

Planning Committee (Smaller Applications)

Tuesday 30 June 2026

7.00 pm

Ground floor meeting rooms, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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| 6. | Development Management | 1 - 78 |

TABLED ITEMS:

Members pack and addendum report

Welcome to Southwark Smaller Planning Committee

30 June 2026

MAIN ITEMS OF BUSINESS

Item 6.1 – 26/AP/0519 Alleyn’s School, Townley Road, London, SE22 8SU

Item 6.2 – 26/AP/0344 67A Upland Road, London, SE22 0DA



Councillor Richard Taylor
(Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Andy Higson



Councillor Sean Hannigan



Councillor James Moyse



Councillor Leigh Richman
(reserve member)



Councillor Kath Whittam

Item 6.1 – 26/AP/0519

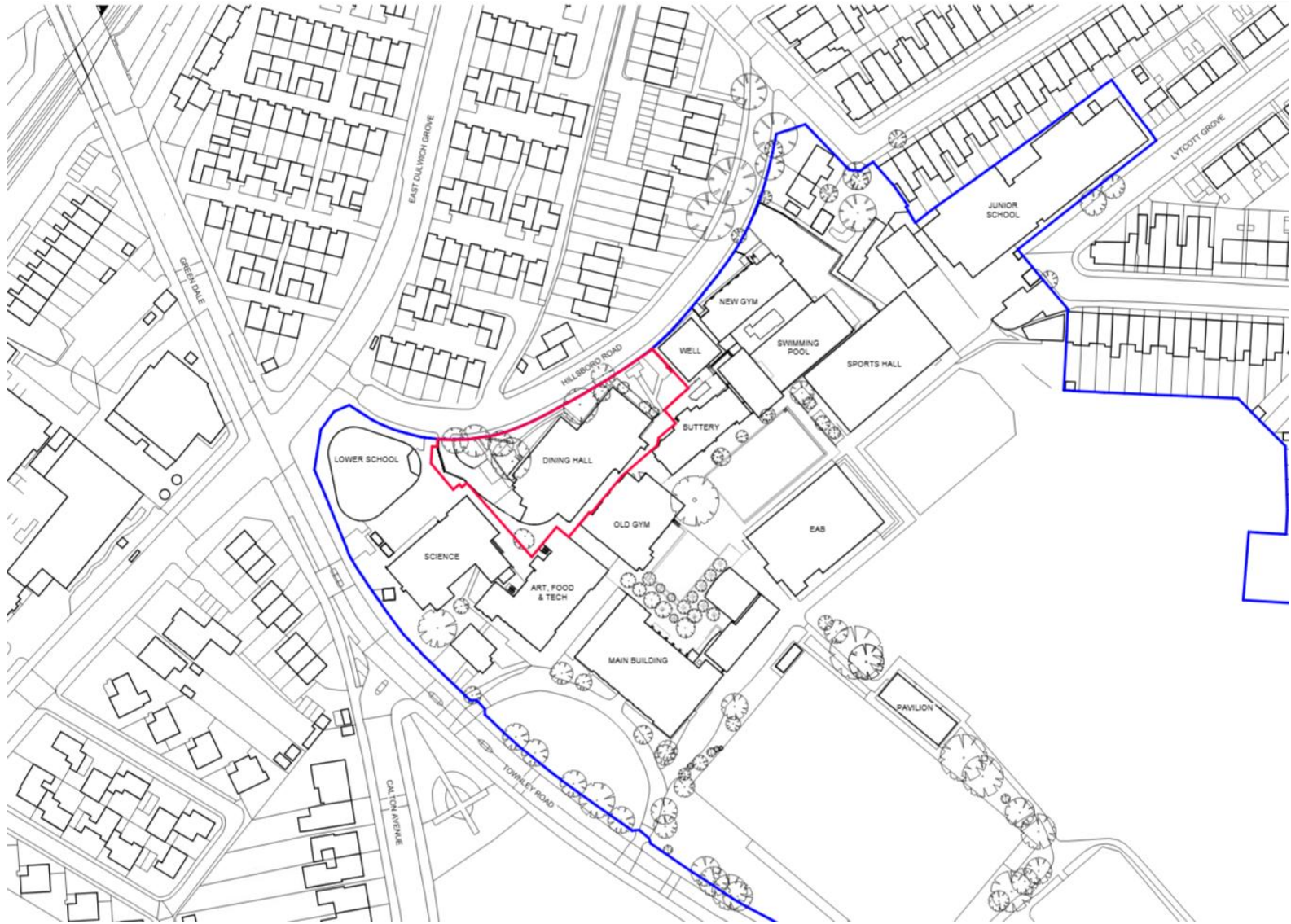
Alleyn's School, Townley Road, London, SE22 8SU

Full planning application for:

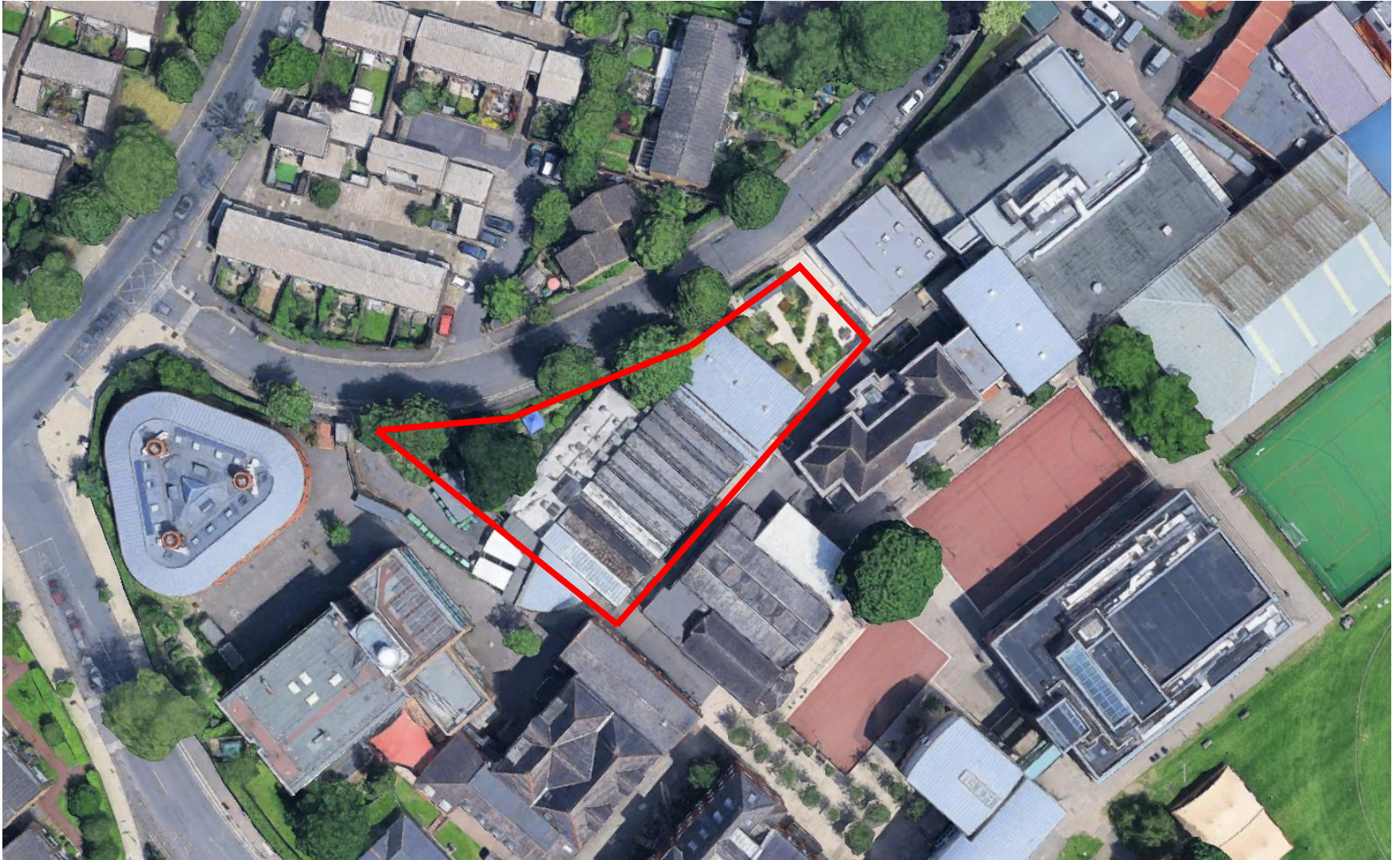
Demolition and replacement of school dining hall with a new school building and associated landscaping works

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Site location plan



Aerial view



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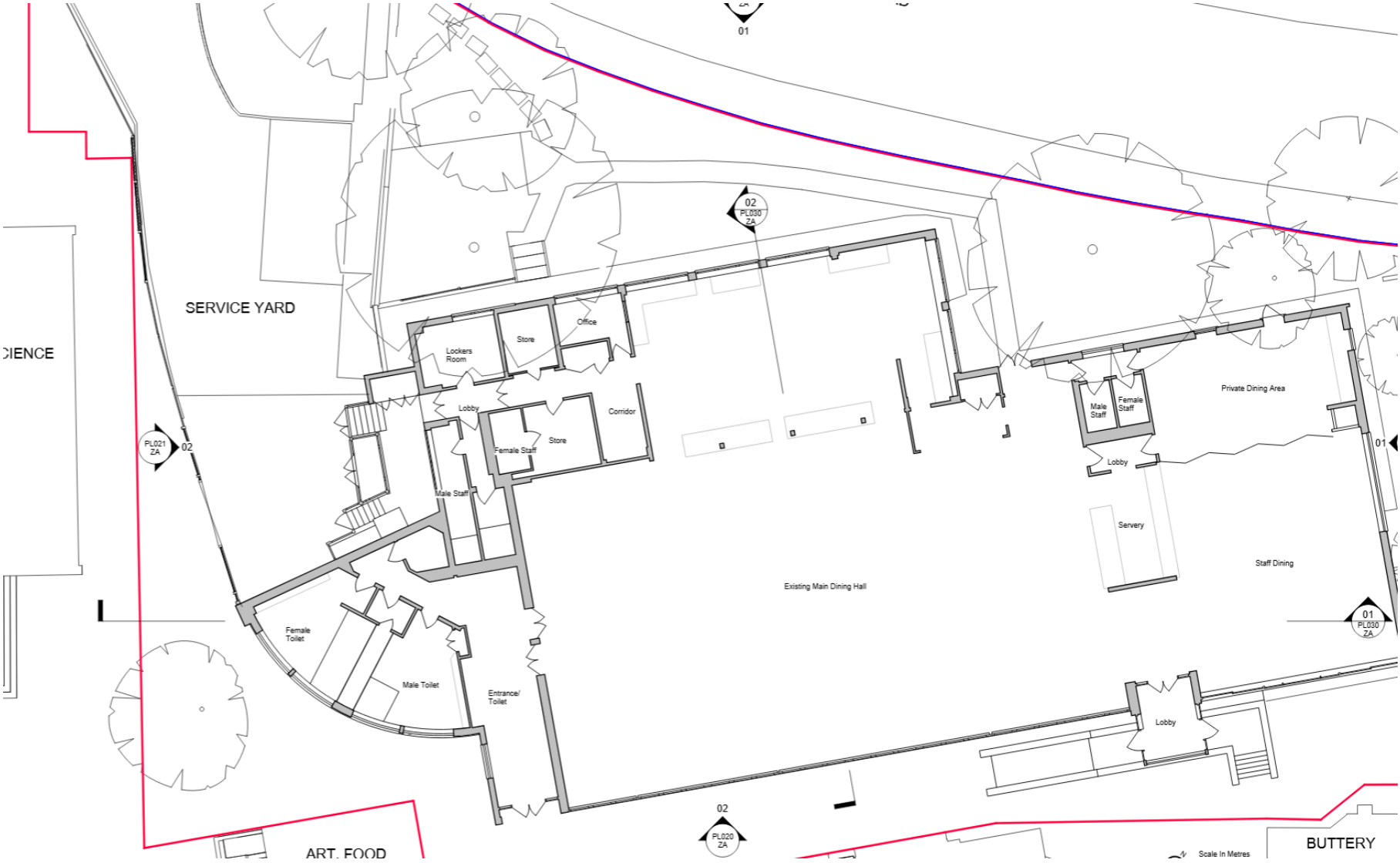
Existing dining hall – from Hillsboro Road



