

Planning Committee (Smaller Applications)

Tuesday 14 November 2023

7.00 pm

GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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TABLED ITEMS:

Addendum report and members pack.

Item No: 6.1 & 6.2	Classification: Open	Date: 14 November 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Dulwich Hill & Goose Green	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items 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 stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 22/AP/2447 for: Full Planning Application – 2 Belvoir Road, London, SE22 0QY

Corrections and clarifications on the main report

4. Paragraph 52 report incorrectly refers to T21 and T22 being covered by a TPO. It is confirmed that none of the trees that are proposed to be removed are covered by a TPO. All TPO trees (T01, T02, T03, T04, T05 and T31) are retained on site.
5. A query was raised as to whether there is a pine tree on northern boundary of the application site adjacent to Belvoir Lodge. The applicants arboricultural consultant has confirmed that the trees on the northern boundary of the site, T21 and T22, are Leyland Cypress. It is confirmed that these trees have already been removed due to their poor condition, Condition 5 is recommended to secure their on-site replacement.

6. The proposed site plan drawing (0101 Rev P6) has been updated to confirm retention of the existing gate to Belvoir Lodge.
7. The following proposed drawings have been updated to include measurements of the proposed new dwelling and rear extension:

PROPOSED SITE PLAN - 0101 REV P6

PROPOSED ELEVATIONS - 0103 REV P6

PROPOSED SECTIONS - 0104 REV P6

PROPOSED EXTENSION AND NEW HOUSE PLANS - 0102 REV P6

Condition 11

8. The reference to 2 Belvoir Road and 4 Belvoir Road is now included in the condition reason. The condition therefore reads as follows:

Obscure glazing to be provided

The ground floor kitchen window and first floor bedroom window on the southern elevation of the proposed new dwelling building shall be obscure glazed and fixed shut up to a height of 1.7m above the floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 2 Belvoir Road and 4 Belvoir Road; from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Condition 15

9. Following discussions with the legal team regarding the Section 106 Legal Agreement it has been recommended that the pedestrian sightlines are secured as a planning condition rather than an obligation.
10. The following condition has therefore been added:

Pedestrian sightlines

Pedestrian sightlines must be created and retained in perpetuity for the access at the point of its interface with the public highway. A bare minimum 1.5m x 1.5m sightline on either side of the vehicular access road must be provided and demonstrated on a submitted plan. All masonry, planting and other features within this area must be designed to be no higher than 0.6m.

Reason: In order to ensure that the proposal will not compromise highway safety in accordance with the National Planning Policy Framework (2023); and Policies P50 Highways impacts, P51 Walking, P53 Cycling, and P54 Car Parking of the Southwark Plan (2022).

Conclusion of the Director of Planning and Growth

11. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

ITEM 6.2: 23/AP/1792 for: Full Planning Application – Alleyns School, Townley Road, London , SE22 8SU

12. An additional condition is recommended to ensure that the works to reduce the parking area are undertaken in a timely way:
13. The works to reduce the parking area to 15 spaces and landscape the land shall be carried out within 3 months of the date of this permission.

Reason

In the interests of visual amenity, nature conservation and reduction in car parking. In accordance with NPPF 2023 Chapter 9 Promoting Sustainable Transport and Chapter 13 Protecting Green Belt Land, London Plan 2021 Policies G3 Metropolitan Open Land, G6 Biodiversity and Access to Nature, G7 Trees and T6 Carparking, and Policies P57 Open Space, P56 Protection of Amenity and P54 Car Parking of the Southwark Plan 2022.

14. Policies T6 Car Parking of the London Plan and P54 Car Parking of the Southwark Plan should be included in the policy list.

Conclusion of the Director of Planning and Growth

15. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

16. 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 Planning 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 and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

17. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Smaller Planning Committee

14 November 2023

MAIN ITEMS OF BUSINESS

Item 7.1 - 22/AP/2447

2 Belvoir Road, London, SE22 0QY

Item 7.2 – 23/AP/1792

Alleyns School, Townley Road, London , SE22 8SU



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livington



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming



Southwark Free
Wi-Fi Password
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Item 7.1

