



<b>Item</b> 4	<b>Classification</b> OPEN	<b>Decision Level</b> COMMUNITY COUNCIL	<b>Date</b> 29/11/2007
<b>From</b> Rachel Gleave		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (07-AP-2042) Construction of a single storey garden studio to be situated in the rear garden of no.6 Ardbeg Road for the sole use of the occupiers of flat no.2, adjacent to the boundary with no.8 Ardbeg Road.		<b>Address</b> 6 ARDBEG ROAD, LONDON, SE24 9JL <b>Ward</b> Village	

## PURPOSE

- 1 To consider the above application.

## RECOMMENDATION

- 2 Grant planning permission.

## BACKGROUND

### 3 Site location and description

The site is located within a residential area characterised by 2 storey semi-detached dwellings, with rooms in the roof, approximately 65m north of the junction with Half Moon Lane. The dwelling has previously been converted into four flats, and the rear garden divided to accommodate this.

The garden is currently overgrown with vegetation and there are fences to all boundaries, approximately 2m in height. To the rear of the site there are houses, and to the north of the site there is a small garden shed within the curtilage for no.8 Ardbeg Road, situated upon the boundary forming part of the fenced border line for this site.

### 4 Details of proposal

The proposal involves the construction of a garden studio to be situated within the rear garden amenity space associated with flat no.2, 6 Ardbeg Road.

The shed measures 2.9m high, 4.6m wide, 3.4m deep and appears with a flat roof, positioned 0.5m away from the northern boundary with no.8, 3.3m away from the boundary for the fence for flat no.1 and 3.3m away from the rear boundary to the east. Glazed doors are proposed within the south, west and east elevations.

### 5 Planning history

06-AP-2139 – Application withdrawn for the construction of a single storey outbuilding in the rear of the property, for use as a ‘garden studio’, ancillary to the residential accommodation of Flat 2.

- 6 **Planning history of adjoining sites**  
03-AP-1791 – Certificate of lawfulness granted for the erection of a conservatory to the rear.

## **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 impact upon the amenity of adjoining occupiers.
- c] the design of the proposal.

### 8 **Planning Policy**

Southwark Plan 2007 [July]  
3.2 Protection of Amenity  
3.12 Quality in Design  
3.13 Urban Design

### 9 **Consultations**

Site Notice:  
20-09-2007

Press Notice:  
N/A

Internal Consultees  
N/A

Statutory and non-statutory consultees  
N/A

Neighbour consultees  
As detailed in Acolaid.

Re-consultation  
N/A

### 10 **Consultation replies**

Internal Consultees  
N/A

Statutory and non-statutory consultees  
N/A

Neighbour consultees  
Three responses from flat 4C and 8 Ardbeg Road and 181 Half Moon Lane detailing

the following concerns:

- It would impinge on our privacy as adjacent to our garden;
- Security implications resulting from the access through a side passage street;
- Impact upon the character of the area as currently green space to the rear of properties in the street.
- The shed is higher than surrounding fencing.
- The garden has not been well kept or managed and we do not consider that the applicant will manage the proposal appropriately.
- There are no details of connections to utility services to the shed.
- Gardens are a precious resource and haven for wildlife that should not be built on.

Re-consultation

N/A

## **PLANNING CONSIDERATIONS**

### **11 Principle of development**

In principle there is no objection to the development which has sought to address those likely previous reasons for refusal resulting from withdrawn application 06-AP-2139. It is considered that the proposal's size is sympathetic to the amenity and visual impact upon adjoining occupiers and is responsive to the location.

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

The proposal is intended to be positioned 0.5m away from the adjoining boundary with no.8 Ardbeg Road. Although concerns have been raised by the occupiers that the development would impinge upon their privacy, it is considered unlikely, with the height less than 3m and no windows proposed within this rear elevation adjacent to the boundary, it is unlikely that any overlooking would result from the development. A significant degree of thick vegetation is also located upon this boundary, creating a shielding effect and ensuring that the appearance of the outbuilding will be well hidden. Regardless of this vegetation, the size and mass of the shed is considered wholly acceptable for the rear amenity space to this flat.

### **13 Design issues**

The development is to be constructed of treated timber eaves, stained timber boarding and included glazed patio double doors with the front, south elevation, with two further glazed full length panels within the side, east and west elevations.

While the design is not extraordinary it is appropriate for its location and of a standard appearance for a rear garden building.

### **14 Other matters**

No other matters identified.

### **15 Conclusion**

The proposal is acceptable according to policies in the Southwark Plan 2007 and other Supplementary Planning Guidance, therefore it is recommended that this application be approved.

### **16 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	Rachel Gleave	Planning Assistant [tel. 020 7525 5597]
CASE FILE	TP/2291-6	
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** Tramore Properties Ltd  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 07-AP-2042

**Case Number** TP/2291-6

---

### Draft of Decision Notice

---

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

Construction of a single storey garden studio to be situated in the rear garden of no.6 Ardbeg Road for the sole use of the occupiers of flat no.2, adjacent to the boundary with no.8 Ardbeg Road.

**At:** 6 ARDBEG ROAD, LONDON, SE24 9JL

**In accordance with application received on** 24/08/2007

**and Applicant's Drawing Nos.** 06/01/1B.Letter Dated 06/09/2007

**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 2007.

- 3 The building shall be used for a purpose incidental to the enjoyment of the main dwellinghouse, and no trade or business can operate from this building unless the express consent is obtained from Southwark Council as Planning Authority.

Reason

To retain the residential amenity of the area and in the interests of effective planning control in correspondance with policy 3.2 'Protection of Amenity' 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 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.