents to limit private car use / ownership, but will also be available to the public in the surrounding area, encouraging a reduction in car use / ownership and its associated impact upon traffic generation and parking generation in

the wider area as a whole.

- 30 This has satisfied the Transport Groups concerns regarding the increase in the number of units here, and therefore there is no objection raised.

Waste Management

- 31 The proposal details a refuse storage area to the front of the site, with capacity for 1x 1280 ltr Euro bin and 3x recycling bins. This is considered sufficient capacity, and while concern has been raised regarding the location of the storage area, it is considered that this could be resolved by condition as agreed in the previous consents.

Design issues

- 32 The design of this proposal is simple and contemporary and should sit relatively unobtrusively in its green and leafy context. Brick and timber are appropriate materials for this garden setting, but a condition requiring the approval of samples should be included in any planning permission issued to ensure as natural a finish as possible.
- 33 The current application does propose a change from aluminium cladding to the upper most floor to the development, to render in accordance with the finish for the rest of the building. This is considered acceptable.
- 34 A number of residents have raised concern regarding the height of the building, but the proposal is consistent with the surrounding built form, with buildings more than 3 stories in height in the surrounding area, including no.178-180 Overhill Road.
- 35 It is acknowledged that there are many examples of Victorian buildings in the area and that there are terraces further to the east along Overhill Road. At this end of Overhill Road, however, it is not considered that the proposed design and style of the scheme would detract from the existing streetscene.

Trees and Vegetation

- 36 Following consultation with the Arboricultural Officer, they are happy that their comments in relation to this application remain unaltered to those comments previously stated. Therefore it is considered that the proposed removal of trees on the site whether it is due to poor health or due to the construction of the development is acceptable, provided that the trees lost will be replaced elsewhere at a rate of 1.5 new trees per tree removed. This would be enforced by including a condition on any planning permission issued.
- 37 The construction methods for the development of the site, ensure that the trees both on the site and on adjoining properties that are to be retained would be protected, this is also considered appropriate. However, a condition should also be included on any planning permission that the approved construction methods as stated in the Arboricultural Assessment prepared by Arbtech Consulting (May 15, 2007) are adhered to.

Planning obligations [S.106 undertaking or agreement]

- 38 The applicant has entered into an undertaking with the council to fund the establishment of a car club space on street in Overhill Road. This provides the appropriate mitigation against the increase in number of units without an associated increase in parking spaces.

Other matters

- 39 No other matters identified.

Conclusion

- 40 The proposed development is considered acceptable as it provides a design that would complement the surrounding built form when viewed from Overhill Road. The proposal ensures that the impact on the amenity of surrounding properties is negligible and would provide a high standard of living for future residents. The car parking is acceptable and should not have a significant impact on the existing traffic and car parking situation in the area, with the inclusion of a car club space on street, it is considered acceptable to allow a further unit as part of the development.
- 41 On balance, the scheme is considered to meet all of the policies contained within the Southwark Plan 2007 and therefore, Planning Officers cannot see any strong reason why the application should be refused.
- 42 Consequently, approval is recommended, subject to conditions.

COMMUNITY IMPACT STATEMENT

- 43 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.
- a] The impact on local people is set out above.
- b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
- c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

44 SUSTAINABLE DEVELOPMENT IMPLICATIONS

The development will endeavour to be an environmentally sustainable scheme. The construction material used will be reclaimed where possible and all timber used in the windows, doors, floor and structure will be FSC sourced where practicable. The glazing and wall construction will be designed and specified for maximum thermal efficiency.

There will be solar energy collectors on the flat roof, which will contribute to the communal electricity supply needed by the flats. They will consist of several sheets of Evalon V Solar cells giving a nominal power output of 36.8 KW with the potential of being increased. The structural walls will be constructed from the Kingsan TEK system, which gives a U value as low as 0.2, which is far more efficient than current building regulations require.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Rachel Gleave	Planner Officer - Development Control [tel. 020 7525 5597]
CASE FILE	TP/2555-186	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Mr McDonald
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 08-AP-2432

Case Number TP/2555-186

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and garage block. Construction over three and four storeys of seven two bed flats and two one bed flats with 6 parking spaces, cycle and refuse storage and associated amenity space.

