



1	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	Date 06/09/07
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-1157) ERECTION OF A SINGLE STOREY REAR EXTENSION TO DWELLINGHOUSE, TO PROVIDE ADDITIONAL RESIDENTIAL ACCOMMODATION		Address 154 COURT LANE, LONDON, SE21 7EB Ward Village	

PURPOSE

- 1 To consider the above application. The application is presented to Dulwich Community Council further to its previous consideration by the Community Council on 17 July 2007. At that meeting the consultation period had yet to expire and thus the Community Council resolved to delegate authority to determine the application to officers, subject to no more than 2 objections being received at the end of the consultation period. Further objections were subsequently received requiring the application to be determined at Member level.

RECOMMENDATION

- 2 To grant planning permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site is located on the south side of Court Lane, Dulwich. A three storey semi-detached dwellinghouse occupies the site. The single storey garage of the property adjoins the single storey garage to no.152 Court Lane. There is a smaller single storey extension at the adjoining property at no.156.
- 4 Surrounding development is typically residential. Dulwich Park adjoins the site to the rear.
- 5 The property lies within the Dulwich Village Conservation Area, however the building is not listed.

Details of proposal

- 6 It is proposed to demolish the existing rear conservatory/extension and construct a single storey extension in a similar location, near the south-east side boundary.
- 7 The existing extension has a maximum depth of 4.5 metres close to the boundary of no. 156, although just under a metre of this depth is angled away from the boundary and the extension is set 0.6m in from this boundary. The majority of the existing extension is 3.3 metres in depth from the main house.
- 8 The proposal involves the construction of an extension that will project 4.5 metres to the rear of the original dwelling house. It would span almost the full width of the original house - it would not extend the existing side/rear extension although internal

alterations would be made within this part of the building; and it would be set in from the boundary with No.156 by 0.45m for a depth of 3.385m then pulled in by a further 0.9m before reaching its maximum depth of 4.5m. This point would thus be 1.35m from the boundary with No.156. The closest point of its 4.5m projection would not be closer to the boundary than the corresponding point of the existing extension.

- 9 The height of the existing extension varies from 3.5m at the ridge sloping down to 2.5m at the eaves. The proposed extension would have a flat roof 3.185m in height, measured from the adjoining internal floor level. This would involve the existing terrace being raised by 0.2m to meet the internal floor level, the terrace would also be extended 1.2m further to the rear.
- 10 The proposal is different from the previously refused scheme by
- The furthest 1.1m of the depth has been pulled in by an additional 0.9m from the boundary with No.156.
 - 7 joined windows in the rear elevation have been split into 1 x 4-bay and 1 x 3-bay windows.
 - Side window facing No.156 has been removed.
 - Additional planting to rear/sides of terrace has limited the steps up/down to the very centre of the terrace.

Planning history

- 11 Permission was granted [1152/87] dated 26/11/1987 for the erection of a single storey side and rear extension and dormer roof.
- 12 Permission was refused [06-AP-0054] dated 25/04/2006 for demolition of rear single storey extension and rebuild of new single storey rear extension to dwellinghouse to provide additional residential accommodation.
- 13 The proposal was then amended by reducing the overall height by 200mm, together with changes to the external design, and submitted as application 06-AP-1142 for demolition of rear single storey extension and rebuild of new single storey rear extension to dwellinghouse to provide additional residential accommodation. Application 06-AP-1142 was refused by Dulwich Community Council dated 21/09/2006 for the following reason:
- 14 The proposed single storey extension by virtue of its design, bulk, massing and proximity to adjoining properties would have a detrimental impact on the amenity of adjoining residents. The proposal is therefore contrary to Policies 3.2 Protection of Amenity, and 3.11 Quality of Design of the Southwark Plan (Modifications Version) 2006 and Policies E.2.3 Aesthetic Control and E.3.1 Protection of Amenity of the Southwark Unitary Development Plan and Side, Back, Rear and Roof Extensions to Dwellings of the Adopted Supplementary Planning Guidance - Standards Controls and Guidelines for Residential Development 1997.