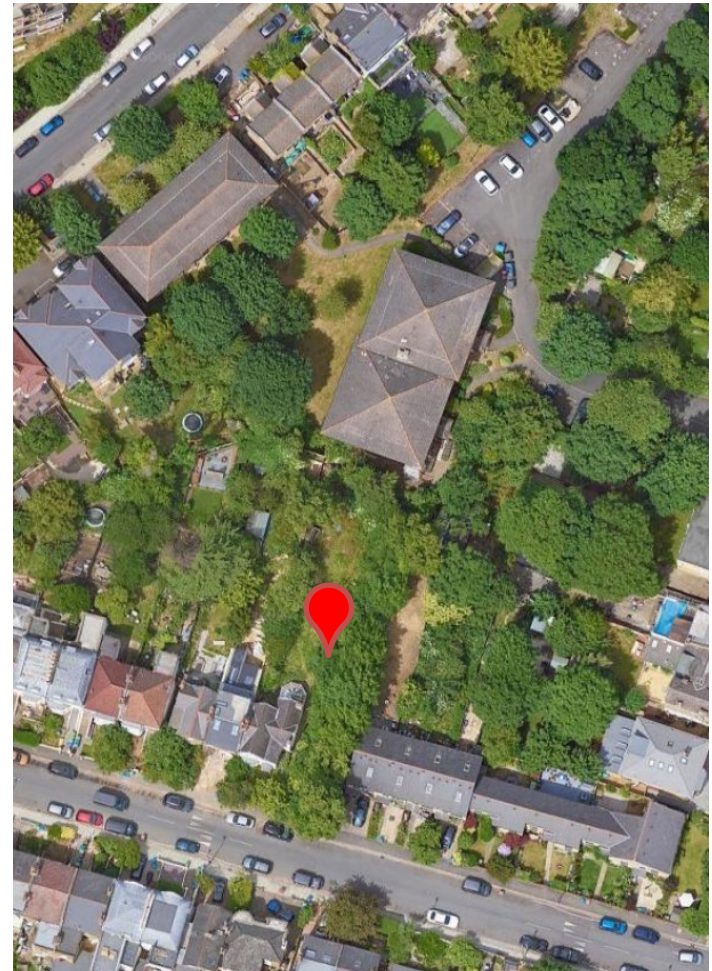
22/AP/2447

2 Belvoir Road, London, SE22 0QY

Erection of two storey three bedroom dwelling at rear with raised terrace, landscaping and parking, single storey extension to existing dwelling and associated alterations

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Site location plan and aerial image

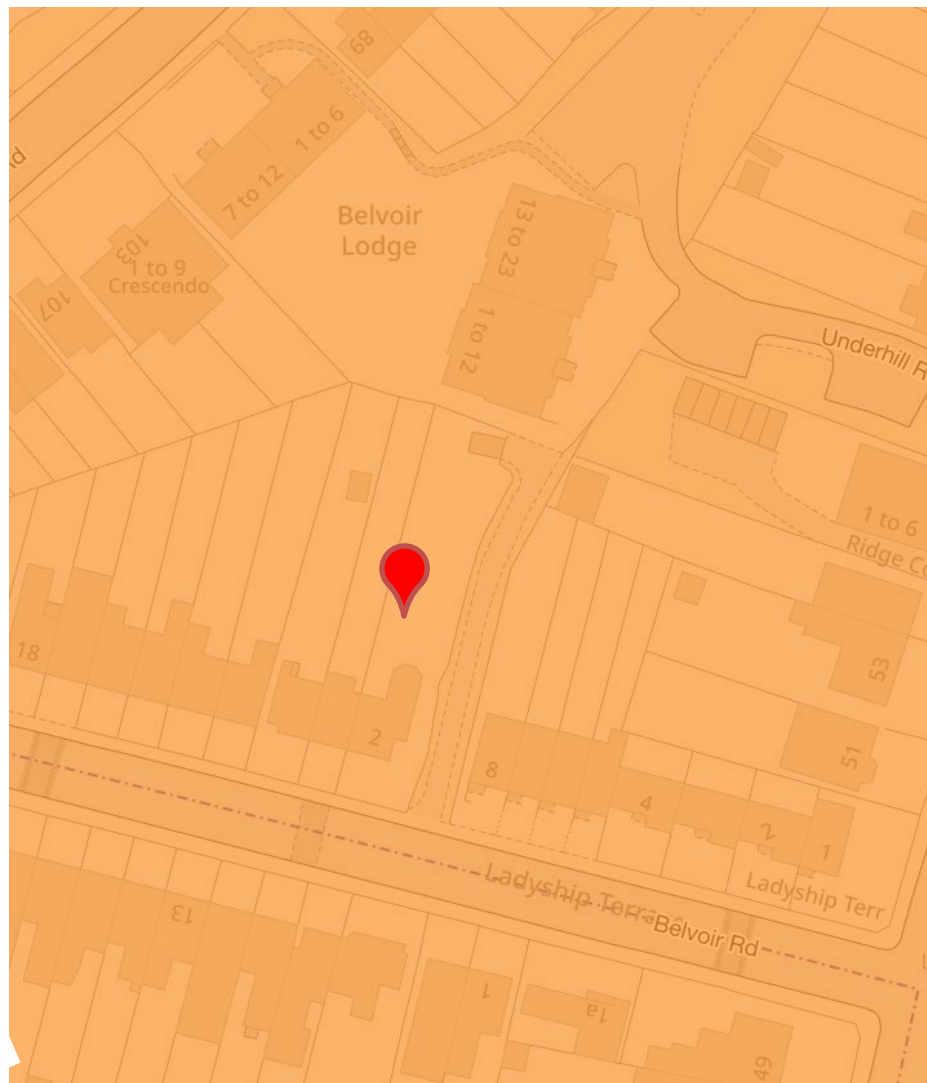


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Constraints and designations

- TPO No 645
- Dulwich Area Vision
- Air Quality Management Area
- Critical Drainage Area (shown in orange)
- Suburban Zone South
- PTAL 2

- There side slopes up from south to north. The level change between the existing dwelling and rear elements of the garden is c. 3m



Existing dwelling and garden



Front elevation



Rear garden looking south



Side elevation and access path



Rear elevation

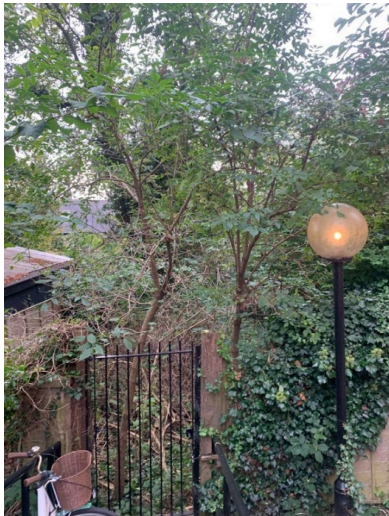


Rear garden looking north



Access path looking towards south to Belvoir Road

Existing dwelling and Belvoir Lodge



Access path from Belvoir Lodge



Belvoir Lodge from the rear garden of the existing dwelling



Gap between Belvoir Lodge and application site



Existing garage viewed from Belvoir Lodge

Consultation responses

22 objections received:

Trees and ecology:

- The proposal results in the loss of trees, there should be additional tree planting as part of the proposal
- There are bats within the trees and bird species including the rare Firecrest
- The loss of tree could affect the stability of the boundary

Overlooking and loss of light:

- Due to the topography of the site the proposal would allow direct and wide views into the first floor bedroom windows of adjacent properties.
- No daylight/sunlight assessment has been undertaken to assess the impact on 1-12 Belvoir Lodge. The proposal would only be 4m away from the nearest windows.

