



Item	Classification	Decision Level	Date
4	OPEN	DULWICH COMMUNITY COUNCIL	25.02.08
From HEAD OF DEVELOPMENT CONTROL		Title of Report DEVELOPMENT CONTROL	
Proposal (07/AP2817) Alterations during the course of construction to roof form and rooflight at rear of property (amendments to application ref 04-ap-0165),		Address 14 NORTH CROSS ROAD, LONDON, SE22 9EU Ward East Dulwich	
Application Start Date 04/01/2008		Application Expiry Date 29/02/2008	

PURPOSE

- 1 To consider the above application which has been referred to the Dulwich Community Council for determination by virtue of the number of objections received.

RECOMMENDATION

- 2 Grant Detailed Planning Permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site refers to the building and plot located at 14 North Cross Road, East Dulwich. The existing building is situated on a corner plot at the junction of North Cross Road and Lacon Road and forms the end of the terrace. The current building is three storey in height comprising commercial (A1 Class) use on the ground floor with residential accommodation on the upper levels. The existing building is finished in white painted brick and aluminium windows and features such design details as porticos above the fenestration and a mono-pitch roof concealed behind a parapet wall.
- 4 Whilst there are several commercial premises within the area, the application site lies within a predominately residential locality and is bounded to the north by the dwelling at 25 Lacon Road, to the east by the adjoining residential property, to the south by North Cross Road at the junction with Ulverscroft Road and to the east by Lacon Road and the adjacent residential properties.

Details of proposal

- 5 Planning consent is sought to alter the design of the roof granted consent in application 04/AP/0165 as part of the rear wing extension. It is proposed to convert the roof from the previously approved 'butterfly roof' to a pitched roof incorporating two roof lights on the front roof slope.. Due to the angular shape of the application site, the ridge of the proposed pitched roof will be flat at the building line of the rear elevation, although this will taper towards a more traditional ridge towards the main building.

Planning history

- 6 04/AP/0165 - Convert house into three flats, with alterations including extensions to the roof and rear first floor and excavate ground floor area in front of building to let light into the basement.
Granted - 15.12.04

Planning history of adjoining sites

- 7 There is no planning history of adjoining sites that is of relevance given the nature of the proposed development.

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 the visual and residential amenity of the area.
 - c] All other relevant material planning considerations.

Planning Policy

- 9 Southwark Plan 2007 [July]
Policy 3.2 - Protection of Amenity
Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
- 10 Supplementary Planning Document: Residential Design Standards

Consultations

- 11 Site Notice:
07.01.08
- 12 Press Notice:
No press notice required.
- 13 Internal Consultees
Design and Conservation
- 14 Statutory and non-statutory consultees
No consultations required.
- 15 Neighbour consultees
North Cross Road: Nos. 6, 6A, 6B, 6C, 7, 7A, 8, 8B, 8C, 8D, 9, 10, 10A, 10B, 10C, 11, 12, 12A, 12B, 12C, 13, 13A, 14, 16 and 18.
- 16 Lacon Road: Nos. 23, 23A, 23B, 25 and 29.
- 17 Re-consultation
Re-consultation not required.

Consultation replies

- 18 Internal Consultees
All comments received in response to consultations on the planning application have been summarised and addressed below:
- 19 Design and Conservation: No objection, the proposed alterations to the roof and fenestration will have a neutral impact on the visual appearance of the surrounding townscape.
Response: Noted and agreed.
- 20 Statutory and non-statutory consultees
Not applicable.
- 21 Neighbour consultees
Following consultation, one letter of support and three letters of objection have been received from 23, 23A, 23B and 29 Lacon Road in response to the proposed development, the main points of which have been summarised and addressed below;
- 22 Support: The new roof will allow increased light to the amenity area of the adjoining building.
Response: Noted and agreed, the new pitched roof will reduce the height of the side walls of the extension which had previously been higher to accommodate the 'butterfly' roof. This will reduce the sense of enclosure and allow more light to penetrate the amenity area of the adjoining property.
- 23 Objection: the proposed new roof will have an adverse impact upon residents in neighbouring properties.
Response: The overall height of the roof will not be increased above the existing highest point and there are no plans to increase glazing on the rear elevation. It is therefore considered that there will be no adverse impact on the amenity of surrounding residents.
- 24 Re-consultation
Not applicable.