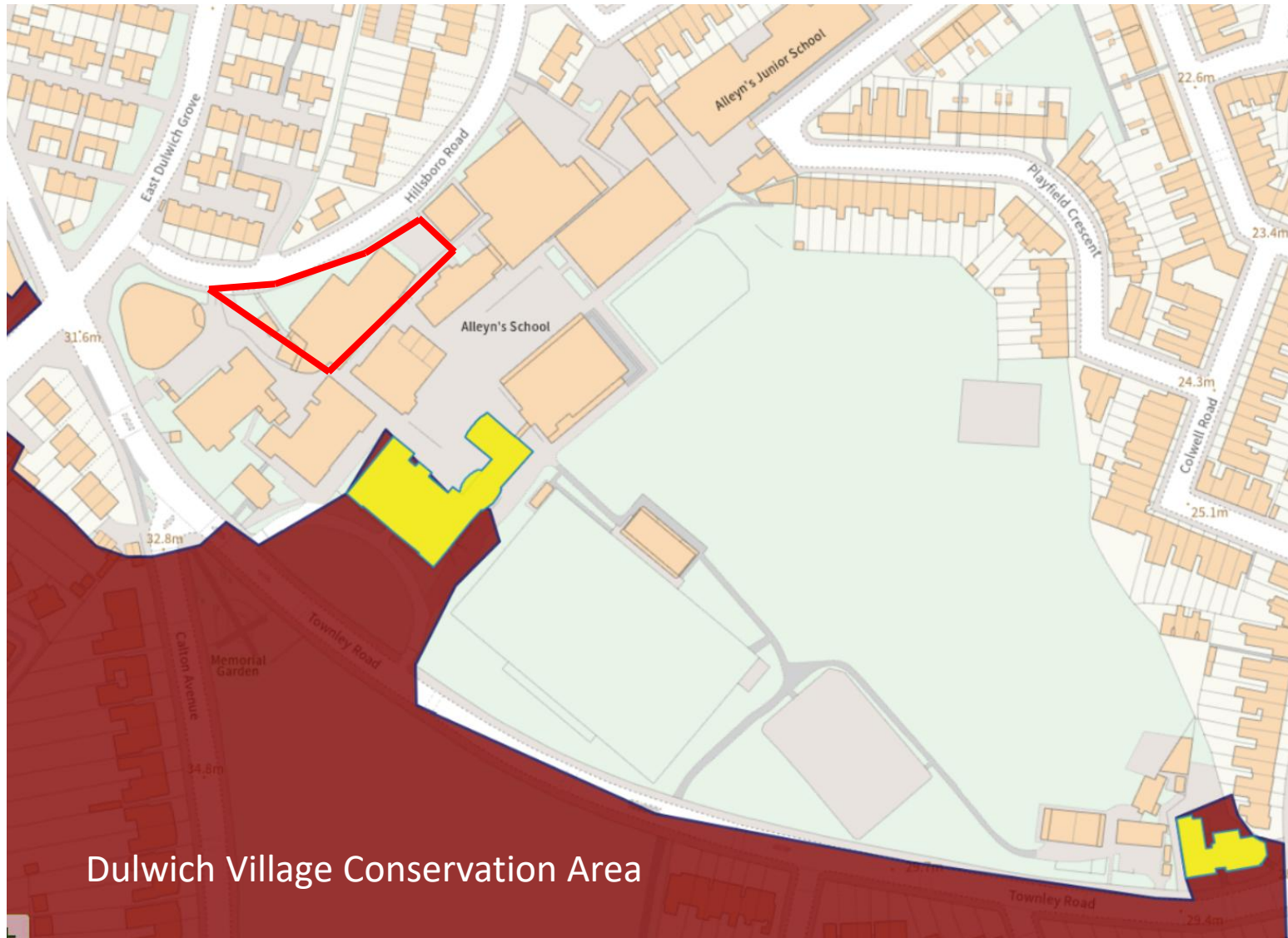
Existing dining hall – from within the school site



Existing floor plan

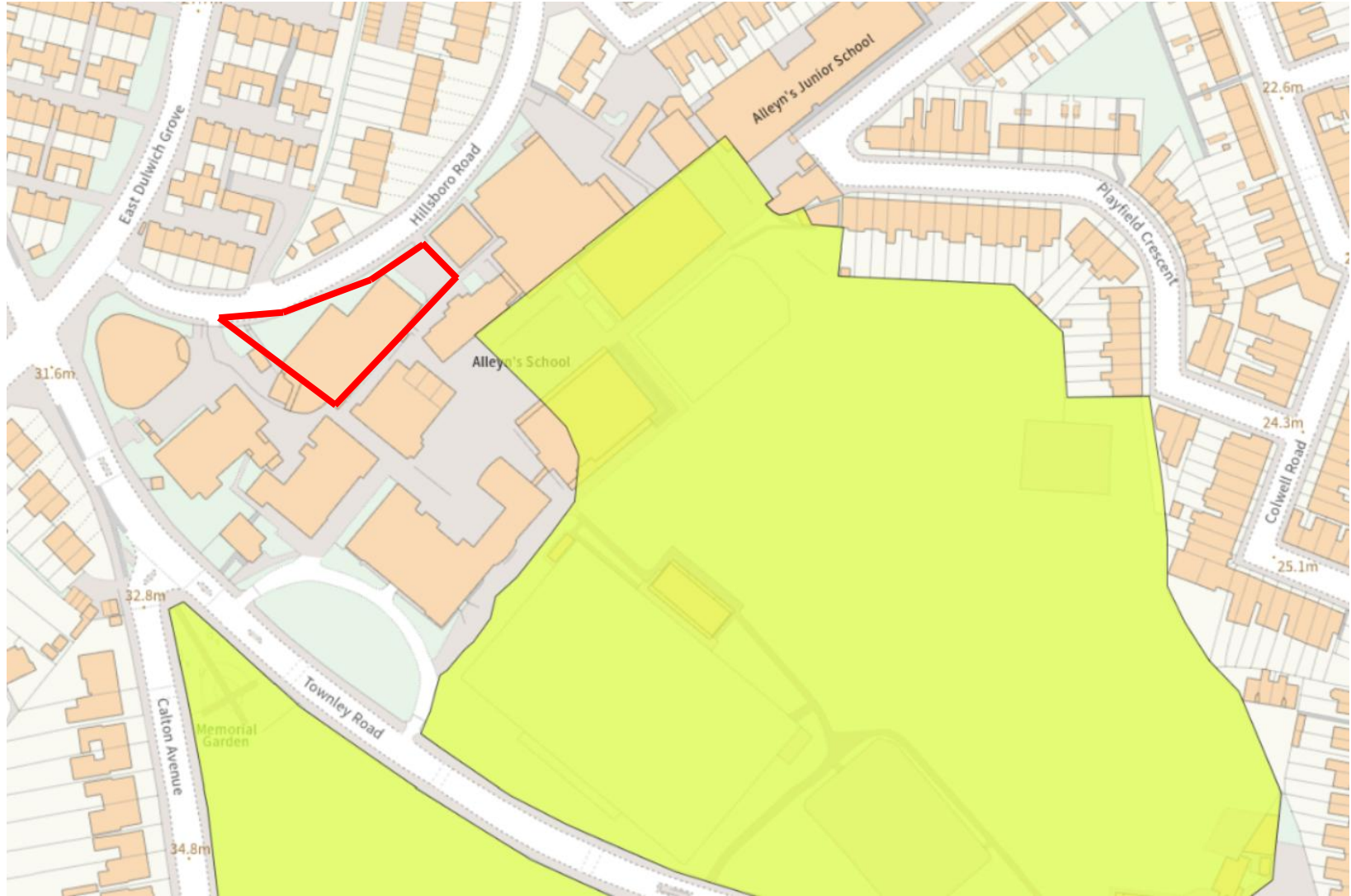


Heritage



Dulwich Village Conservation Area

Metropolitan Open Land



Proposal

- Demolition of the existing dining hall
- Construction of a part one, two and three storey education building of 2,440 sqm providing:
 - Two dining halls
 - Flexible classrooms
 - Meeting rooms and breakout spaces
 - Main assembly hall for 220 pupils
 - An energy centre
 - A roof terrace
- It does not propose an increase in the number of pupils at the school

Consultation

- Neighbour notification letters sent to 131 neighbouring properties on 26 February 2026
- Site notices were placed on 03 March 2026
- Publication was placed in the Southwark News on 03 March 2026

| Number of objections | Number of support comments |
|----------------------|----------------------------|
| 31 | 8 |

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Material planning considerations raised by objectors

- Overdevelopment of the site - building is too large and tall
- Impact on residential character of the area
- Loss of amenity for neighbours - overlooking, loss of privacy, overshadowing and loss of daylight / sunlight
- Existing school-related traffic and parking pressures already considered problematic - concerns that the proposal would worsen this
- Concerns over intensification of use
- Construction impacts
- Concerns over new entrance on Hillsboro Road and related security / safeguarding issues
- Operational noise from users, plant, servicing and refuse
- Loss of trees and failure to achieve biodiversity objectives
- Impact on local heritage assets
- Increased refuse and servicing