Design:

- Butterfly roof presents an unnaturally high building.
- There is an opportunity to sink the development into the surrounding ground rather than site on top
- A single storey building would be more appropriate
- Will appear incongruous and is out of character with the prevailing pattern of development

Access road:

- 2 Belvoir Road only has rights to use the path to access their existing garage. The leaseholders of Belvoir Lodge are responsible for the upkeep of the path.

Noise and disturbance:

- More activity on the site, particularly during the construction phase
- Notification of the proposed development was not long enough and no site notices were displayed
- Flood risk and effect of surface water and foul drainage have not been sufficiently addresses as part of the application.

Proposed site plan



Proposed floorplans



Proposed elevations



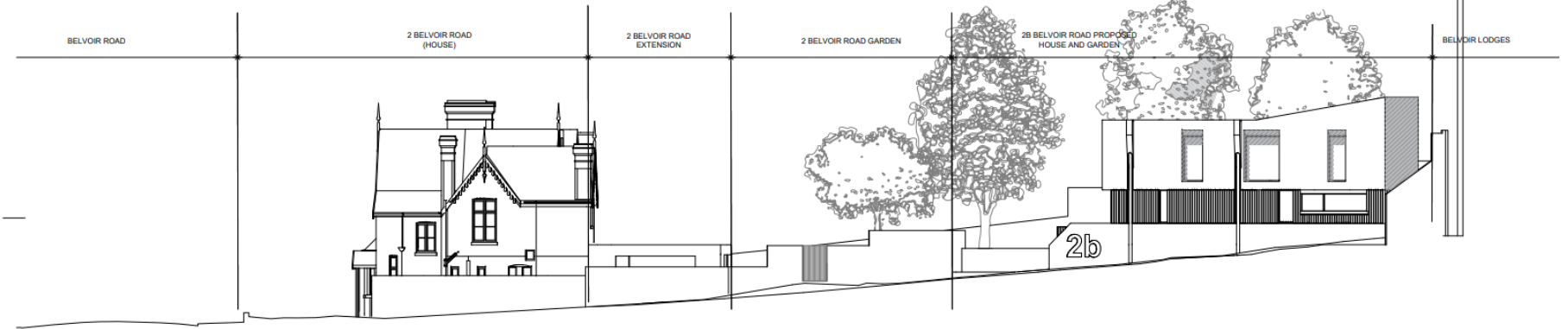
1 EXISTING HOUSE (PROPOSED) FRONT ELEVATION
1 : 100



