



<b>Item</b>  <b>3</b>	<b>Classification</b>  Open	<b>Decision Level</b>  Dulwich Community Council	<b>Date</b>  29/11/2007
<b>From</b>  Head of Development Control		<b>Title of Report</b>  Development Control	
<b>Proposal</b> Erection of a new second floor to provide additional residential accommodation in association with existing single dwelling house, together with external alterations to the building <b>(06-AP-0249)</b>		<b>Address</b> 1 Melbourne Grove, London SE22 8RG  <b>Ward</b> East Dulwich	

### **PURPOSE**

- 1 To consider the above application. The application is presented to the Dulwich Community Council due to the number of objections received.

### **RECOMMENDATION**

- 2 To grant planning permission, subject to conditions.

### **BACKGROUND**

#### **Site location and description**

- 3 The site is located at no. 1 Melbourne Grove at the north-eastern end of the road near the intersection with Grove Vale. The site comprises a two storey detached brick building in use as a single dwelling house. The property was previously in use as a shop on the ground floor with a residence on the upper floor prior to planning permission being granted for the change of use in 1999 (see planning history). There is an existing dropped kerb and a roller door at the side of the building though it does not appear that the side passage is used for vehicular access or car parking. The property is located within a local shopping precinct. To the north the site adjoins 1B & 1C Melbourne Grove which appears to be used as a warehouse. To
- 4 the south the site adjoins a vacant plot of land at no. 3 Melbourne Grove and a three-storey brick building at no. 5 which appears to be in use as residences. Opposite the site there are shops and the of the site there is the rear garden of properties in Derwent Grove.

#### **Details of proposal**

- 5 Erection of a new second floor to provide additional residential accommodation in association with existing single dwelling house, together with external alterations to the building.
- 6 The existing property comprises living room and kitchen/store on the ground floor with 4 bedrooms and bathroom on the first floor. The proposed floor plan comprises living room and kitchen/store on the ground floor and 3 bedrooms and store on each upper floors (6 bedrooms in total). The floor layout on first and second floor level are identical.
- 7 The second floor window fenestration on the front elevation replicates the three timber-sash windows on the first floor level. One timber sash window is proposed on

the second floor level. There is no window to the bathroom on the second floor. There is one window on the northern side elevation and no windows on the south elevation facing no. 3 Melbourne Grove.

### **Planning history**

- 8
- Planning permission was granted, 28th September 1949, for the 'erection of off-licence with residential above at no. 1 Melbourne Grove'.
  - Planning permission was granted, 13th November 1998, for 'construction of a second floor extension to existing building to provide 3 no additional bedrooms and a bathroom'.  
*Note: Consent not activated - this application involved retaining the off-license on the ground floor with flat over first and second floor level.*
  - Planning permission was granted, 23rd December 1999, for the 'change of use of ground floor from, off-license (class A12) to residential use to be used in connection with first floor flat with associated alterations to front elevation'.

### **Planning history of adjoining sites**

9 1B & 1C Melbourne Grove:

- Planning permission was granted, 18th September 1978, for 'change of use from light industry to the storage and incidental repair of cash registers'.

10 3 Melbourne Grove:

- Planning permission (outline application) was granted, 24th September 1959, for 'rebuilding as a two storey building comprising shop and self-contained flat over with single storey rear extension'.
- Planning permission was refused, 14th September 1976, for 'the use of the site for parking and display of vehicles for sale and the formation of a vehicular crossover.
- Planning permission was refused, 5th July 2006, for 'construction of a new 4 storey building containing 3 flats.'
- Planning permission was refused on 1st September 2006, for 'construction of a new four storey building comprising 2 new flats and one new maisonette with roof terrace and wind turbine at roof level'.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

11 The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] design and appearance
- c] amenity of neighbours
- d] traffic and parking
- e] amenity of occupants

## **Planning Policy**

- 12
- The Southwark Plan (UDP) 2007 was adopted on 28th July 2007.
  - SPG 5 Standards, controls and guidelines for residential development

### Southwark Plan (UDP) 2007

- 13
- 3.2 Protection of Amenity
  - 3.5 Renewable Energy
  - 3.7 Waste Reduction
  - 3.11 Efficient use of land
  - 3.12 Quality in Design
  - 3.13 Urban design
  - 4.2 Quality of residential accommodation
  - 5.6 Car parking

## **Consultations**

- 14
- Site Notice  
9th May 2006  
22nd August 2007 - re-consultation

- 15
- Press Notice  
N/A

- 16
- Internal Consultees  
N/A

- 17
- Statutory and non-statutory consultees  
N/A

- 18
- Neighbour consultees  
Letters were sent in May 2006 to adjoining and adjacent neighbours to notify of the proposal. Refer to list of consultees attached.

- 19
- Re-consultation  
The application was re-consulted in August 2007 as above.

## **Consultation replies**

- 20
- Neighbour consultees  
Council received 6 objections from neighbours in relation to this planning application. the issues raised have been summarised as follows:

- 21
1. Anonymous neighbour in Derwent Grove:
    - Increase in height and bulk of the building will cause sense of enclosure and loss of sunlight;
    - Victorian style windows will change character of the building;
    - Amenity space and refuse storage is insufficient for 5 bedroom dwelling
    - Loss of privacy - particularly in relation to proposed external staircase;
    - Parking problems.
  2. 8 Derwent Grove:
    - Cumulative impact of development in the area in relation to parking and waste.
    - Loss of privacy.