Support comments received

- Need for the development - current facilities are outdated and unattractive
- Proposed building is architecturally supported and considered a positive addition to the street and townscape
- Improved energy efficiency
- Improved facilities for pupils and the wider community

Principle of development

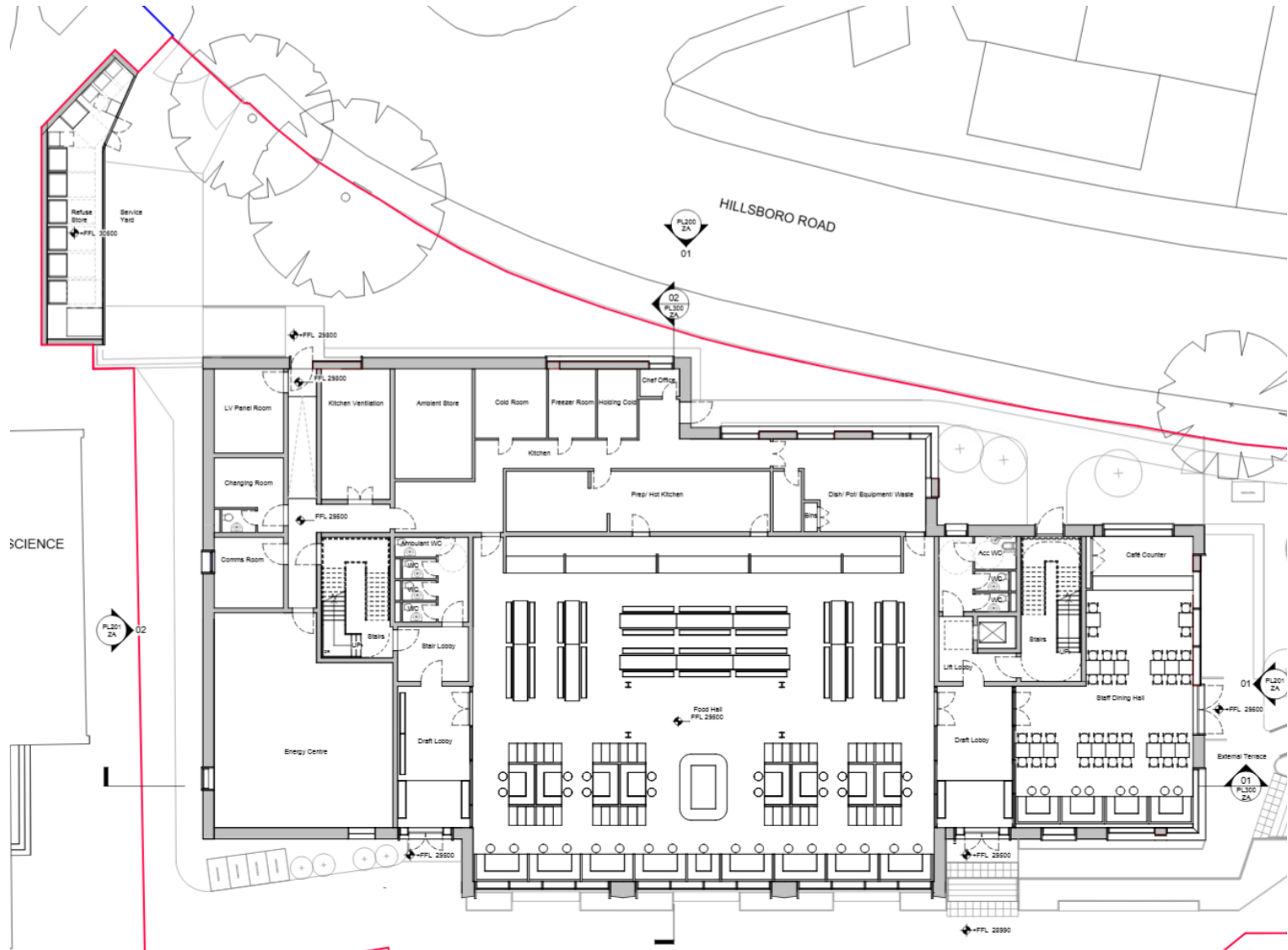
- No change of use proposed
- No intensification of the use by increasing the number of pupils on site
- A Community Use Agreement would be secured by Section 106 agreement to ensure that the new facilities can be hired by the wider community

Demolition

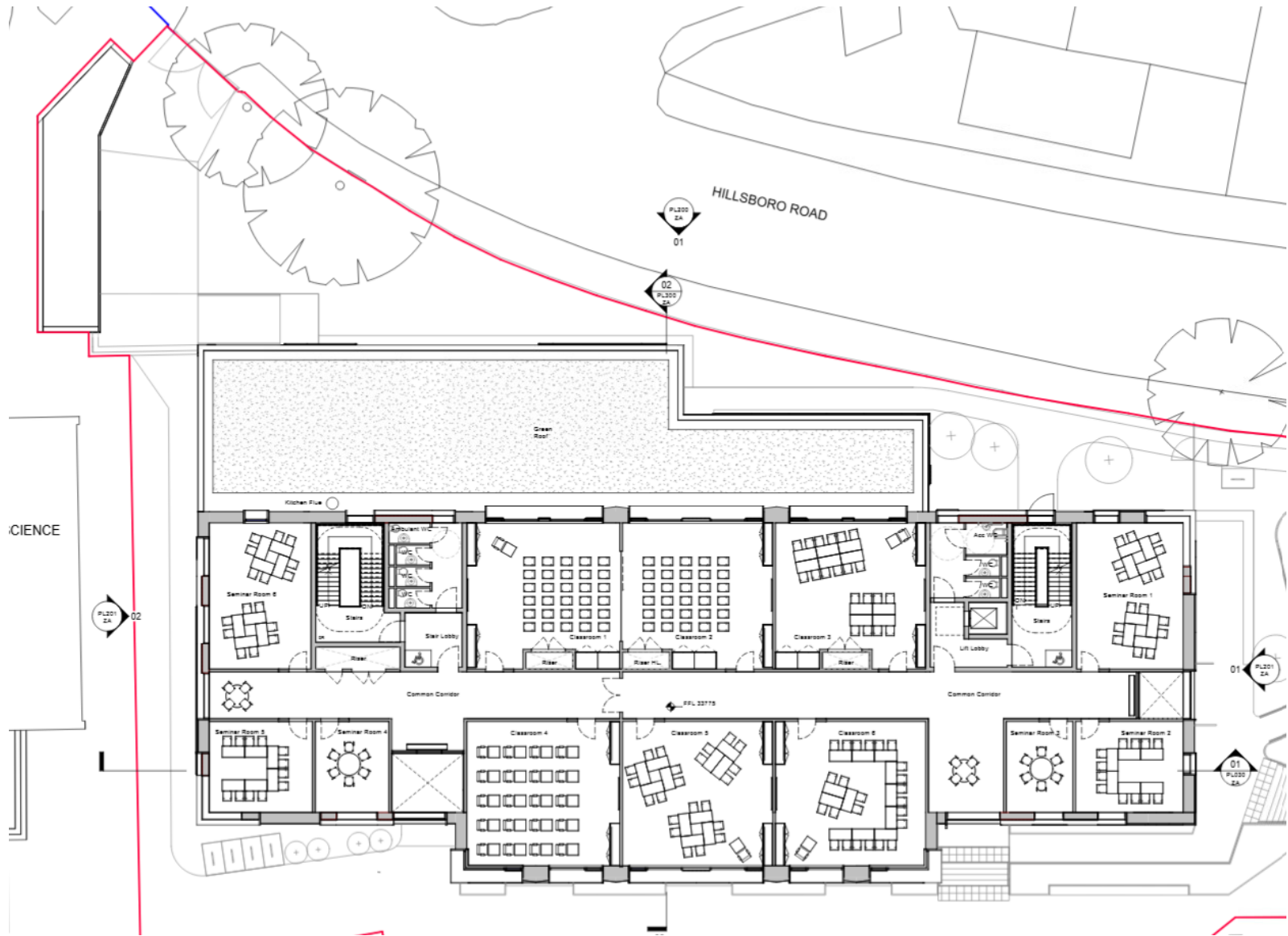
- Replacing the 1960s dining hall is justified on sustainability, site constraints, and heritage/design
- On sustainability, the existing building can't be retrofitted to meet modern energy or space standards, whereas the replacement is fully electric, removes gas use, cuts operational carbon, and forms part of the school's wider decarbonisation strategy
- On site constraints, the wider campus is limited by MOL designation, so there is little scope to retain the existing building while providing the required facilities elsewhere
- On heritage, the existing building is unlisted, sits outside the Dulwich Village Conservation Area, is not a non-designated heritage asset, and has limited architectural quality and a weak relationship to the street - so there is no heritage objection to its loss
- The replacement is of significantly higher design quality and sustainability performance