2 EXISTING HOUSE (PROPOSED) SIDE ELEVATION
1 : 100



3 EXISTING HOUSE (PROPOSED) REAR ELEVATION
1 : 100



4 PROPOSED EAST ELEVATION (A-A)
1 : 100



3D images of proposed single storey rear extension

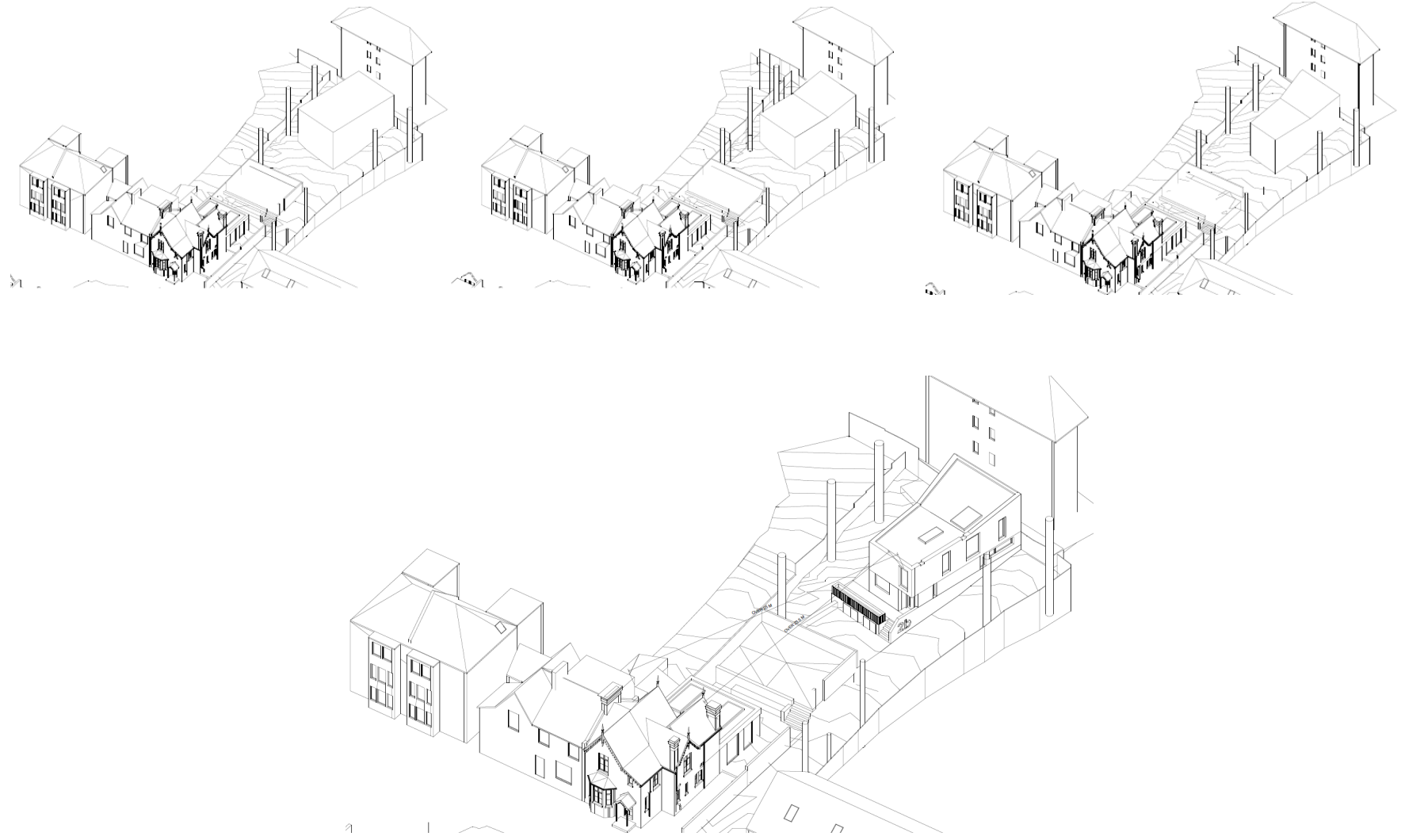


Figure 26 - View towards proposed rear elevation



Figure 27 - View towards proposed rear elevation

