



<b>Item no.</b>  <b>2</b>	<b>Classification</b>  OPEN	<b>Decision Level</b>  DULWICH COMMUNITY COUNCIL	<b>Date</b>  25/02/2008
<b>From</b>  HEAD OF DEVELOPMENT CONTROL		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (07-AP-2751)  Construction of basement, with lightwell to front elevation and associated windows to front and side; rear lower and upper ground floor extension and reconstruction of existing conservatory; single storey side infill extension; and insertion of new rooflights within rear roofslope of main dwelling. All ancillary to the creation of additional residential accommodation.		<b>Address</b>  78 ALLEYN ROAD, LONDON, SE21 8AH  <b>Ward</b> College	
<b>Application Start Date</b> 30/11/2007		<b>Application Expiry Date</b> 25/01/2008	

## PURPOSE

- 1 To consider the above application

## RECOMMENDATION

- 2 Grant planning permission.

## BACKGROUND

### 3 Site location and description

The application site is a semi-detached property along a road of mixed semi-detached and detached residential properties. There is a mixture of design and style, but is generally spacious in character. This semi-detached property is one of 6 pairs of semis along this stretch that are of similar design and style. The semi-detached properties have a staggered building line. The adjoining property to the south (no.80) is set further back from the application property. Due to varying ground levels of the site, the property is 3 storeys from the front and 4 storeys to the rear (including basement and roof accommodation). The basement leads out into the rear garden and in effect, the ground floor level of the house appears to be a 'first floor' when viewed from the rear. The row of 6 pairs of semi-detached houses have an original basement and ground floor rear protrusion.

The property has an existing ground and basement side extension close to the adjoining boundary with no.80, and set back from the front building line by 4m. This side extension has a 'staggered' footprint and thus has no uniform width. There is an existing rear conservatory at ground floor level, which leads to the rear garden via an external staircase. This is also seen on the adjoining property at no.76 Alleyn Road.

### 4 Details of proposal

It is proposed to make a number of extensions and alterations to the property to provide additional residential accommodation.

The proposal details the extension of the lower and upper ground floor levels to the rear and side, infilling the existing sections to the side elevation. The rear projection is proposed to increase by 1.6m over the two levels. It is not proposed to project closer to the boundary with no.80 than the existing dwelling, which currently demonstrates an existing element to the front side elevation, projecting out 2.2m towards this boundary, the infilling of gaps along this side section has a maximum proposed width of 0.65m projecting towards the southern boundary with no.80. This effectively 'squares off' the side elevation, giving a uniform width and appearance to the dwelling here, going from upper ground floor from the front side elevation to the lower ground floor at the rear.

The basement is proposed to be converted to a habitable space, facilitated through the formation of a front basement level window and lightwell to the front of the property. Railings and steps down to the basement are proposed at the front.

The proposal also details the reconstruction of the existing upper ground floor rear conservatory, including a new pitched roof and glazing. There is a small increase in height of the conservatory by 0.4m.

A new rooflight is proposed within the rear roofplane, of standard size and appearance.

## **5 Planning history**

07-AP-1877 – Erection of basement and upper ground floor level extensions to the rear and side of existing dwellinghouse including reconstruction of existing conservatory, conversion of basement to habitable accommodation with new basement level window and lightwell to front, and insertion of new rooflight in rear roofslope.

This application was refused at Dulwich Community Council on 24/10/2007 for the following reasons:

1) The scale of the rear extensions proposed would be out of proportion with and overdominating to the existing dwelling, and out of character with other properties in the locality. As such, the proposal is contrary to policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007 and the adopted Supplementary Planning Guidelines 'Standards, Controls, and Guidelines for Residential Development.'

2) The proposed rear extension, by reason of its excessive depth and bulk over two floors, is considered to result in an overbearing visual impact and a loss of outlook to windows on the side of 80 Alleyn Road resulting in harm to amenities of the occupiers, contrary to policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the adopted Supplementary Planning Guidelines 'Standards, Controls and Guidelines for Residential Development.'

This application has addressed these previous reasons for refusal by reducing the depth and bulk of the proposed extension.

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

There have been a number of similar extensions to other properties within this section of the street.

56 Alleyn Road:

0101888 – Excavate new front lightwell with railings and install new windows erect rear extension at ground and lower ground level with new external staircase.

62 Alleyn Road:

03-AP-0055 – Planning permission granted for the construction of a single storey rear

extension to the basement, provision of a new conservatory at ground floor level and balcony over, and construction of a basement lightwell in the front garden of the dwellinghouse.

06-AP-1937 – Planning permission granted for the rebuilding of two storey rear extension (basement and ground floor) to dwellinghouse, to provide additional residential accommodation; new skylight and installation of external staircase to rear side to provide access to the garden; all in connection with additional residential accommodation.

06-AP-0526 – Planning permission granted for a proposed two storey rear extension (basement and ground floor), repositioning of front door and lightwell in front of existing front bay window.

68 Alleyn Raod:  
0100787

Erection of two storey (upper and lower ground floors) rear extension, alterations to windows and creation of new lightwell.

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

### **8 Planning Policy**

Southwark Plan 2007 [July]

3.2 Protection of Amenity

3.11 Efficient Use of Land

3.12 Quality in Design

Council's Adopted Supplementary Planning Guidance (SPG) no.5 'Standards, Controls and Guidelines for Residential Development' 1997.

