
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 344 St James's Road Ltd
Application Type Full Planning Permission
Recommendation Refuse

Reg. Number 03-AP-2419

Case Number TP/2361-32

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Demolition of existing structures and redevelopment to provide a five storey building comprising new Class B1 employment workspace and 32 affordable keyworker housing units.

At: 32 Lovegrove Street SE1

In accordance with application received on 22/10/2002

and Applicant's Drawing Nos. 168B.EX01, 168B.EX.02, 168B.EX.03, 168B.PA01, 168B.PA02, 168B.PA03, 168B.PA04, 168B.PA05, 168B.PA06, 168B.PA.07, 168B.PA.08,

Reasons for refusal:

- 1 The proposal introduces non employment uses into a designated employment area. It is not considered that this is appropriate in this location as it fails to protect the character and functioning of the wider employment area. As such the proposal is contrary to Policies B.1.1 (Protection of Employment Areas and Sites) of the Southwark Adopted Unitary Development Plan and Policies 1.4 (Preferred Industrial Locations) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004.
- 2 The development would have windows to habitable rooms that would directly face currently undeveloped sites. This could lead to overlooking from the neighbouring sites and loss of daylight and sunlight would these vacant lands be developed, to the detriment of future occupiers of the development. As such, the development would be contrary to Policy H.1.8 (Standards for New Housing) from the adopted Unitary Development Plan, Policy 3.2 (Protecting Amenity) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004 and SPG 29 (Residential Design Standards).
- 3 The windows to the habitable rooms of the residential units facing the courtyard, by reason of their close proximity to each other, would result in overlooking and a poor standard of residential accommodation. As such, the development would be contrary to Policy H.1.8 (Standards for New Housing) from the adopted Unitary Development Plan, Policy 3.2 (Protecting Amenity) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004 and SPG 29 (Residential Design Standards).
- 4 The development would have windows to habitable rooms that would directly face currently undeveloped sites. This could lead to overlooking from the neighbouring sites and loss of daylight and sunlight would these vacant lands be developed, to the detriment of future occupiers of the development. As such, the development would be contrary to Policy H.1.8 (Standards for New Housing) from the adopted Unitary Development Plan, Policy 3.2 (Protecting Amenity) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004 and SPG 29 (Residential Design Standards).
- 5 The windows of the residential units of the habitable rooms facing the courtyard would not receive sufficient daylight and sunlight, especially to the units on the first and second floor of the development. As such, the development would be contrary to Policy H.1.8 (Standards for New Housing) from the adopted Unitary Development Plan, Policy 3.2 (Protecting Amenity) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004 and SPG 29 (Residential Design Standards).
- 6 The development, by reason of its residential nature and location within a Strategic Industrial Area, would unreasonably compromise the development potential of the neighbouring industrial area. As such, the development would be contrary to Policy 3.10 (Efficient Use of Land) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004.