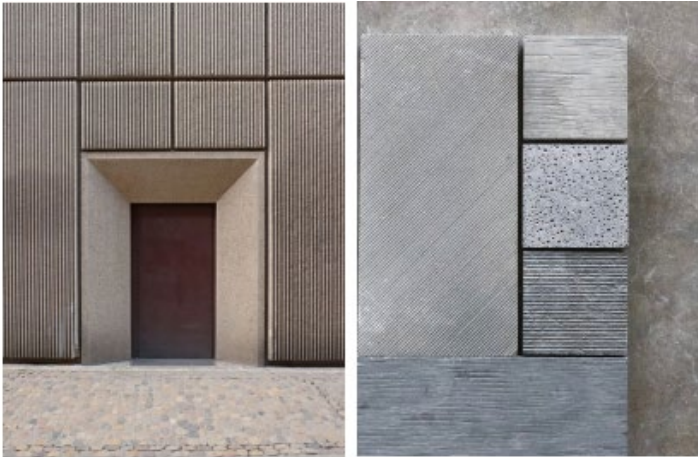
Design evolution



3D image of proposed new dwelling



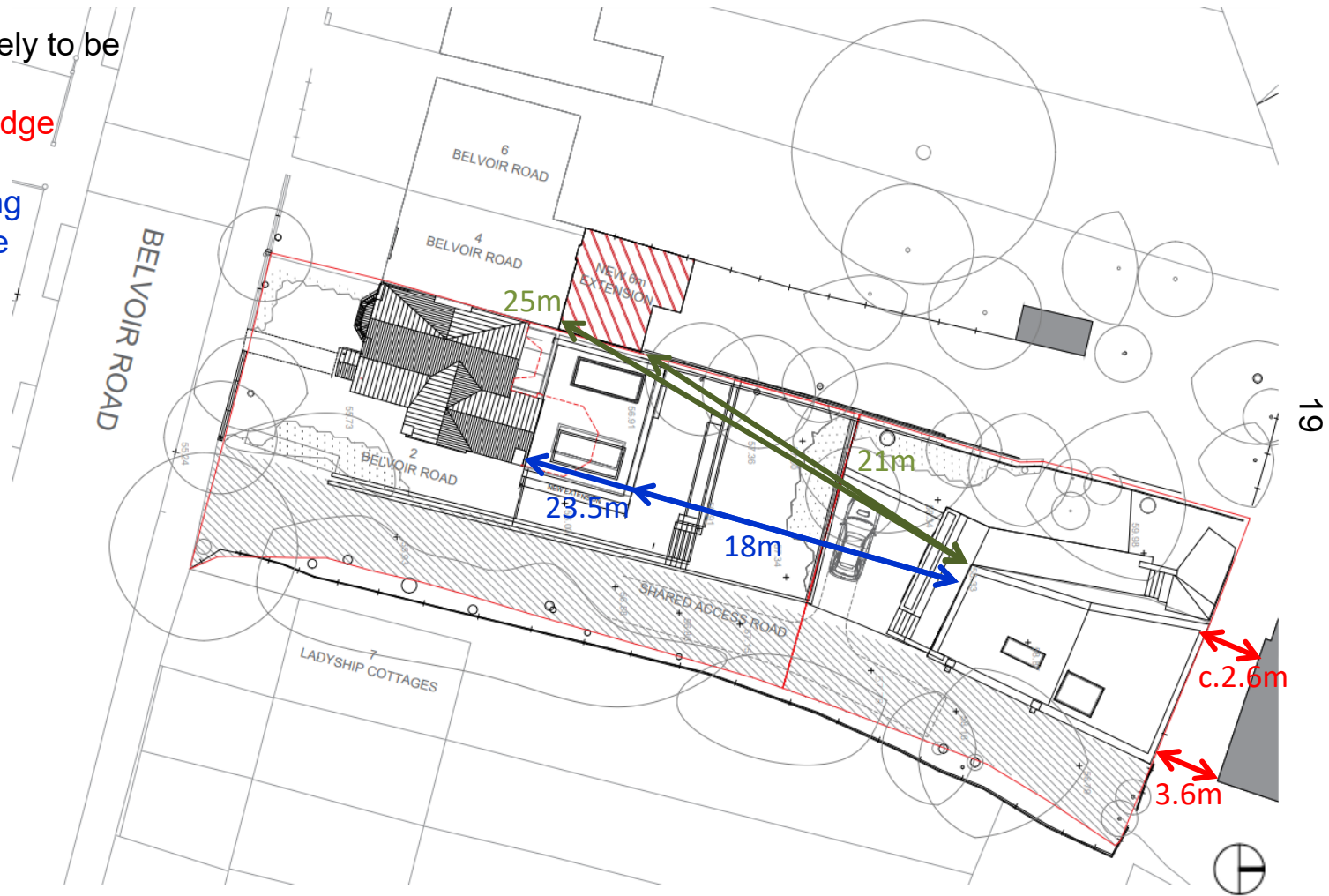
Materials for the new dwelling



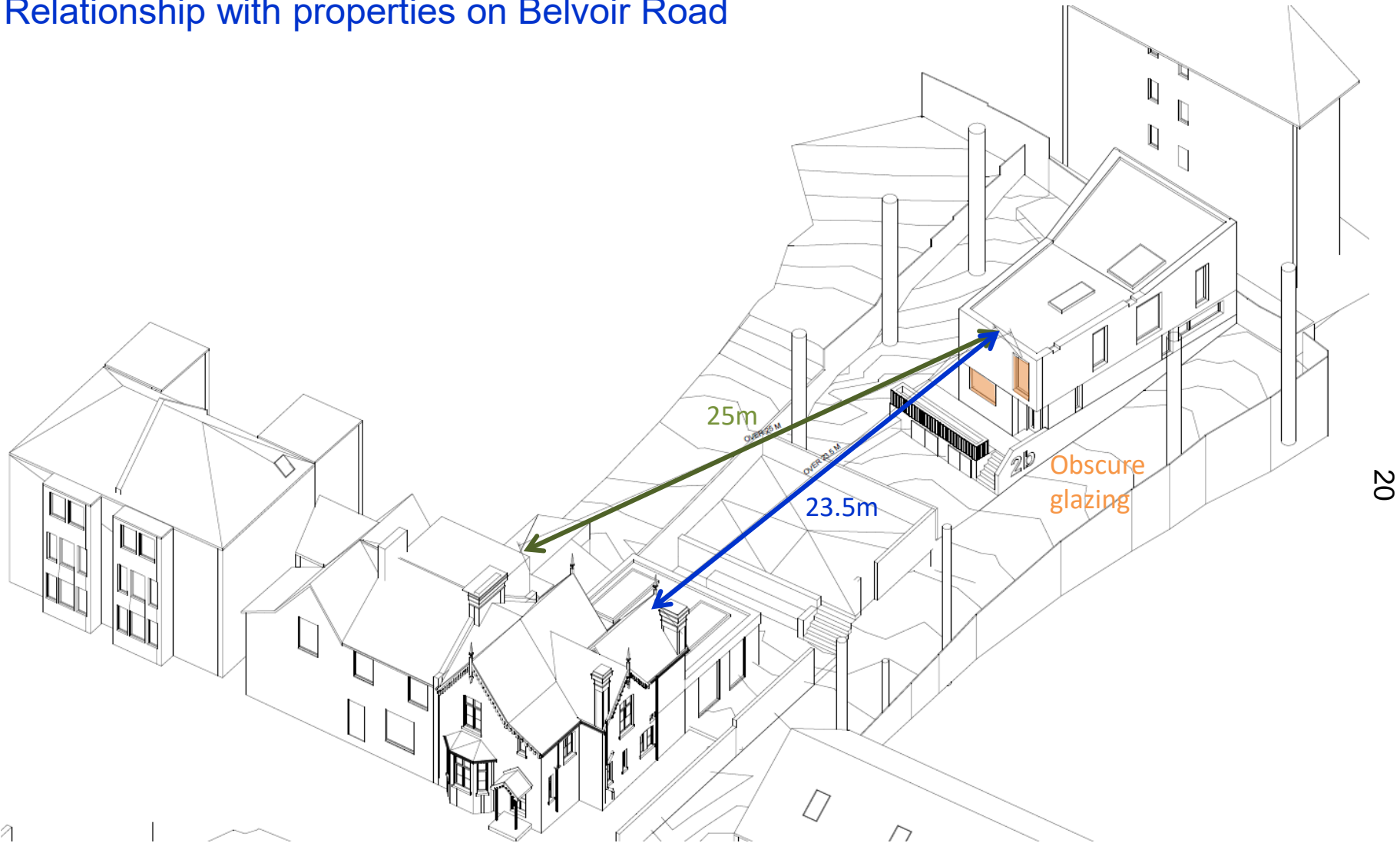
Separation distances with neighbouring properties

Properties most likely to be affected:

- 1-12 Belvoir Lodge
- 4 Belvoir Road
- Existing dwelling
2 Belvoir Lodge

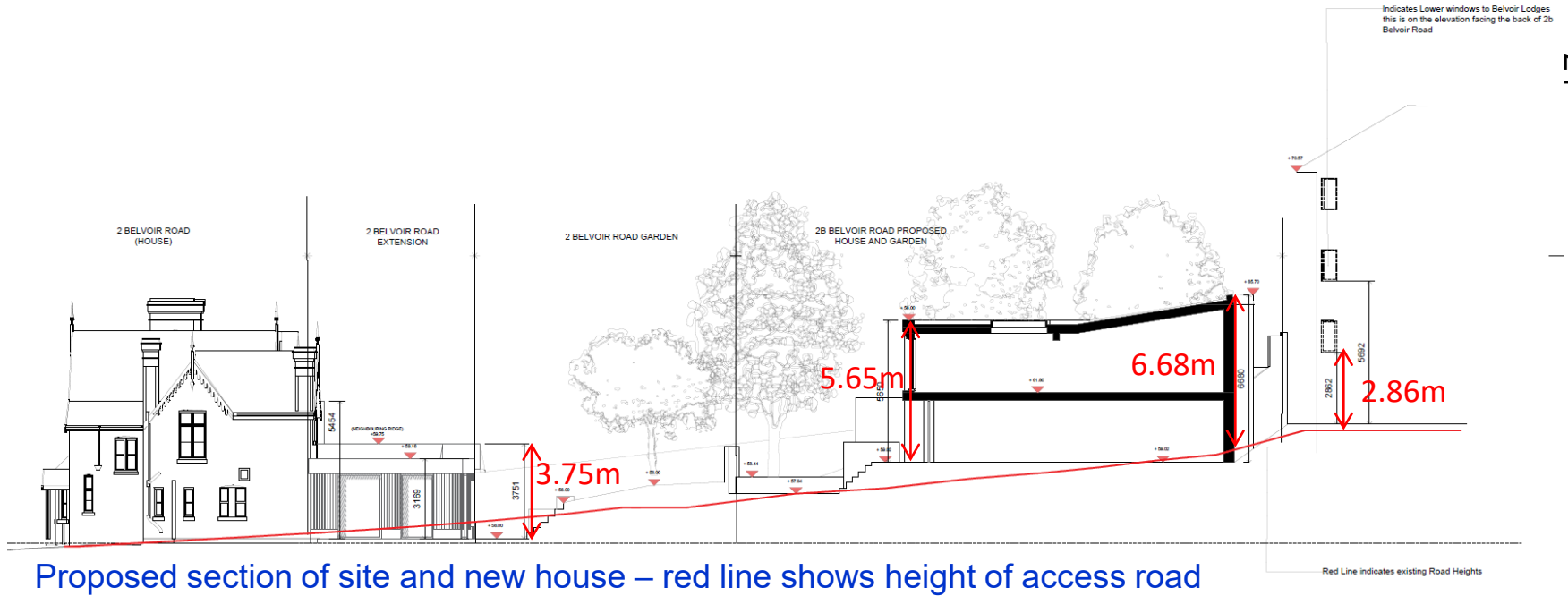


Relationship with properties on Belvoir Road

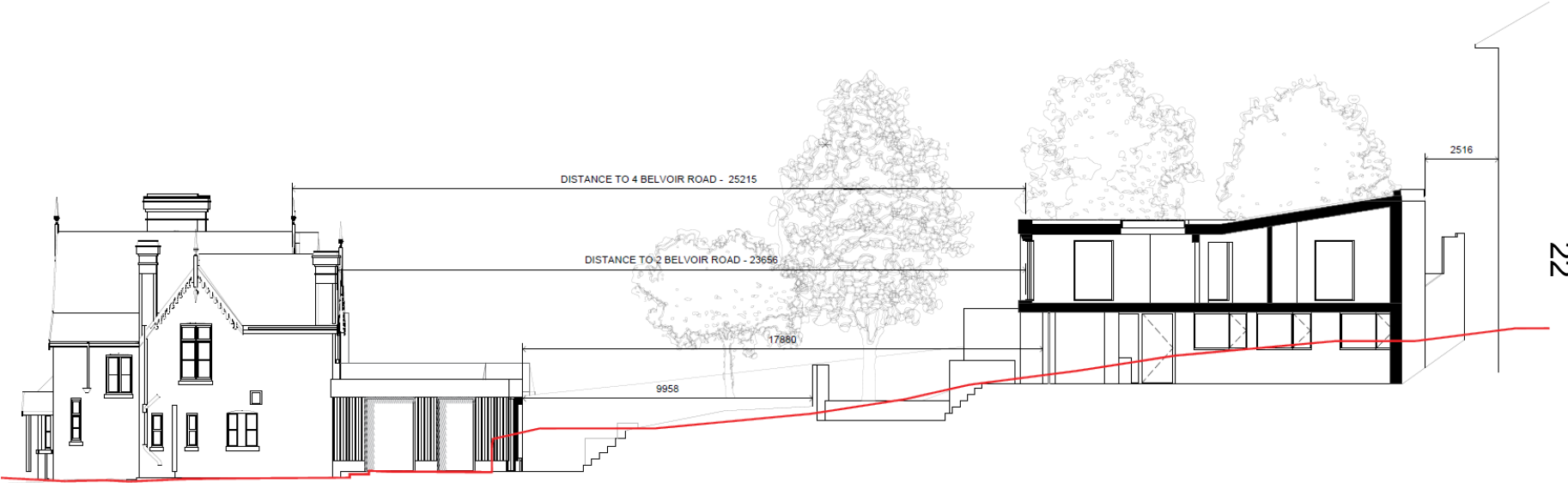


Relationship with 1-12 Belvoir Lodge

- 3.6m gap between proposed new dwelling and side elevation of Belvoir Lodge.
- Belvoir Lodge is located on an elevated position above the site of the new dwelling.
- Kitchen windows of Flats 1 and 2 most likely to be affected.