### **9 Consultations**

Site Notice:

12-12-2007

Statutory and non-statutory consultees

Thames Water

Neighbour consultees

57, 58, 59, 62, 64, 70, 76, 80 Alleyn Road; Development Planning Maple Lodge Denham Way Rickmansworth.

Re-consultation

Change of Description, re-consultation 18-12-2007.

## 10 **Consultation replies**

### Internal Consultees

None received.

### Statutory and non-statutory consultees

Thames Water made the following comments:

#### ‘Waste Comments

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.’

### Neighbour consultees

64, 70, 76, 80 Alleyn Road which detail the following concerns:

- Further alterations to the property will be harmful to the architectural integrity of the dwelling;
- The plans for this current application do not sufficiently address the concerns identified in the reasons stated for denying application on the previous occasion;
- The proposal is dominating and out of character with the dwelling.

## **PLANNING CONSIDERATIONS**

### 11 **Principle of development**

In principle there is no objection to the development which has reduced the size and bulk of the proposal in recognition of the reasons for refusal detailed on the previous application. The impact upon the amenity of the adjoining occupier at no.80 Alleyn Road is therefore considered to have been adequately addressed. Further to this, planning permission for similar developments has been granted on surrounding properties on the road.

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

It is not considered that the application would result in any significant adverse impact upon the amenity of adjoining occupiers. It is not proposed to project any closer to the adjoining boundary with no.80 Alleyn Road, than the existing side element to the dwelling currently in place, to the rear of the dwelling, there is only a small increase in the rear projection over both lower and upper floors of 1.6m.

Extensive vegetation and high fencing is currently exhibited to the south side boundary with no.80. It is not considered that the proposed extension would significantly disrupt natural daylight, the basement windows in this side elevation for no.80 being north facing here, and not the only window for the accommodation in this habitable space at basement level.

This is a reduction to the previous application, originally proposing an increase in rear projection of 2.6m. This reduction ensures that the overall impact of the development on the amenity of the occupiers of no.80 is substantially reduced and therefore there is no objection on this point.

The reconstruction of the conservatory will not result in any further adverse impact upon the adjoining occupiers amenity at no.76, with not increase in rear projection and only minimal increase in height. A staircase providing access to the conservatory room is currently in existence, and its reconstruction a further 1.4m (total of 3m) away from the adjoining boundary with no.76 will reduce any loss of privacy as a result of the staircase.

**13 Design issues**

The design of the proposal is in keeping with the existing appearance of the dwelling, and overall, ensures a development subordinate to the host dwelling.

The proposal does not seek to extend beyond the 3m projection laid out in Supplementary Planning Guidance concerning Standards, Controls and Guidelines for Residential Development, and represents only a minimal increase in depth to the existing appearance of the dwelling to this lower and upper ground floors at the rear of the dwelling. These alterations remain hidden from the streetscene, and the extensive plot size enable the dwelling to comfortably adopt this alterations without adverse impact upon the character and appearance of the original dwelling.

The front elevation will feature a small alteration in the form of a lightwell, enabling light to the new habitable space at this basement level. Currently the basement encompasses cellar and store areas. It is not considered that the inclusion of the front lightwell will adversely impact the character and appearance of the streetscene here, which currently demonstrates a variety in design types and styles to dwellings. Further to this, the extensive frontage area ensures that this alteration is discrete and generally concealed from the public highway.

**14 Other matters**

An appeal has been lodged by the applicant for the previously refused scheme. This is currently underway and the decision is pending.

As detailed within paragraph 6, there have been a number of extensions and alterations, of a similar nature to that proposed in this application, to neighbouring properties.

**15 Conclusion**

The proposal is in accordance with policy and will not cause any significant harm to the amenity of adjoining occupiers, 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.

**17 SUSTAINABLE DEVELOPMENT IMPLICATIONS**

The development will be built to updated Building Regulation standards which will improve the performance of these parts of the dwelling and ensure a reduction in wasted energy, in line with Government targets to meet zero carbon emission levels.

LEAD OFFICER Gary Rice Head of Development Control  
REPORT AUTHOR Rachel Gleave Planning Assistant [tel. 020 7525 5597]  
CASE FILE TP/2080-78  
Papers held at: Regeneration Department, Council Offices, Chiltern, Portland Street  
SE17 2ES [tel. 020 7525 5403]

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## RECOMMENDATION

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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 V. Postolovsky & Ms I. Belinskaya  
**Application Type** Full Planning Permission  
**Recommendation** Grant

**Reg. Number** 07-AP-2751

**Case Number** TP/2080-78

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### Draft of Decision Notice

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

Construction of basement, with lightwell to front elevation and associated windows to front and side; rear and side upper ground floor extensions and reconstruction of existing conservatory; and insertion of new rooflights within rear roofslope of main dwelling. All ancillary to the creation of additional residential accommodation.

**At:** 78 ALLEYN ROAD, LONDON, SE21 8AH

**In accordance with application received on** 30/11/2007

**and Applicant's Drawing Nos.** 0711/1A, 2A, 3A, 4, 5A, 6, 7A, 8, 9B, 10B, 11B, 12B, 13B, 14B, 15A, 16B, 17, 18B, 19B, 20A, 21C

**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.

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 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, 3.11 Efficient Use of Land, 3.12 Quality in 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.