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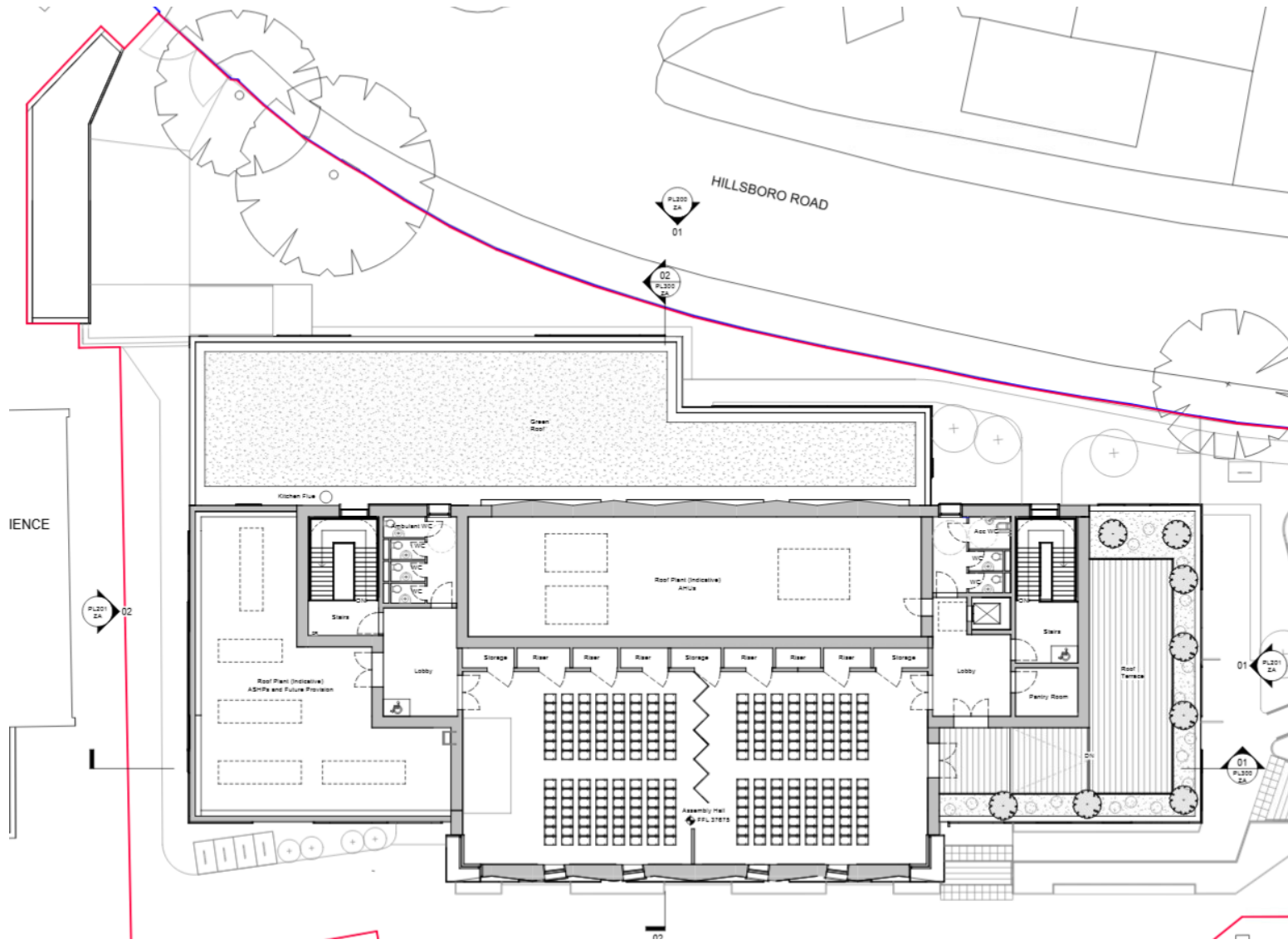
Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



Aerial view from Hillsboro Road



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Aerial view from within the school site



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View from Hillsboro Road



View from within the school site looking west



Design

- The proposed building is arranged as four stepped volumes to reduce visual bulk and move height away from Hillsboro Road
- The overall height of around 13 metres aligns with other larger school buildings across the wider site
- The architecture is simple and robust brick with window openings responding to internal uses, including large glazed areas to halls and circulation spaces
- New landscaping, tree planting, PV panels and green roofs will soften the development and enhance sustainability
- Despite being larger than surrounding housing, the massing and set back form ensure the development sits comfortably within the townscape
- The setting of the locally listed school building and conservation area is preserved
- Conditions are recommended for final material details, façade details and plant screening details to ensure a high-quality finish

Hillsboro Road looking west

Existing



Hillsboro Road looking west

Proposed



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Hillsboro Road looking west

Existing



26

Hillsboro Road looking west

Proposed



Impact on neighbouring amenity – view across Hillsboro Road



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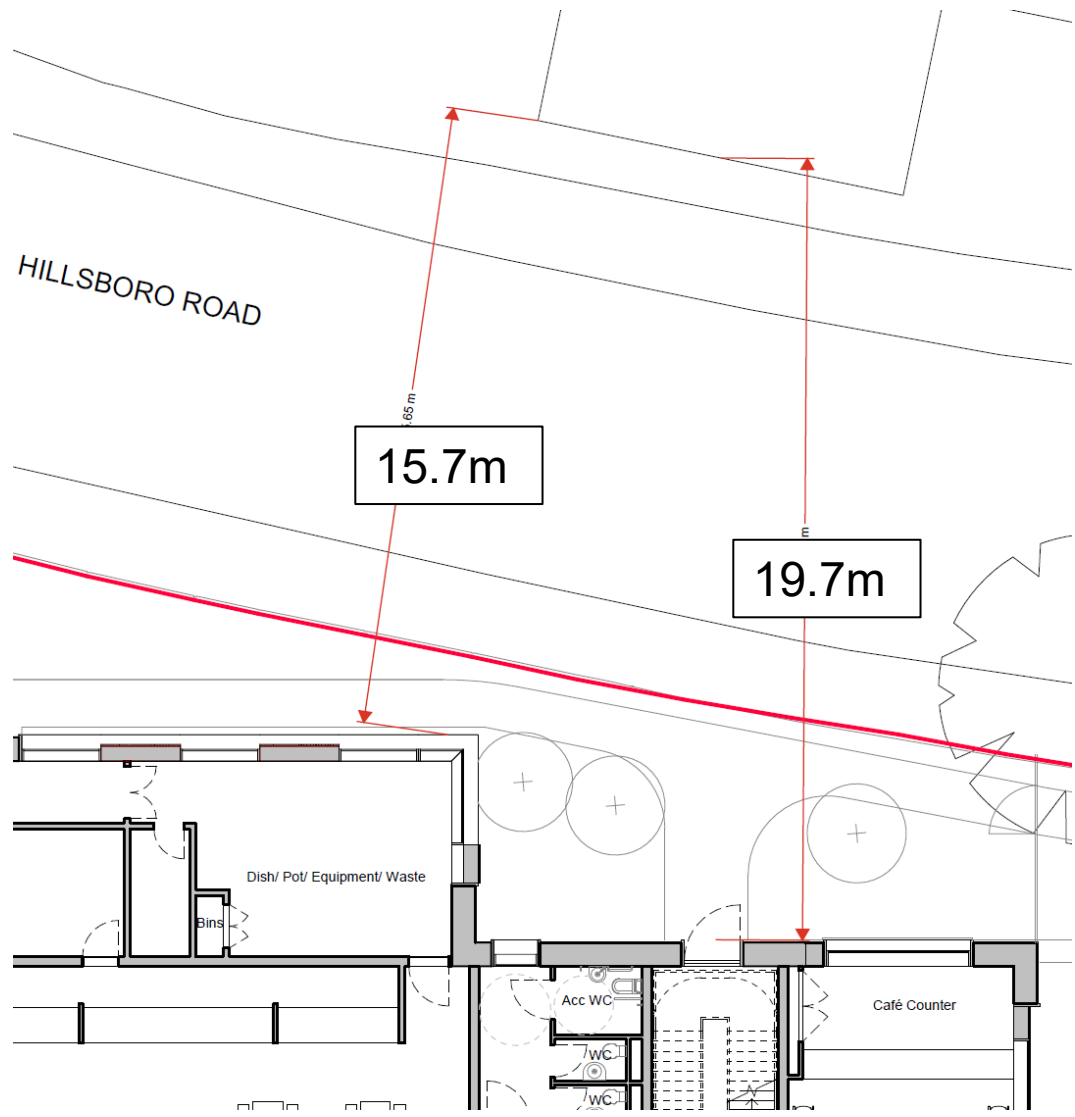
Impact on neighbouring amenity – view across Hillsboro Road



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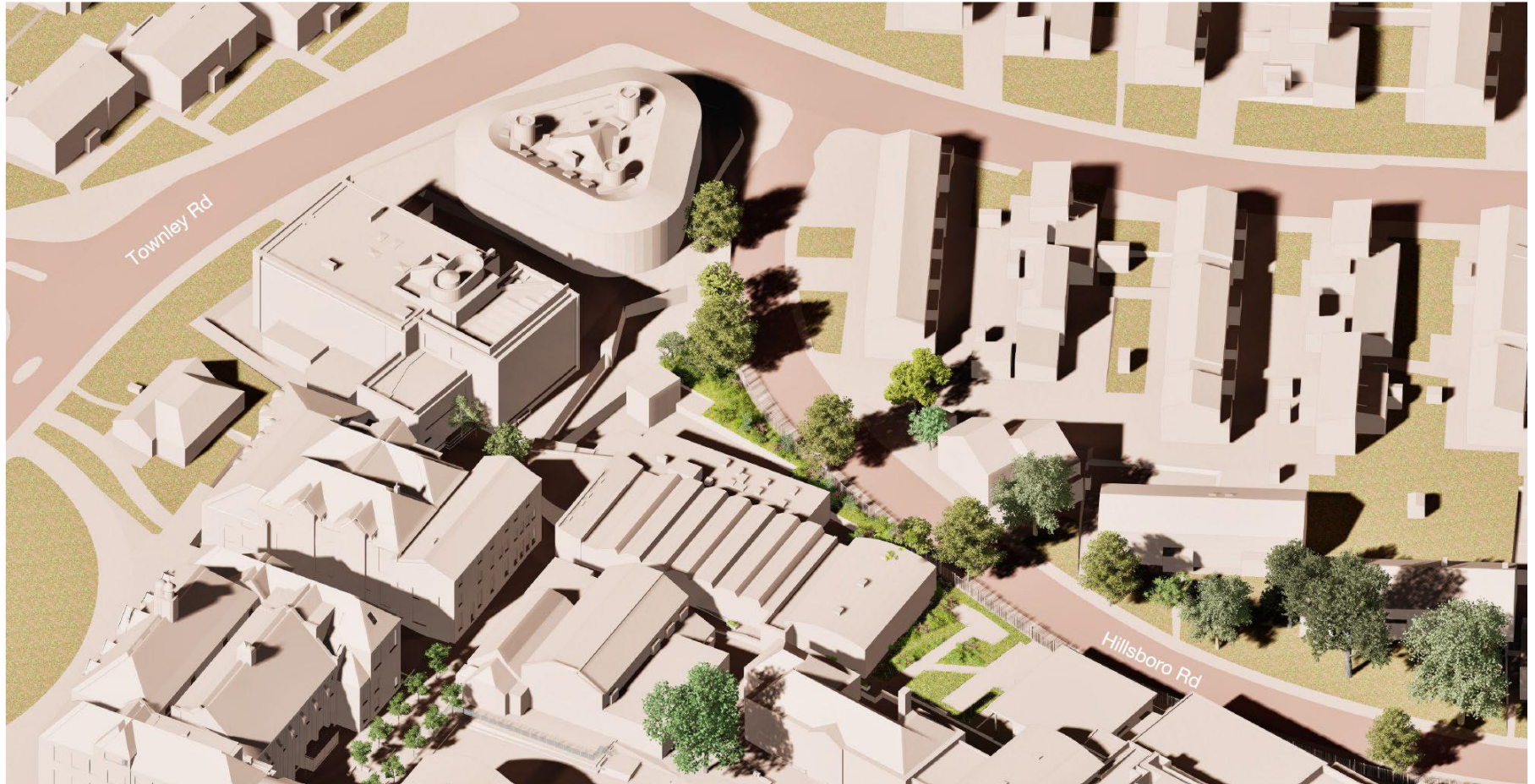
East Du
Picturehouse &