Proposed section – showing new dwelling set down into the existing garden (red line)

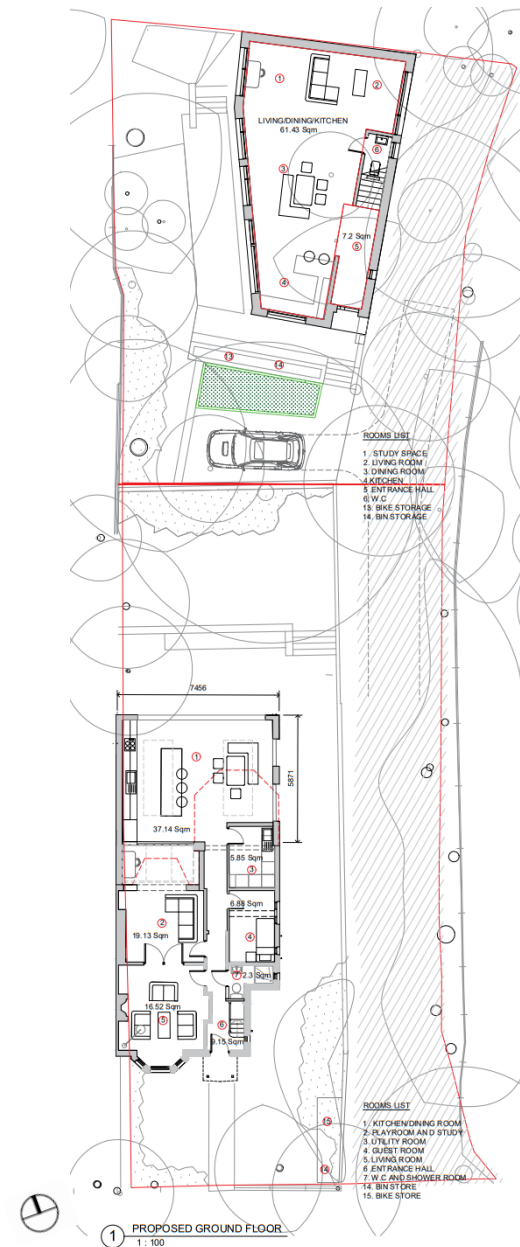




Proposed front elevation of new house

Transport and highways

- 1 no. on site parking space for new dwelling.
- Dedicated cycle storage for new and existing dwelling. Details to be conditioned.
- Refuse and recycling storage provided and collection as per existing arrangements
- Implementation of any planning consent and management of the access route would be a separate legal matter between Freeholder, Applicant and other interested parties.

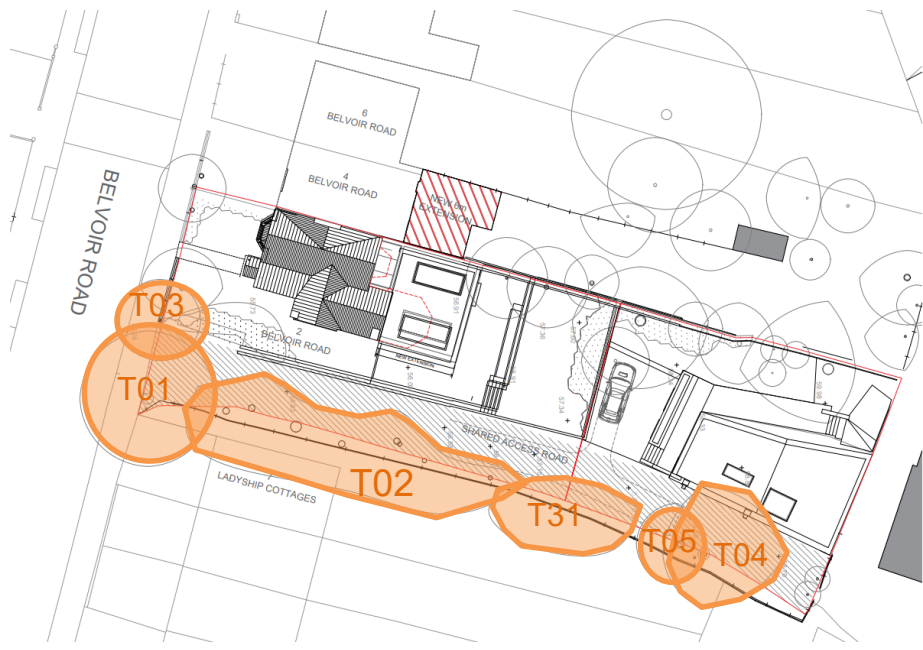
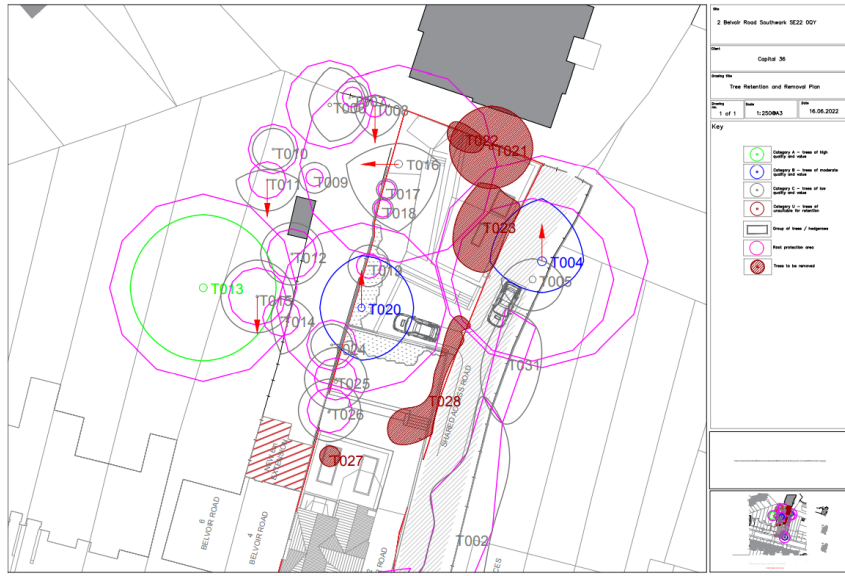


Landscaping and Trees

- The proposed development results in the loss of 5no. Trees:
 - T21 Cypress Cat C
 - T22 Cypress Cat C
 - T23 Dogwood Cat C
 - T27 Cabbage Pal Cat C
 - T28 Mixed group Cat C
- Overall acceptable subject to replacement trees for T21 and T22 on a 1 in 1 out basis.

