



Item No. 5	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	25/02/2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal Loft conversion comprising dormer window extension to rear roofslope and 3 rooflights in front roofslope, to provide additional residential accommodation to top floor flat. (07-AP-2570)		Address 3B MATHAM GROVE, LONDON SE22 8PN Ward East Dulwich	
Application Start Date 03/12/2007		Application Expiry Date 28/01/2008	

PURPOSE

- 1 The application is to be determined by the Dulwich Community Council due to Councillor request.

RECOMMENDATION

- 2 Refuse planning permission.

BACKGROUND

Site location and description

- 3 The site is located at the eastern end of Matham Grove near the corner of Matham Grove and Lordship Lane. The comprises a two storey terrace property with a three storey rear projection. The property is divided into two flats - ground floor flat and the upper flat over the first and second floors. The application site is the upper flat. The flat has no private amenity space or car parking.
- 4 Matham Grove is characterised by residential terraced properties though due to its proximity to Lordship Lane the site backs onto a commercial use - Somerfield Supermarket.
- 5 The site is not in a conservation area nor within proximity to any listed buildings.

Details of proposal

- 6 Loft conversion comprising full width and full height dormer window extension to rear roofslope and 3 rooflights in front roofslope. The extension will accommodate one additional bedroom.

Planning history

- 7 Planning permission 04-AP-0550 was refused on 15/07/2004 for 'erection of first floor rear balcony and spiral staircase leading to garden and associated alterations to rear elevation'.

The application was refused for the following reason:

- The proposed terrace and access staircase would be considered unduly obtrusive and inappropriate in its context by virtue of its design and direct outlook to the rear garden of the adjoining property resulting in an unacceptable level of overlooking, loss of privacy and possible noise disturbance to neighbours.

Planning history of adjoining sites

- 8 5 Matham Grove:
- Planning permission was granted 26th February 1992 for conversion of the property into two self-contained flats.

1 Matham Grove:

- There is no planning history.

FACTORS FOR CONSIDERATION

Main Issues

- 9 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] impact to amenity of neighbours

Planning Policy

- 10 Southwark Plan 2007 [July]
The Southwark Plan was adopted in July 2007.
3.2 Protection of Amenity
3.12 Quality in Design
- Supplementary Planning Document - (Draft) Residential Design Standards Jan 2008

Consultations

- 11 Site Notice:
18/12/2007
- 12 Press Notice:
N/A
- 13 Internal Consultees
None
- 14 Statutory and non-statutory consultees
None
- 15 Neighbour consultees
Letters were sent to adjoining neighbours to notify of the proposal 1, 1a, 1b, 3, 3a & 5 Matham Grove.
- 16 Re-consultation
N/A

Consultation replies

- 17 Neighbour consultees
There were no submissions received.

PLANNING CONSIDERATIONS

Principle of development

- 18 The principle of extending a residential dwelling to provide additional residential accommodation is supported in principle.

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

- 20 Council normally requires a minimum separation distance of 21m to the rear of properties to protect the privacy of neighbouring residents. The property backs onto a commercial property and the nearest residential property to the rear is 35m diagonally opposite the site. The dormer window is therefore not considered to pose an impact to the privacy of the neighbours at the rear.
- 21 The proposal would introduce one large and one small window to the rear roofslope at the second floor level. The proposal is unlikely to impact on the amenity of neighbouring residents on either side as there are existing windows to the rear of the property at both the first and second floor level and the impact is not considered to significantly increase the potential for overlooking over and above the existing situation such that refusal would be warranted.

Design issues

- 22 Roof extensions should generally be set down from the ridge of the house, in from each side of the roofslope and in from the eaves and they should appear subordinate to the existing dwelling rather than an additional storey.
- 23 The dormer is not set in from either side party wall and sits along the line of the eaves and would only be set down from the ridge by approx. 0.5m. The impact is somewhat mitigated by its position in the main roofslope behind a 3-storey rear outrigger, though overall the roof extension is considered to be excessive in size and contrary to Council policy. The dormer is likely to appear visually dominant to the neighbouring property at 5 Matham Grove and it will have an adverse impact on the character of the original dwelling house.
- 24 The rooflights in the front roofslope are not considered to result in serious harm to the appearance of the building or the wider streetscene.

Conclusion

- 25 The proposed roof extension is not supported as the design does not accord with Council policy and would be overdominant and out of character with the original dwelling house and the terrace generally, as such, refusal is recommended.

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.

- 26 a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 27 None arising.

LEAD OFFICER Gary Rice
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CASE FILE
Papers held at:

TP/2661-3
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 N. Plumeridge
Application Type Full Planning Permission
Recommendation Refuse

Reg. Number 07-AP-2570

Case Number TP/2661-3

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Loft conversion comprising dormer window extension to rear roofslope and 3 rooflights in front roofslope, to provide additional residential accommodation to top floor flat.

At: 3B MATHAM GROVE, LONDON SE22 8PN

In accordance with application received on 08/11/2007

and Applicant's Drawing Nos. 12:01, 12:02, 12:03, 12:05, 12:06, 12:07, 12:08, 12:09, 12:10, Proposed Front Elevation Plan

Reason for refusal:

The size and scale of the proposed dormer, in particular its height, would be visually overbearing and overdominant to the existing dwelling, as such it is considered to be detrimental to the character and appearance of the dwelling and the visual amenity of the neighbouring residents contrary to Policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan [July 2007] and the Draft Supplementary Planning Guidance Residential Design Standards January 2008.