Impact on neighbouring amenity – separation distances



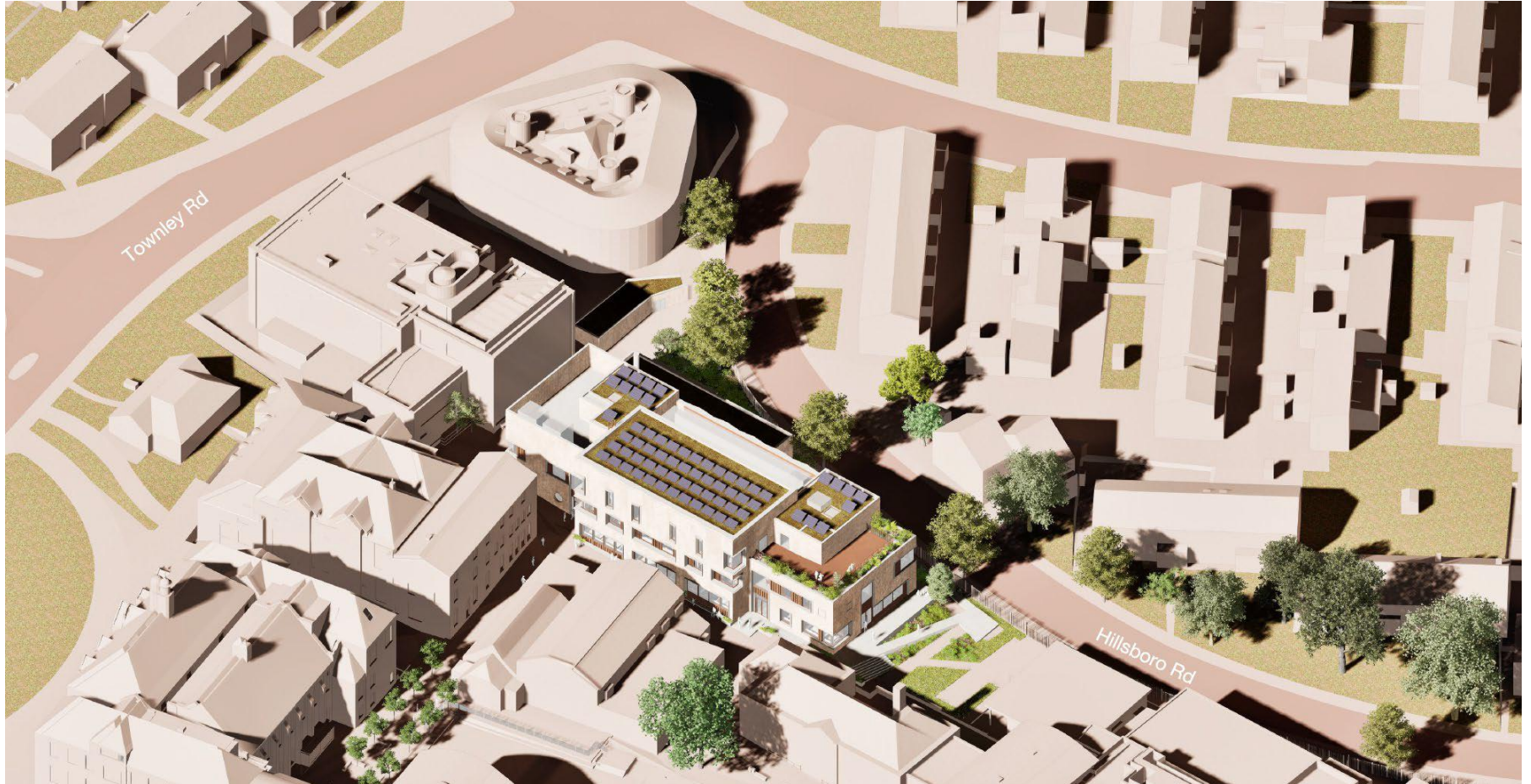
30

Impact on neighbouring amenity – March 21 (Spring Equinox) 11:00 Existing



31

Impact on neighbouring amenity – March 21 (Spring Equinox) 11:00 Proposed



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Impact on neighbouring amenity

- Closest residential properties are 15.7m and 19.7m away across Hillsboro Road - these properties face the site with flank elevations so no windows directly overlooking
- Other properties further along do have street-facing but at oblique angles with no direct sight lines
- Spring Equinox (March 21) overshadowing at 11:00 shows worst case scenario and no noticeable impacts
- Condition recommended to only allow the roof terrace to be used between the hours of 08:00 and 18:00 on weekdays and at no point during weekends and public holidays
- Conditions recommended for appropriate noise limits to be met and a validation test for plant noise to be carried out
- Condition recommended for details of any commercial kitchen extraction and ventilation to be submitted

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Transport and highways

- The development does not increase pupil numbers and largely re-provides existing school functions
- The replacement hall facility has a reduced capacity (350 to 220) resulting in a reduction in potential event-related trips
- Trip generation data has been provided and is expected to remain unchanged
- Travel Plan identifies realistic opportunities for further mode shift away from private car use - an updated Travel Plan to be secured by Section 106
- No car parking is proposed
- Existing servicing and delivery arrangements are retained, with an improved refuse storage area provided
- Demolition and Construction Environmental Management Plan secured by condition

Trees



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Trees and landscaping

- Of the 14 existing trees, 10 would be removed to facilitate development (6 Category B and 4 Category C)
- Mitigation includes 48 replacement trees (18 on-site and 30 across the wider school estate), resulting in a net increase in tree provision and a long-term uplift in canopy cover across the site
- Conditions are recommended securing details of tree planting and the hard and soft landscaping scheme

Tree planting plan – on site



Tree planting plan – wider school site



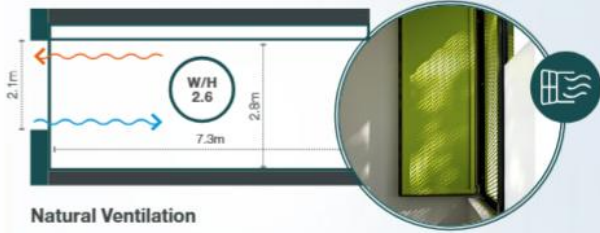
Ecology and biodiversity

- Biodiversity Net Gain of 10% would be achieved on site and across the wider school site
- Urban Greening Factor of 0.42 would be achieved on site (through green roofs, tree planting, perennial planting and permeable paving)
- A bat survey confirmed an absence of bats on site

Energy

- The scheme follows the energy hierarchy (Be Lean, Be Clean, Be Green) achieving a 40.2% regulated carbon reduction through fabric-first design (3.3%), full electrification with ASHPs and on site solar PV (36.9%)
- The building is fully electric with no fossil fuel use and forms the first phase of a wider campus decarbonisation strategy, including future ASHP expansion, battery storage, waste heat recovery and a micro-grid supported by additional PV
- Carbon emissions are offset via a £14,857.89 S106 contribution
- The development would achieve an EPC A and a design-stage BREEAM score of 82.9% significantly exceed an 'Excellent' rating

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Natural Ventilation

Two tall side hung windows per classroom to aid buoyancy and wind pressure driven ventilation. Favourable Width:Height ratio. Openings positioned to not interfere with blind control and to be sized to facilitate mixed mode ventilation.

PV Panels
 Located on the top assembly hall's roof and stair core roofs with a south-east orientation.



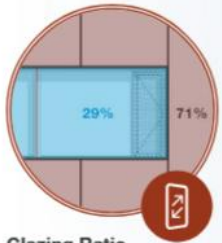
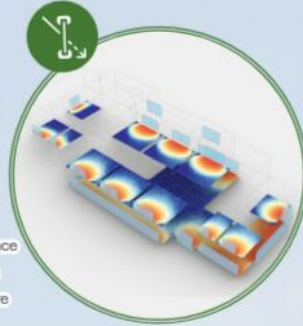
Solar Shading

Orientation adjusted solar shading has been incorporated into the window reveals. Horizontal and vertical elements to windows have been 'pushed' and 'pulled' for further optimisation.



Daylight

Sizable windows centre aligned to facilitate uniform daylight distribution. 35% the classroom area meeting a Spatial Daylight Autonomy of 300lux. Average Useful Daylight Illuminance at 60% in classrooms enabling a lighting strategy which can feature daylight dimming.



Glazing Ratio

Windows positioned only where they are required for daylight and view out, creating a well insulated and airtight facade.



Form & Fabric

Well insulated and airtight facade, reducing heat loss in winter and gains in summer. Reducing MEP plant size and overall energy demand for heating and cooling.



Mechanical Heat Recovery

Mixed-mode ventilation strategy to take full advantage of the airtight facade, providing fresh air and recovering up to 80% of heat energy normally lost with natural ventilation.

Landscape

Optimising landscape design to the rear of the building facing Hillsboro Road to provide enhanced green amenity space that is both visually appealing and biodiversely rich.

Biodiversity



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Recommendation

- It is recommended that planning permission be granted, subject to conditions and completion of a Section 106 agreement.
- In the event that the Section 106 legal agreement is not completed by 30 September 2026, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate.