Works to TPO trees:

- T01, T02, T03, T04 and T31
Crown lift up to 3.5m
- T05 Cut back up to 2m



Ecology and biodiversity

- Preliminary Ecological Assessment undertaken considered acceptable
- Ecological Enhancement Plan to be conditioned to secure wildlife friendly planting, bird/bat/insect/hedgehog boxes.

Energy and sustainability

- The building design has incorporated passive energy measures to reduce energy demand, this includes; high efficient lighting systems and controls, natural daylight to limit the need for artificial lighting, super-insulated walls, floors and roofs will help to avoid overheating in the summer months. Whilst low carbon energy generation has been explored, there are no suitable technologies for this site.

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Conclusion:

- Overall, the proposed development would be of high quality design and would provide a good quality of accommodation for both future and existing residents.
- There would be some overbearing impact caused by the new dwelling on the existing properties on Belvoir Road and at Belvoir Lodge, as a result of the sloping topography of the site, the overall impact is not considered to be detrimental to the amenity of the neighbouring residents and does not warrant a reason for refusal.
- The proposal would provide 1no. on site parking space and dedicated cycle and refuse storage. There would also be replacement tree planting, hard and soft landscaping within the site.
- The proposal would make a financial contribution of £70,872 towards social and intermediate housing in the borough in accordance with Policy P1 of the Southwark Plan (2022).
- **Officers are recommending the application for approval subject to conditions and completion of a Section 106 legal agreement.**

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ITEM 7.2
23/AP/1792

Alleyns School, Townley Road ,London, Southwark, SE22 8SU

Retention of an engineering operation for temporary use of amenity grassland as a staff parking area by installation of tarmac drive and unbound gravel over permeable membrane; retained until 31th August 2025

SITE LOCATION PLAN



AERIAL VIEW



LAYOUT PLAN BEFORE THE ENGINEERING WORKS WERE UNDERTAKEN



CONSTRAINTS AND DESIGNATIONS

The application site borders Dulwich Village conservation area, and there are no listed buildings in close proximity to the application site. The western part of the site is a TPO zone with a number of TPO trees. It is subject to the following policy designations and spatial constraints:

- Critical Drainage Area
- Air Quality Management Area
- Hot food takeaway exclusion zone
- Site of Importance of Nature
- Metropolitan Open Land

Existing Site Photos



Parking area



View of site from access gate

Existing Site Photos



View of site entry



View of site from Townley Road

Existing site after the engineering works have been undertaken indicating parking spaces for 28 cars – Original proposal



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PROPOSAL



Current proposal:

Retrospective planning permission is sought to carry out engineering operation for temporary use of amenity grassland as a staff parking area by installation of tarmac drive and unbound gravel over permeable membrane until 31th August 2025.

Public Consultation Responses

Consultation Responses received by 11th October 2023

Site notices were displayed outside the site along Townley Road on 06.07.2023. A total of 6 notification letters were sent to residential properties along Townley Road opposite to the proposal site.

No of comments: 8
Re-consultation comments also included.

Objection: 5

Neutral: 0

Support: 1

Objections

- Proposal will promote usage of cars
- Increase in pollution and carbon emissions
- Increase in traffic
- Increase noise
- Inaccuracies in the information provided, supporting the application
- Impacts on MOL land
- Visual impact on streetscene
- Impact on nearby trees
- Light pollution due to night usage of the site
- Contrary to Southwark's transport policy
- Impact on designated Safe Route to school
- Failure to control access and abuse by non-authorized users.
- Impact on LTN

Officer response: these matters will be addressed in the 'assessment' section of the report.

Principle of development

- The use of the site for permanent car parking facilities would be unacceptable based on the impact on MOL. Temporary car parking would be more acceptable, and justifiable on a limited basis to allow works to be completed elsewhere within the school and applicant would be expected to return the land to its previous use and quality upon the cessation of the temporary use.
- Temporary use of the site for parking purposes is supported in principle under a Very Special Circumstances justification, which is the time to re-plan for the loss of 15 car parking spaces due to construction of New Wellness centre under application 22/AP/0184.
- Reduction in land area allocated for parking purpose and the proposal to plant wild flower meadow in the remaining area reduces the impacts on MOL land.

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Design

- Revised scheme reduces the area under impact.
- Condition on remediation strategy to ensure MOL will be returned in its original state.
- Proposed storage bays for material storage related to maintenance of courts.

Amenity

- Disturbances beyond regular school operational hours – exceptional.
- Hedge planting and willow screening minimizes impact.
- Reduced number of cars and current setback from boundary -mitigate any disturbance further.

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Transport policy

- Condition for maintaining the splays attached .
- The use of access gate for maintenance purposes conditioned.
- Actions to increase travel by public transport, walking or cycling not considered necessary for the application

Trees

Remediation strategy condition attached.



Conclusion and Recommendation

The retrospective proposal to carry out engineering operation for temporary use of amenity grassland for 2 years' time period as a staff parking area is not expected to result in further detrimental impacts on the quality and openness of MOL.

Additionally, it would respect the amenity of neighboring properties and does not involve additional detrimental changes in the external appearance.

Accordingly, it is recommended that planning permission be granted subject to conditions.