PLANNING CONSIDERATIONS

- 25 **Principle of development**
Extending a residential dwelling for residential purposes is generally considered acceptable. The proposed development accords with the relevant policies of The Southwark Plan 2007, namely Policy 3.2 - Protection of Amenity, Policy 3.12 - Quality in Design and Policy 3.13 - Urban Design. As the proposed development is in accordance with the development plan it is considered acceptable in principle.
- 26 **Impact of proposed development on amenity of adjoining occupiers and surrounding area**
The proposed development will have no adverse impact upon the amenity of surrounding occupiers in terms of a loss of privacy, sense of enclosure or a loss of daylight/sunlight.
- 27 Whilst there have been some concerns raised by adjoining neighbours with regards to a loss of privacy it must be noted that the proposal is simply to alter the roof of the extension that has previously been granted consent and no new windows other than rooflights on the front roof slope have been proposed. It is not considered that the proposed rooflights will impact upon the amenity of surrounding residents.

- 28 **Impact of adjoining and nearby uses on occupiers and users of proposed development**
The proposed use is residential and conforms to the established residential use of the area. It is therefore not considered that any adjoining or nearby uses will have an adverse impact upon the amenity of the occupiers of the proposed development.
- 29 **Traffic issues**
The proposed development raises no concerns with regards to traffic issues and it is not anticipated that there will be an intensification of traffic generation or parking problems.
- 30 **Design issues**
The design of the roof will now match those of the adjoining properties and the majority of roof forms within the surrounding area. It is considered that the new pitched roof will be an improvement in design as the previous 'butterfly' roof had no relationship with the character of the surrounding area.
- 31 The scale, mass and finishes of the proposed roof alterations are acceptable and the materials to be used are consistent with both the existing dwelling and the materials specified within the previous consent 04/AP/0165.
- 32 **Impact on character and setting of a listed building and/or conservation area**
The proposed development will have no adverse impact upon either the character or setting of any listed buildings or conservation areas.
- 33 **Planning obligations [S.106 undertaking or agreement]**
No planning obligations or Section 106 agreements are required for the proposed development.
- 34 **Other matters**
No other matters have been identified that are of relevance in the determination of this planning application.
- 35 **Conclusion**
The proposed roof alterations are considered acceptable in terms of design and will have no adverse impact upon the visual or residential amenity of the area. The proposed development accords fully with the policies contained within The Southwark Plan 2007(July) and as such it is recommended that 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.
- 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

- 37 The proposed development propagates no specific sustainable development

implications.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Terence McLellan	Planning Officer - Development Control [tel. 020 7525 5452]
CASE FILE	TP/2630-14	
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 Dudzicki RDA Associates Ltd.(Chartered Architects)	Reg. Number	07- <u>AP</u> -2817
Application Type	Full Planning Permission	Case Number	TP/2630-14
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Alterations during the course of construction to roof form and rooflight at rear of property (amendments to application ref 04-ap-0165),

At: 14 NORTH CROSS ROAD, LONDON, SE22 9EU

In accordance with application received on 11/12/2007

and Applicant's Drawing Nos. 8140-OS Map, 8140-E(20)E01, 8140-E(20)E02, 8140-E(20)P01, 8140-E(20)P02, 8140-T(27)EL01, 8140-T(27)EL02 & 8140-T(27)PL02

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 Southwark Plan 2007 (July).

- 3 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.

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 3.2 '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' and 3.13 'Urban Design' of the Southwark Plan [July 2007].
- b] Supplementary Planning Document: Residential Design Standards.

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.