Conditions

| Number | Condition requirements |
|--------|-----------------------------------------------------------------------|
| 1 | Compliance with approved plans |
| 2 | Time limit – development shall be begun before the end of 3 years |
| 3 | Submission of a DCEMP |
| 4 | Details of tree planting (48 trees) |
| 5 | Details of Secured by Design measures and submission of a certificate |
| 6 | Details of bat boxes |
| 7 | Details of façade and window openings |
| 8 | Details of roof maintenance access and fall-safe system |
| 9 | Details of parapet treatment |
| 10 | Details of all external facing materials |
| 11 | Details of cycle storage |

Conditions

| Number | Condition requirements |
|--------|--------------------------------------------------------------------------------------------------------------|
| 12 | Details of hard and soft landscaping scheme |
| 13 | Roof terrace to be used only 08:00 to 18:00 weekdays and at no point during weekends and public holidays |
| 14 | Refuse storage to be implemented in line with submitted details |
| 15 | Plant noise level compliance and submission of a validation test prior to first use |
| 16 | No installation of commercial kitchen until full details of extraction and ventilation systems are submitted |
| 17 | Evidence of achieving BREEAM 'Excellent' rating |

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Section 106 obligations

| Planning obligation | Mitigation |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use Agreement | Secure details of the following: <ul style="list-style-type: none"> - Schedule of the community use facilities - Days and times of availability - Access to and right to use the facilities - Management, maintenance and cost for use of the facilities - A mechanism for review |
| Travel Plan | Submission of an updated School Travel Plan and monitoring fee of £2,790 |
| Section 278 Works | Rectify any damages to the footway, kerbs, inspection covers, street furniture |
| Carbon Emissions | Financial contribution of £14,857.89 |
| Tree Planting | Financial contribution of £4,000 per tree, if, for any reason, a tree required for mitigation is not planted |
| Tree Monitoring | Financial contribution of £13,200 for monitoring of tree planting |

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Item 6.2 - 67A UPLAND ROAD SOUTHWARK SE22 0DA

Full planning application for:

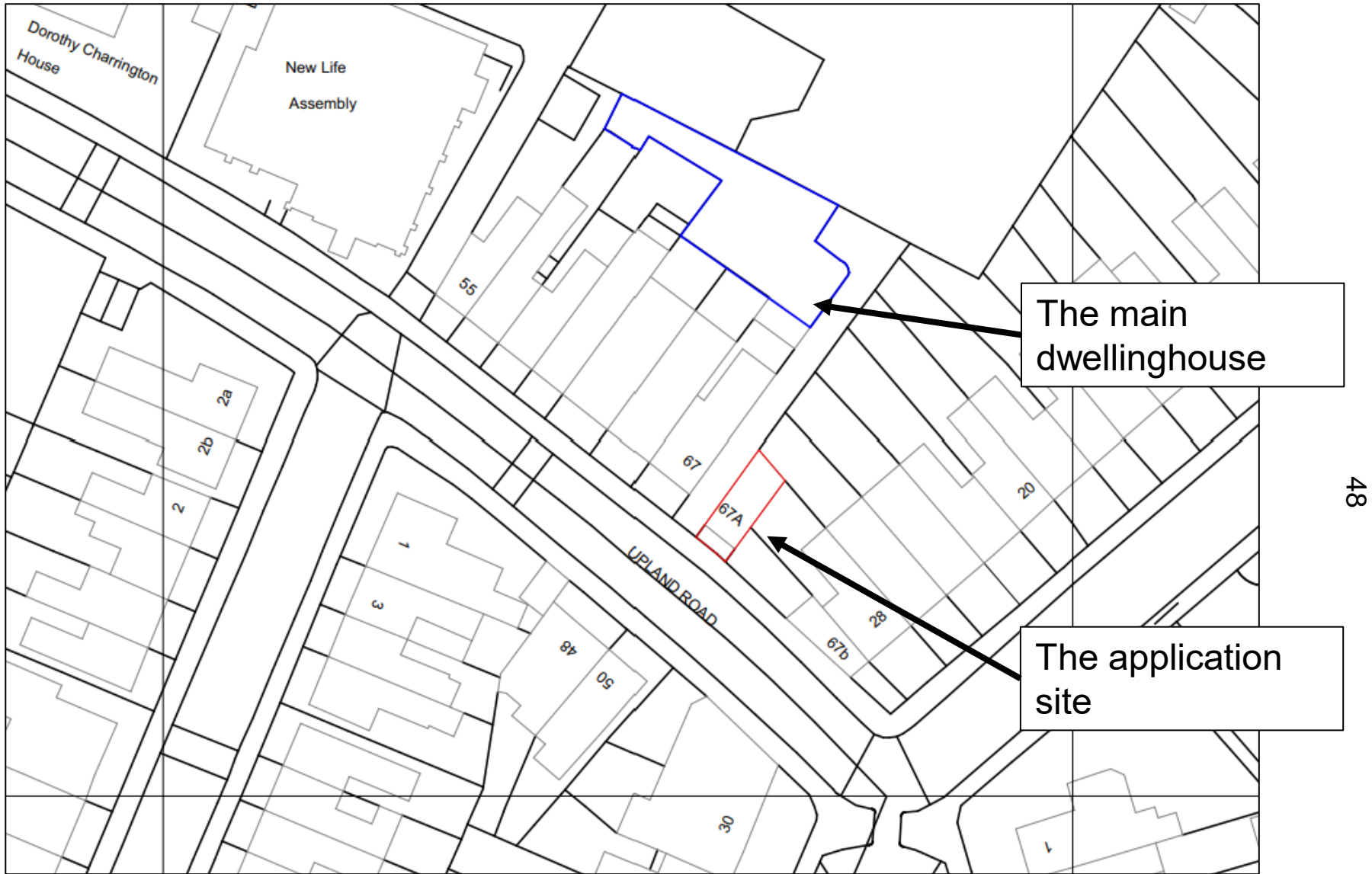
- Demolition of the existing garage.
- Construction of two-storey building to provide ancillary accommodation to the host dwellinghouse (to the rear) at No. 67C Upland Road (aka 'Niwa House').

Host dwellinghouse context

- The host dwellinghouse is a modern award-winning backland development built to serve a family with accessibility requirements (21/AP/0200).
- The proposed outbuilding/garage is also designed to meet the family's accessibility requirements.
- The scheme architect has been retained.



Site Location Plan



Satellite View (as existing)

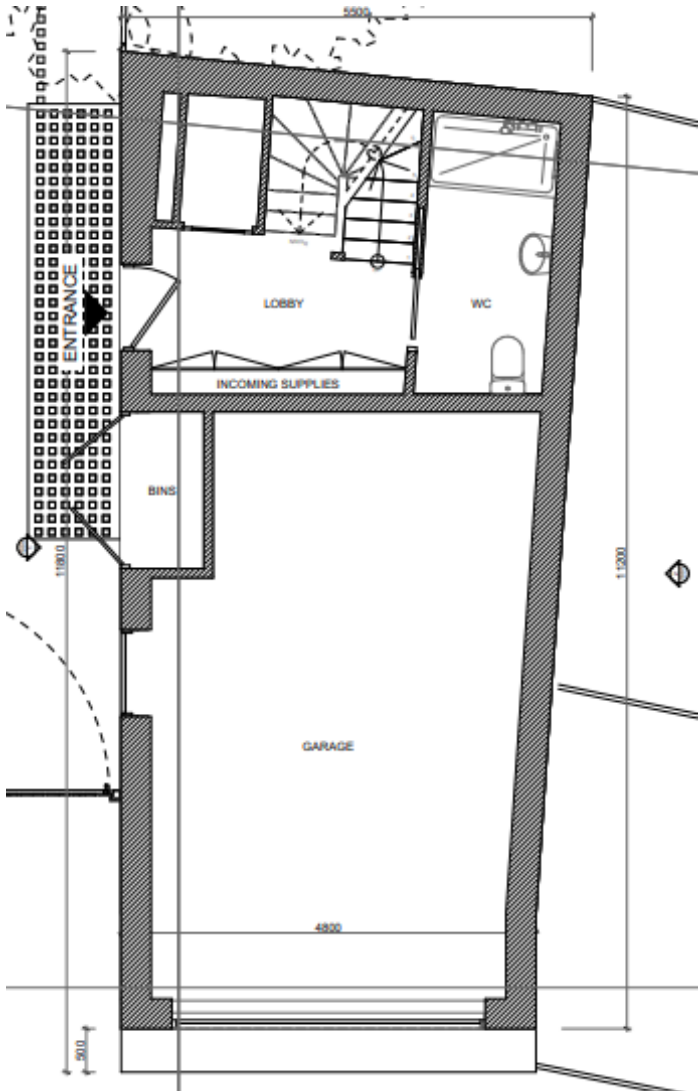


The main dwellinghouse

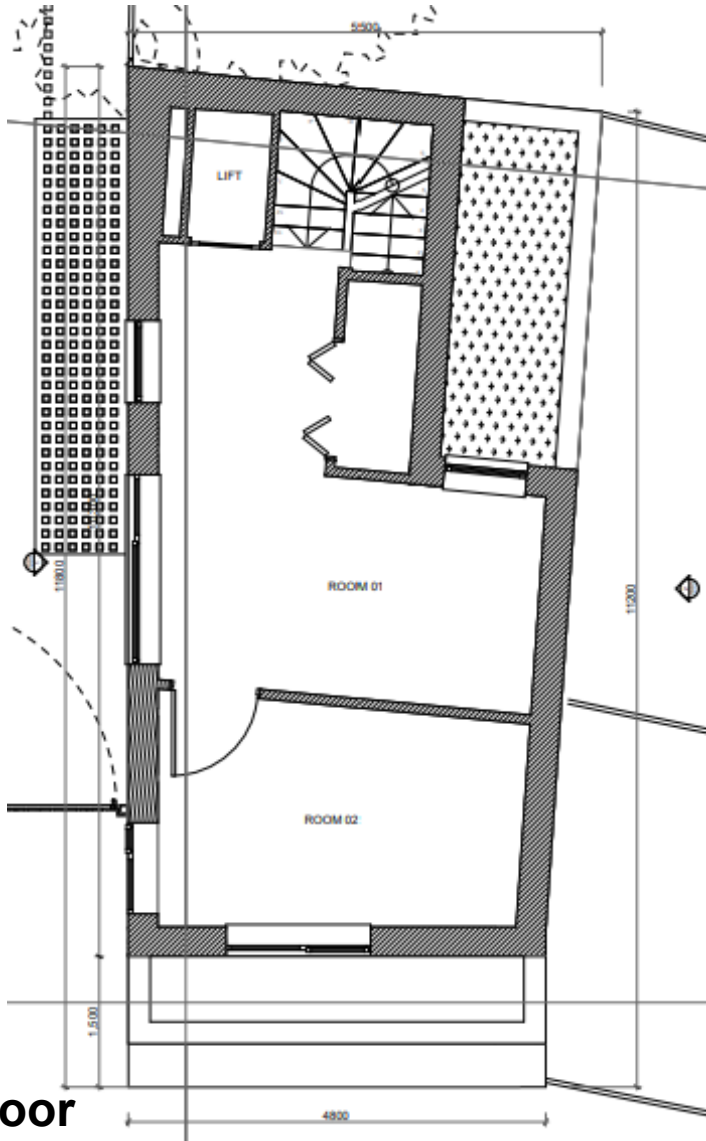
The application site

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Details of the proposal (proposed floor plans)



