

Dulwich Community Council

Wednesday 8 September 2010

7.00 pm

Christ Church, 263 Barry Road, London SE22 OJT

Supplemental Agenda

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Agenda Item 7

Item No: 7	Classification Open	Committee: Dulwich Community Council	Date: 8 September 2010
From: Head of Development Management		Title of Report: <u>Addendum</u> Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning application on the main agenda:

ITEM 1

81 Dovercourt Road

Late objections

Further letters have been received from nos. 79 and 83 Dovercourt Road, both of which comment on the officer report;

79 Dovercourt Rd

First, the report confuses the glazed windows to our downstairs lavatory, with the unglazed windows to our downstairs kitchen and living room which will be the rooms most adversely affected in loss of daylight by the proposed additional back extension to 81 Dovecroure Road. The vertical line of the proposed extension has this very adverse effect, whereas continuing the 45 degree angle of the 1900s add-on lavatory and store of 81 Dovercourt Road into our neighbours' garden would provide them with most of the additional space they desire together with the advantage to us of not radically reducing our access to daylight.

Second, 91 Dovercourt Road does have a recently constructed additional extension at the rear, as stated, but it looks from the outside more like a conservatory with its large glass roof. Also, it is the last house on our side of Dovercourt Road adjoining Court Lane and without any immediate neighbour to lose daylight; instead it has a few garages immediately next to it. We have already suggested a possible compromise design, losing only 150mm at ground level from the submitted design, but continuing the 45 degree angle of the 1900s add-ons at the back into their garden.

We hope this proposal can be taken further, rather than planning permission being granted prematurely which both causes us serious loss of daylight in our downstairs living rooms and creates a negative precedent for future development in a conservation area.

A further letter has been received from 83 Dovercourt Road reiterating their concern over the single storey rear element of the extension, which is claimed would remove light to their sitting room. It is further claimed that the extension would be visible from Eastlands Crescent when a large Willow tree is removed.

REASON FOR LATENESS

- 4 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 5 Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Sub-Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

- 6 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

- 7 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

- 8 These are contained in the report.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: Regeneration & Neighbourhoods Department, Council Offices,
Tooley Street, SE1.