At: 182 OVERHILL ROAD, LONDON, SE22 0PS

In accordance with application received on 29/09/2008

and Applicant's Drawing Nos. ESP 01, E328/PP/ 001, 002, 003, 004, 005 rev 1, 006, 007, TCP01, Design and Access Statement, Arboricultural Implications Assessment - Arbtech Consulting (2007).

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Details, including the submission of samples of the facing and roofing materials (2 copies) to be used in the carrying out of this permission, shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the The Southwark Plan, (UDP) 2007.

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the collection of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2: Protection of Amenity and 3.7: Waste Management of The Southwark Plan 2007 [July].

- 4 The cycle storage facilities as shown on drawing E328/PP/003 shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy 5.3 Walking and Cycling of The Southwark Plan UDP July 2007.

- 5 All construction works on site will be in line with the submitted Arboricultural Impact Assessment and Method

Statement (AMS) provided by Arbtech Consulting Ltd, following the sequence of events outlined on page 21 of the report. The Arboricultural Consultant will be on site at key times to monitor installation of protective fencing and ground protection, and at any time when construction works are carried out within the Root Protection Areas (RPA's). The site manager is responsible for ensuring that all contractors and sub-contractors on site are aware of and adhere to the AMS.

Reason:

In order that the Council may be satisfied that the existing trees on the site will be fully protected during construction works in order to satisfy Policies 3.2 'Protection of Amenity and 3.12 'Quality in Design' of the Southwark Plan 2007 [July].

- 6 Protective fencing must be installed prior to placing of any materials on site and prior to commencement of any work on site and prior to any demolition activity on site and must be kept in place throughout the development process. Once in place, protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturist. Within the protected area, no fires may be lit, no materials may be stacked or stored and no cement mixers or generators may be used. Within the protected area, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturist, and the supervision of the developer's appointed Arboricultural Consultant, unless in line with the AMS. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.

Reason:

In order that the Council may be satisfied that the existing trees on the site will be fully protected during construction works in order to satisfy Policy 3.12 'Quality in Design' of the Southwark Plan 2007 [July].

- 7 The following trees are agreed to be removed/retained in accordance with the submitted Tree Survey/Plan:
Agreed Removal: T824 – Liquidambar orientalis; T829 – Tilia sp.; T833 – Taxus baccata; T834 – Picea abies
Removal acceptable (recommended for Arboricultural reasons): T819 – Laburnum; T820 – Laburnum; T821 – Tilia sp.; T830 – Crataegus; T831 – Fraxinus excelsior
Trees to be retained: T816 – Chamaecyparis; T817 – Tilia sp.; T818 – Tilia sp.; T822 – Tilia sp.; T823 – Quercus ilex; T825 – Quercus; T826 – Tilia sp.; T827 – Tilia sp.; T828 – Tilia sp.; T832 – Fraxinus excelsior

Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason:

To ensure that the existing and proposed landscaping on this site is of a high standard that will positively contribute to the site and surrounding area in accordance with Policy 3.12 'Quality in Design' of The Southwark Plan 2007 [July].

- 8 The development hereby permitted shall not be occupied until the landscaping approved, either as part of this consent or by subsequent approval, has been carried out.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 9 Prior to the commencement of work on site a scheme incorporating measures for the reduction of water demand and the recycling of grey water and rainwater shall be submitted to and approved by the Local Planning Authority, such details shall be implemented as approved and retained for the duration of the use.

Reason

In order to protect the water environment by limiting waste and pollution in accordance with Policy 3.9 Water of The Southwark Plan 2007.

- 10 The section of flat roof on the second floor, overlooked by Flat 8 on Plan no. E328/PP/003 hereby permitted shall not be used as an amenity area including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of other units within the block and the gardens of the adjoining properties may be protected from overlooking from use of the roof area in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.2 'Protection of Amenity', 3.12 'Quality in Design', 3.13 'Urban Design', 4.1 'Density of Residential Development', 4.2 'Quality of Residential Accommodation', 4.3 'Mix of Dwellings' and 5.6 'Car Parking' of the Southwark Plan [July 2007].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

DISTRIBUTION LIST

MUNICIPAL YEAR 2008/09

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