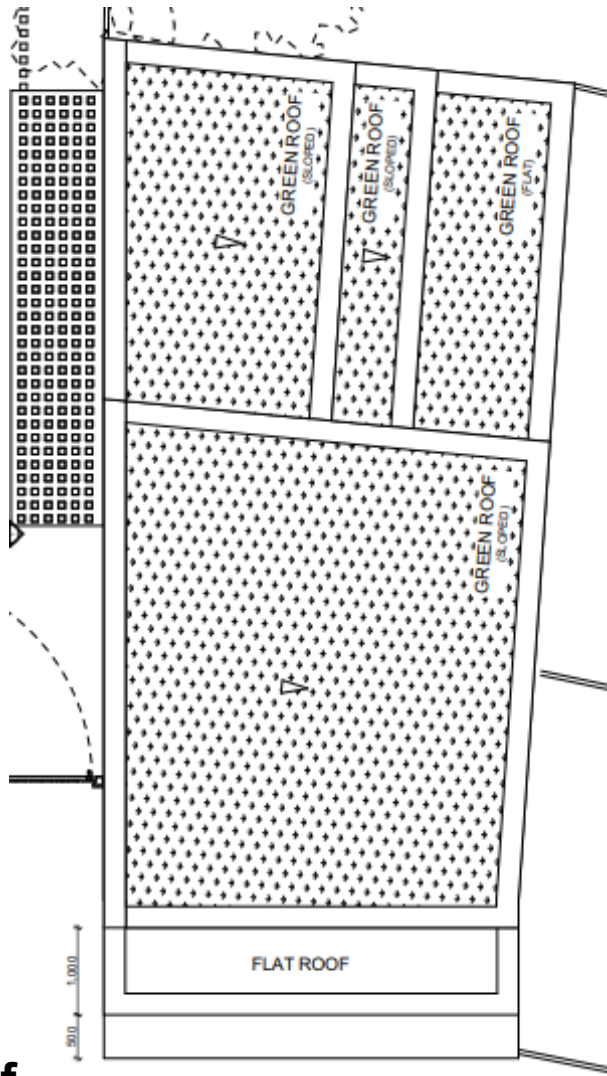
Ground floor



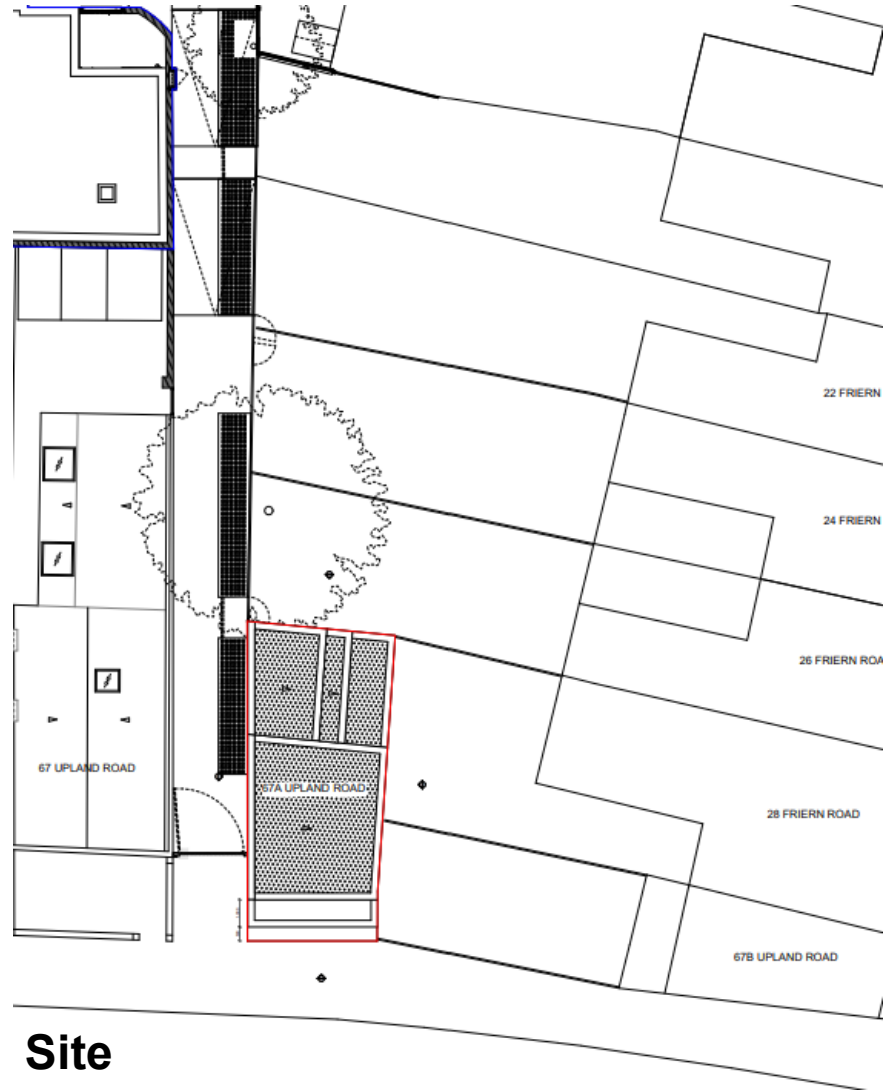
First floor

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Details of the proposal (proposed roof and site plan)

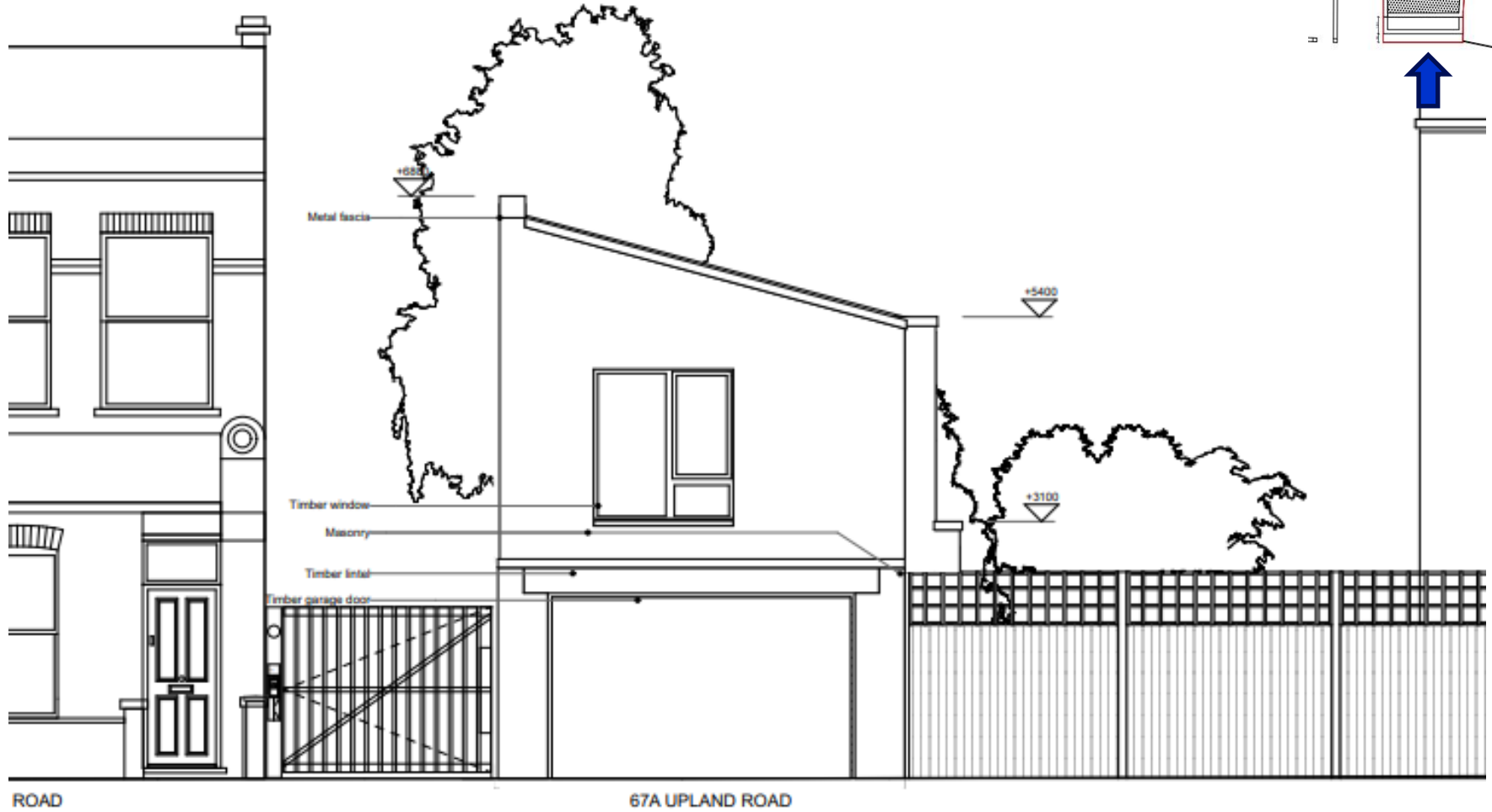


Roof



Site

Details of the proposal (proposed front elevation)