Planning history of adjoining sites

- 15 N/A

FACTORS FOR CONSIDERATION

Main Issues

- 16 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 potential impact on the amenity of surrounding residents.

c] whether the design and appearance of the proposed extension is acceptable with respect to the existing dwellinghouse and the Dulwich Village Conservation Area.

Planning Policy

17 The Southwark Plan (UDP) was adopted 28 July 2007.

18 The Southwark Plan (UDP) July 2007
3.2 Protection of Amenity
3.12 Quality in Design
3.16 Development in Conservation Areas

Consultations

19 Site Notice: 21 June 2007

20 Press Notice: 28 June 2007

21 Neighbour consultees
152 & 156 Court Lane
25 Taymount Rise

Consultation replies

22 Neighbour consultees
A letter of support was received from 152 Court Lane.

23 Letters of objection have been received from local residents at 81, 115, 156 and 170 Court Lane.

24 156 Court Lane raises concern that little has been done to reduce the impact on their property since the previous application was refused [06-AP-1142].

25 81, 115 and 170 Court Lane raise concern that an extension of 4.5m depth is unacceptable, unreasonable, excessive, contrary to normal guidelines and would have an overbearing on neighbouring properties, and object to the precedent this proposal may set in the area.

PLANNING CONSIDERATIONS

Principle of development

26 The proposed extension of a residential property within this residential area is acceptable in principle. In terms of precedent, each application has to be considered on its individual merits having regard to specific site circumstances in addition to planning policies and guidance.

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

27 The previous scheme was considered to have a detrimental impact on the amenity of adjoining residents by virtue of its design, bulk, massing and proximity to adjoining properties.

28 The current proposal has sought to overcome the reason for refusal by stepping the

extension in from the boundary and changing the fenestration design.

29 It is acknowledged that this is a large extension, however, it follows the height of the corresponding extension at No.156 and has now been pulled further in and away from the boundary such that its footprint at this corner point is now further from the boundary than the existing conservatory. It is this corner point which would potentially have the most impact on neighbours at No.156. Having made this change, it is considered that the proposal, in terms of its bulk, massing and positioning, would not present such additional impacts over and above what is currently existing on site that demonstrable harm to neighbours' amenity could be substantiated.

30 The raising and extending of the rear terrace were included within the previous scheme and did not constitute a reason for refusal. The current proposal limits the stairs to the middle of the terrace only and is considered an improvement in amenity terms.

Design issues

31 The overall design of the extension is contemporary but would blend sufficiently well that it is not considered to have a detrimental impact on the appearance of the building. The design has been amended since the previous submission by breaking up the horizontal emphasis of the block of 7 windows into 2 defined sets of windows. Although these would not sit directly beneath those above at first floor and roof level, the new form has reduced its horizontal emphasis and better reflects the more vertical positioning of the original dwellings windows.

32 The extension would not be visible from the front and therefore would have no impact on the streetscene/conservation area.

Conclusion

33 The changes made to the previous scheme are considered to have overcome the reason for refusal and permission is accordingly recommended.

COMMUNITY IMPACT STATEMENT

34 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] There are no issues relevant to particular communities/groups.

c] There are no likely adverse or less good implications for any particular communities/groups.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

35 No significant implications.

LEAD OFFICER	Gary Rice	Head of Development and Building Control
REPORT AUTHOR	Gemma Elton	Planning Officer Development Control [tel. 020 7525 5365]
CASE FILE	TP/2563-154	
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 & Mrs D. Tyndall
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 07-AP-1157

Case Number TP/2563-154

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey rear extension to dwellinghouse, to provide additional residential accommodation.

At: 154 COURT LANE, LONDON, SE21 7EB

In accordance with application received on 22/05/2007

and Applicant's Drawing Nos. 05100.02.100 H

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 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 Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the The Southwark Plan (UDP) July 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 and 3.16 Development in Conservation Areas of the The Southwark Plan (UDP) 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.