3. 12 Derwent Grove:
  - Overdevelopment of the site;
  - Limited space for waste collection on street;
  - Insufficient amenity space;
  - Cumulative impact of development in the area;
  - Parking problems.
4. Ground floor flat 32 Grove Vale:
  - Loss of privacy
5. Upper floor flat 32 Grove Vale:
  - Loss of light
  - Loss of privacy

#### Re-consultation

On re-consultation Council received 2 submissions, one new submission and one from a neighbour who previously objected.

6. 10a Derwent Grove:
  - Overdevelopment of the site.

Anonymous neighbour in Derwent Grove (second submission):

- Sense of enclosure;
- Loss of light;
- Victorian windows will harm character of building;
- Lack of amenity space.

## **PLANNING CONSIDERATIONS**

### **22 Principle of development**

The proposed extension to the residential dwelling is supported in principle, the building will remain residential and in use as a single dwelling house.

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

- 23 The proposal involves the construction of a second floor level to enlarge an existing single dwelling house. To minimise overlooking between properties, Council normally requires a minimum separation distance of 21m to the rear of properties. The application site does not meet this requirements as there is currently a separation distance of only 13m between the dwelling and the closest neighbours to the rear no. 2 and 4 Derwent Grove. The garden has a lesser depth at the northern end of Melbourne Grove as the road starts to bend towards Grove Vale. Although the property does not meet the 21m requirement, the proposed extension does not extend beyond the existing rear building line of the existing property, and it is considered the windows on the second floor have no greater impact on neighbours privacy than the existing windows on the first floor. For these reasons the proposal is unlikely to affect the privacy of adjoining neighbours.

- 24 The extension is unlikely to affect sunlight to adjacent properties on each side as the property at 1B & 1C is in use as a warehouse and the property at 3 Melbourne Grove is currently vacant land. However, due to the minimum separation distance the development could potentially affect the neighbours at the rear. The closest property to the rear is a semi-detached property no. 2 and 4 Derwent Grove. No. 2 Derwent Grove has no windows on the rear projection and the nearest window at the rear of the main dwelling is some 22m from the proposed extension. The

property at no. 4 Derwent Grove has a set of french doors at the end of the rear projection. An assessment of sunlight/daylight access (using the 25 degree angle) shows that the extension may fall slightly within the 25 degree line. However, it is unlikely to impact on no. 4 Derwent Grove due to the orientation of the subject site the properties not in direct alignment.

25 The size and scale of the proposal will not be visually dominant to neighbouring properties. The three storey height will be consistent with other properties in the street.

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

26 The proposed extension will ensure a satisfactory standard of accommodation for future occupiers. The room sizes meet minimum standards and the floor layout provides adequate access to daylight.

27 The amount of outdoor amenity space will remain unchanged as the proposal involves an additional floor over the existing footprint. The existing site complies with Council requirements as the garden has a minimum depth of 10m and an area of approximately 49sqm with an additional 25sqm along the side passage.

**Traffic issues**

28 The extended property is proposed to be in use as a single dwelling house. The extension will have minimal impact on traffic and parking in the area.

**Design issues**

29 The additional floor will result in a three-storey building on the site. The height and scale is considered to be in keeping with the streetscape. Although the property immediately to the north is only two stories in height and the site to the south is vacant land there is a predominant character for three storey buildings in the street. The property on the corner of Grove Vale and Melbourne Grove as well as the properties at number 5 and 7 Melbourne Grove are three stories in height. The additional floor to no. 1 Melbourne Grove is not considered to dominate surrounding buildings.

30 The second floor extension is proposed to be designed with brickwork to match existing first floor level. The ground level will remain rendered brick. The proposed roof will match the existing flat roof design and will continue to be in keeping with the streetscape as buildings to each side also have flat roofs. The window design on the current building is a mismatch of timber-sash windows and window design is proposed to be modified throughout the building. The proposal is to incorporate timber-sash windows on the front elevation the same as the existing windows on the ground floor. The parapet feature above the windows will be maintained. The proposed second floor windows at the rear will be in keeping with the existing windows on the rear elevation. Overall the proposed design and materials are acceptable as they are considered to be sympathetic with the existing building.

31 The additional storey will not compromise development on adjoining site no. 3 Melbourne Grove as there are no openings to the side elevation.

**Conclusion**

32 The proposed extension may be supported as the proposal satisfies Council policies and would have minimal impact on the amenity of adjoining neighbours and the streetscape.

**COMMUNITY IMPACT STATEMENT**

33 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**

34 The scheme provides cycle storage to encourage a non-polluting mode of travel.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Kristy Robinson	Planning Officer Development Control [tel. 020 7525 5330]
CASE FILE	TP/2125-1	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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**Applicant** Mr Bibra  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 06-AP-0249

**Case Number** TP/2125-1

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of a new second floor to provide additional residential accommodation in association with existing single dwellinghouse, together with external alterations to the building

**At:** 1 MELBOURNE GROVE, LONDON, SE22 8RG

**In accordance with application received on 07/02/2006  
and revisions/amendments received on 10/08/2007**

**and Applicant's Drawing Nos.** 72/76/101E, 72/112/201

**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 facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing, as shown on the plan.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Policy 3.12 Quality in Design of the Southwark Unitary Development Plan.

- 3 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the property, without the prior written consent of the Council, to whom a planning application must be made.

Reason

Given the constrained nature of the site the Local Planning Authority wish to retain control over any alterations to the building which may affect the amenity of the adjoining neighbouring properties, in accordance with Policy 3.2 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, 3.5 Renewable Energy, 3.7 Waste Reduction, 3.11 Efficient use of land, 3.12 Quality in Design, 3.13 Urban design, 4.2 Quality of residential accommodation 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.