



Item: 3	Classification OPEN	Decision Level Dulwich Community Council	Date 25-02-2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-2852) 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.		Address 182 OVERHILL ROAD, LONDON, SE22 0PS Ward College	
Application Start Date 08/01/2008		Application Expiry Date 15/02/2008	

PURPOSE

- 1 To consider the above application

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

3 Site location and description

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.

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.

4 Details of proposal

The proposal is to demolish all existing buildings on the site and construct a part three part 4 storey block containing 1 three bed flat, 6 two bed flats and 1 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 three bedroom unit will have a partially enclosed balcony area.

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.

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 7 units, and this application varies with the addition of a 2-bedroom unit and the extension of one the 2-bedroom units to form a three bedroom unit within the proposed new setback fourth floor. While this report will reiterate those considerations previously outlined in the officers report, it is to focus upon the increase in the number of units on the site.

5 **Planning history**

Planning permission 07-AP-0850 was granted on 24-10-2007 for the demolition of existing building and erection of a block of 6 x 2 bedroom flats and 1x 1 bedroom flats on ground, first and second floor levels and 6 car parking spaces.

Planning permission 04-AP-0034 was granted on 18-03-2004 to demolish the existing garage and outhouse and construct a new double garage.

6 **Planning history of adjoining sites**

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

7 **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.

8 **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: Residential Design Standards, 2008

9 **Consultations**

Site Notice:

16-01-2008

Press Notice:

N/A

Internal Consultees

Transport Group
Waste Management
Access Officer
Arboriculturalist

Statutory and non-statutory consultees

n/a

Neighbour consultees

Flat 12, 178-180 Overhill Road; 180, 170, 172, 174, 176, 149, 151, 153, Flat A 178, Flat B 178, Flat C 178, Flat D 178, Overhill Road;
2, 4, 6, 8, 10, 12a, 12b, 14, 16, 18a, 18b, 18 Mount Adon Park;
Flats 1-6 Rubens Gardens 469a Lordship Lane;
467, 469, 467a Lordship Lane;
Flats 1-25 Norman Court Lordship Lane.

Re-consultation

N/A

10 **Consultation replies**

Internal Consultees:

Waste Management:

The number of bins is adequate however the bin store exceeds the 10m rule whereby the collection crew are allowed to pull bins, and also concern of vehicular traffic obstructing the crew whilst carrying out collections.

Arboriculturalist:

Previous discussions with the developer initiated by previously approved application, a scheme was then agreed with the arboriculturalist. Conditions have been recommended to ensure compliance with the scheme of protection, preservation and

removal of trees agreed.

Access Officer:

The proposed development conforms to the requirements of Part M (Access to and facilities within buildings) of the Building Regulations.

Transport Group:

No objections raised to the proposed addition of two extra flats without an increase in parking provision, however the group would have concerns should a further application be submitted to increase the level of residential accommodation after this.

Statutory and non-statutory consultees

No responses.

Neighbour consultees

6 responses from 153, 170 Overhill Road, 4 Rubens Gardens, 469 Lordship Lane and 8, 10 Mount Adon Park which detail the following objections:

- This is an overdevelopment of the site resulting in a 'boxed-in' appearance of the development;
- Making the surrounding area appear more densely constructed than it already is;
- Demonstrates a disregard for the environment, trees or local wildlife that lives here;
- Squeezing in too many flats and parking and bicycle spaces in a long narrow strip of land;
- The increased traffic from this site into a street and out into Lordship Lane will also be a nuisance for all the flat owners backing onto the site and residents in the block of flats next door;
- Affects adjoining occupiers view of Dulwich College and the views beyond where at present all we can see is a glade of trees.
- This will increase floodrisk with the lost of garden space;
- There will be an over-spill of parking created, exacerbating existing problems here;
- This will encourage traffic to go the wrong way down the one-way system being very near to the Lordship Lane end of the one-way system;
- The erection of new flats will result in increased overlooking and further loss of privacy to rear of surrounding homes and gardens;
- The house does not need to be demolished;
- There level of development is only for the developer to maximise profits;
- A mismatch of designs in Overhill Road is destroying the urban fabric here;
- The current building should be utilised within its current structure.
- The site falls within the Suburban North Zone where heights of 2-3 storeys is expected. A four storey block of flats will have a significant impact upon surrounding residents;
- The size and height of the proposed building impacts on the character of the area, and appears overbearing in its context to neighbouring properties;
- In the previous application, the applicant agreed to reduce this wall by one metre at the three storey level. Therefore, the inclusion of a fourth storey can be considered significant in terms of shadowing and visual intrusion;
- The 8 flats only make provision for 6 vehicles. This additional dwelling does not identify any additional parking provision, and will add to parking problems in the road;
- The supporting designs statement contains no details for energy conservation or waste management that can be verified. It is a poorly worded document that does nothing to identify reasonable details of the development or demonstrate how this development will blend into its surroundings.

Re-consultation

N/A

PLANNING CONSIDERATIONS

11 Principle of development

The principle for the redevelopment of the site for flats is established by the 2007 permission.

The site falls within the urban zone where a density range of 200-700 habitable rooms per hectare would be considered acceptable subject to constraints of individual site characteristics.

This site has an overall area of approximately 900m². This scheme proposes 24 habitable rooms which provides a density of 266 habitable rooms per hectare in accordance with the expected density levels for the site.

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

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.

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. No new windows are proposed on the north elevation fronting the rear gardens of the houses on Mundania Road and the proposed extension would set back 6.5 metres from the rear boundary from 6 and 8 Mount Adon Park.

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. With the exception of the first floor flat fronting the street and the upper second floor three bedroom flat, all the balconies are small in size and unable to accommodate more than two or so people. Therefore, it is unlikely that significant noise levels would be generated from these areas that would have detrimental impact on surrounding areas.

The new balcony proposed for the extended flat would be 15 sq metres and look onto the east elevation which overlooks the rear sections of rear gardens of the properties on Mount Adon Park and Overhill Road. Given the rise in the land it is unlikely that the additional balcony would cause any significant loss of amenity to residents through overlooking.

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 6.5m away for the northern boundary wall, 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.

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, and while a further storey has been added, the isolation space of 6.5m ensures that this will have little visual impact, intrusion or overshadowing impact upon the occupiers in Mount Adon Park.

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.

In terms of the internal accommodation, 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. With the exception of flat 4, all of the flats have balcony or garden areas, and this is considered acceptable, with the largest flat (3 bedrooms) having 15m² of amenity space within an enclosed balcony.

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

As previously discussed, 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.

14 Traffic issues

There have been no objections raised by the Transport Group. While the number of off-street parking spaces have not increased to reflect the increase in residential units, it is considered that six spaces are sufficient for a development of this size, and the 10 cycle spaces exceed requirements. Therefore while the two new units provides a development of 8 flats, the allocation of six off-street parking spaces is appropriate and no objection is raised over transport grounds.

15 Waste Management

The proposal details a refuse storage area to the front of the site, with capacity for 1x 1280 ltr Euro bin and 3 x recycling bins. This is considered sufficient capacity, in respect of the concern raised regarding the location of the storage area, it is suggested that this be a condition to the grant of planning permission.

16 Design issues

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.

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.

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. However the existing building on the site is modern and at this end of Overhill Road it is not considered that the proposed design and style of the scheme would detract from the existing streetscene.

17 Trees and Vegetation

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.

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.

18 Other matters

There is a recent development adjacent to the proposal at no.180 Overhill Road, and while habitable rooms are located within the side elevation adjacent to the application site, the application site and proposed building are angled away from these dwellings, allowing a mitigation of any possible overshadowing created here. Therefore there is no objections raised regarding this point.

19 Conclusion

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.

The scheme is considered to meet all of the policies contained within the Southwark Plan 2007 and consequently, approval is recommended, subject to conditions.

20 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.

21 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 - 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 Choumert Square Ltd
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 07-AP-2852
Case Number TP/2555-186

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing two storey house and erection of a part three and part four storey building to accommodate 6 no. 2 bed, 1 no. 1 bed and 1 no. 3 bedroom flats on ground, first, second and third floor levels, incorporating 6 car parking spaces, 10 bicycle spaces and associated refuse, recycling storage areas at ground floor below.

At: 182 OVERHILL ROAD, LONDON, SE22 0PS

In accordance with application received on 13/12/2007

and Applicant's Drawing Nos. E321/PP/001, E321/PP/002, E321/PP/003 rev 3, E321/PP/004 rev 3, E321/PP/005 rev 3, E321/PP/007

TPP 01, ESP 01, Evalon - Solar Specifications, Arboricultural Implications Assessments, supporting design statement

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 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 E321/PP/003 rev 2 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 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 Policy 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].

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.