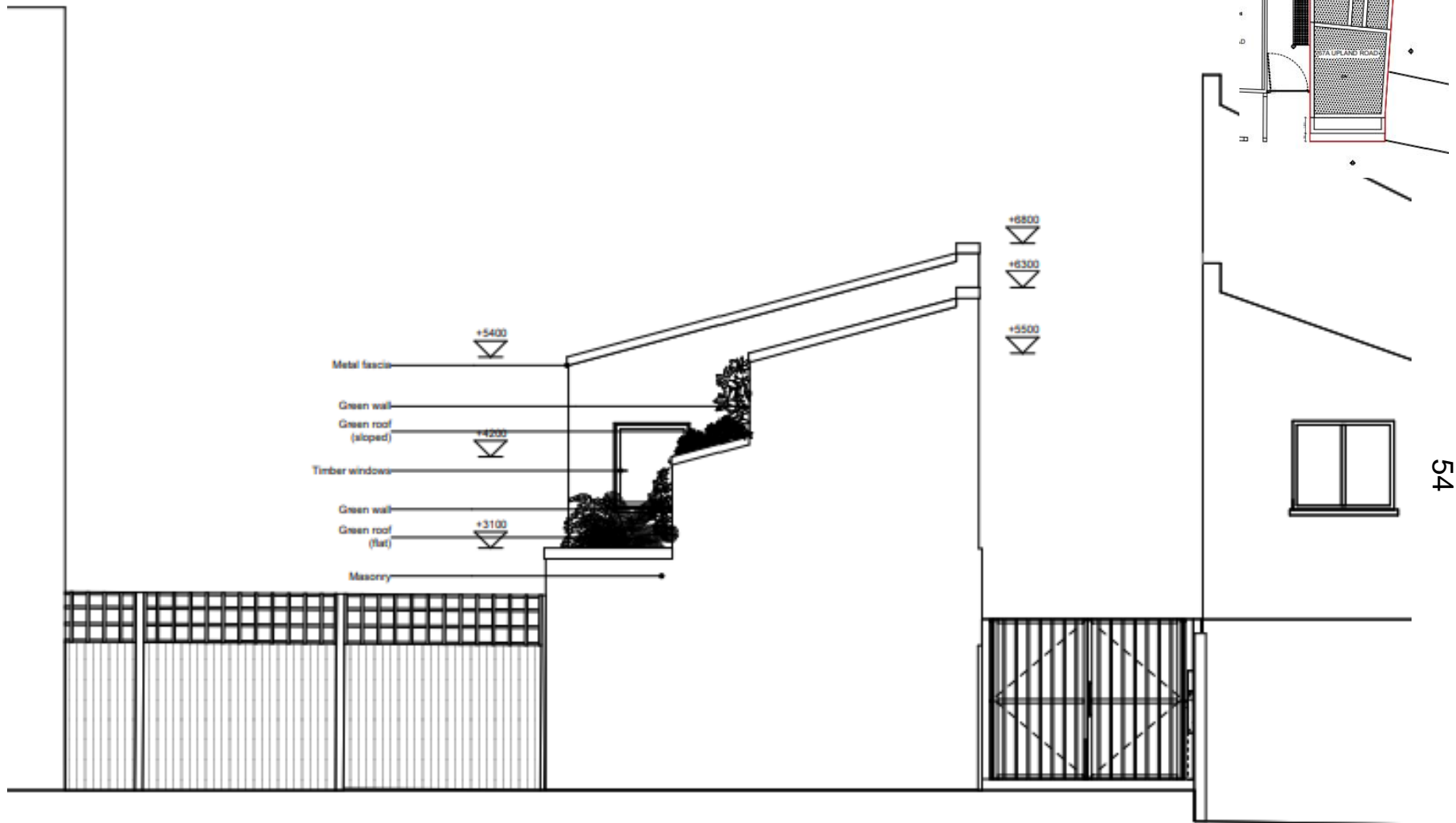
Facing Upland Road

Details of the proposal (proposed side elevation)



Facing the communal shared access road/path

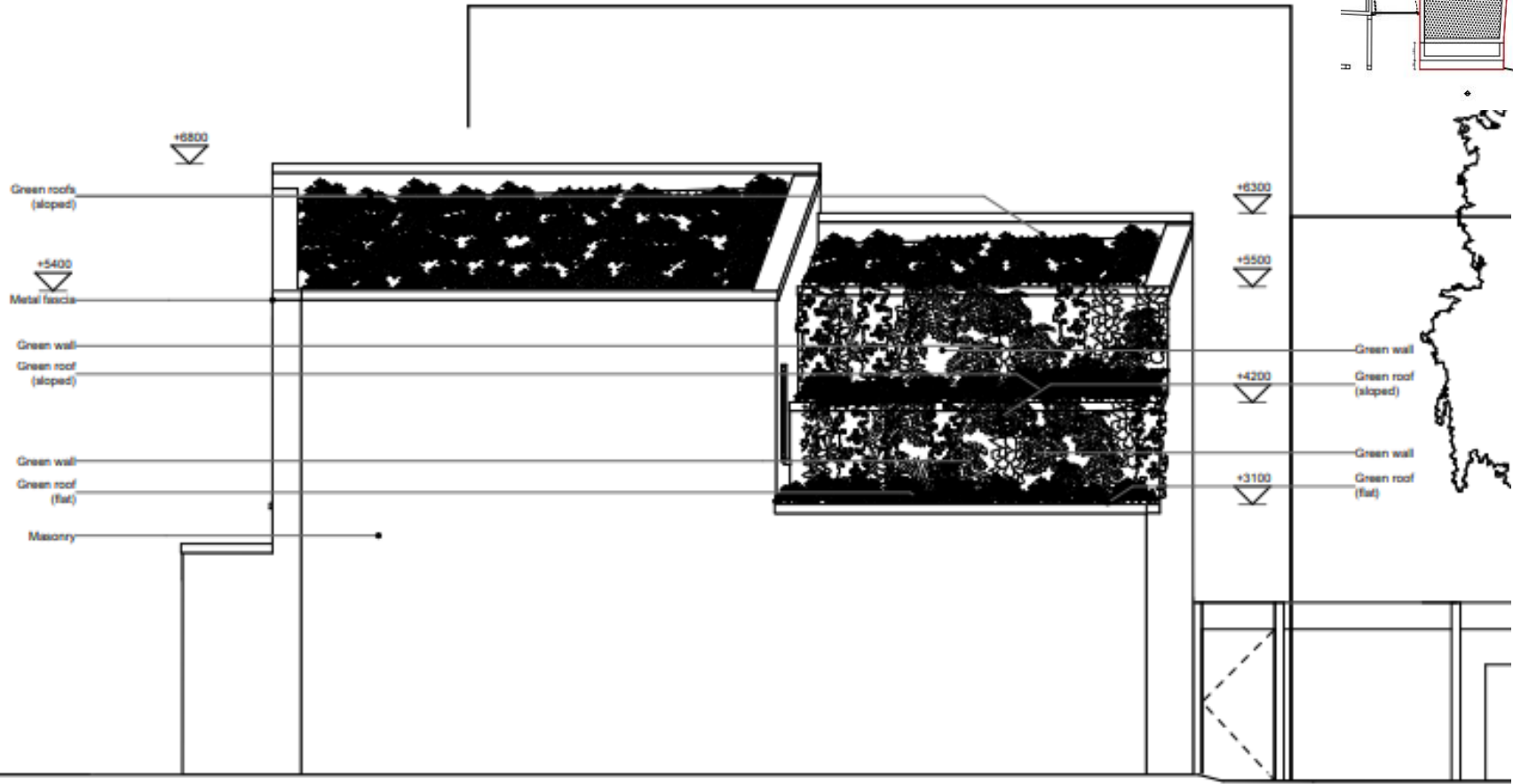
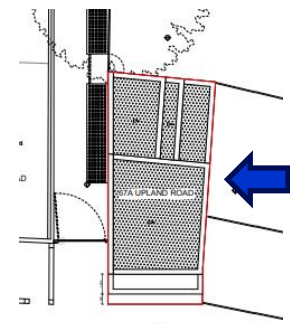
Details of the proposal (proposed rear elevation)



Facing the rear garden of 26 Friern Road.

67 UPLAND F

Details of the proposal (proposed side elevation)



67A UPLAND ROAD

Facing the rear gardens of properties on Friern Road

Public consultation (overview)

- **Site notice date(s):**
17.02.2026 - 10.03.2026 &
26.05.2026 - 09.06.2026.
- **Neighbour letters date(s):**
17.02.2026 - 10.03.2026 &
28.05.2026 - 11.06.2026
- **Site visit date(s):**
17.02.2026, 27.03.2026 &
26.05.2026.

| <u>Consideration(s) raised:</u> |
|----------------------------------------|
| 7x Objections received. |
| Sense of enclosure |
| Loss of openness |
| Overdevelopment |
| Loss of daylight |
| Loss of sunlight |
| Garden overshadowing |
| Privacy impacts |
| Existing plans inaccurate |
| Parking stress |
| Design quality |
| Loss of trees |
| Concern over ancillary use |
| Concern over materials |
| Concern over a new dwellinghouse |
| Concern over access/party wall matters |

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Planning Assessment – Land use

- Principle of development in land use terms is acceptable.
- Neighbour concerns relate to whether the garage/outbuilding is ancillary.
- Main dwelling (No. 67C / Niwa House) located at end of access road.
- Garage (No. 67A) at street frontage, serving the main dwelling.
- Despite physical separation, use as garage/outbuilding is ancillary to the C3 dwellinghouse.
- Use of garage/outbuilding is not extraordinary relative to the primary use (a dwellinghouse).
- Comparable examples exist where outbuildings are separated by a road but still considered ancillary.
- Mitigation proposed: Unilateral undertaking required to link sites and prevent use as separate dwelling.

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Planning Assessment – Design, layout and heritage assets

- Existing garage dates from ~1980s with little design or heritage value.
- Site is not listed and not within a conservation area.
- Street is predominately Victorian terraces and semi-detached houses.
- However, around the site there have been:
 - substantial alterations and modifications to existing properties.
 - new infill housing developments of varying styles.
- As such there is no one distinct or defining style within the locality.

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Planning Assessment – Design, layout and heritage assets (cont.)



Front on view

Long view (north-west)

Long view (south-east)

Planning Assessment – Design, layout and heritage assets

Precedent for garage flush with pavement edge

No. 1 Henslowe Road →



Infill developments of varying styles

No. 67B Upland Road
No. 3A Friern Road ↘



Planning Assessment – Design, layout and heritage assets

Substantial alterations and modifications

Nos. 48 & 50 (evens)
Upland Road. →



No. 30 Friern Road. →



Planning Assessment – Design, layout and heritage assets (cont.)

- At ground floor, the development brings forward the existing building line +1m (and is setback from pavement edge 0.5m).
- At first floor, the development introduces an additional storey which sits flush with the existing building line (and is setback from pavement edge 1.5m).
- The roof is pitched down towards the gardens on Friern Road.
- The roof is stepped to the rear (aligning with the outrigger projection of 28 Friern Road).
- The design and massing will result in an impact on the streetscape (GF forward projection and introduction of 1F).
- The proposal is considered compatible with the varied streetscape.
- Mitigation proposed: Condition to secure high-quality external materials.

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Details of the proposal (indicative renders)



Long view (north-west)

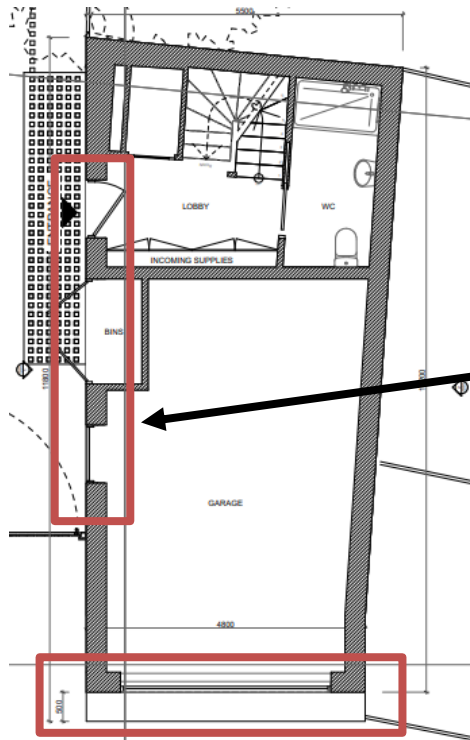
Details of the proposal (indicative renders) (cont.)



Long view (south-east)

Planning Assessment – Neighbouring amenity (Privacy)

Ground floor



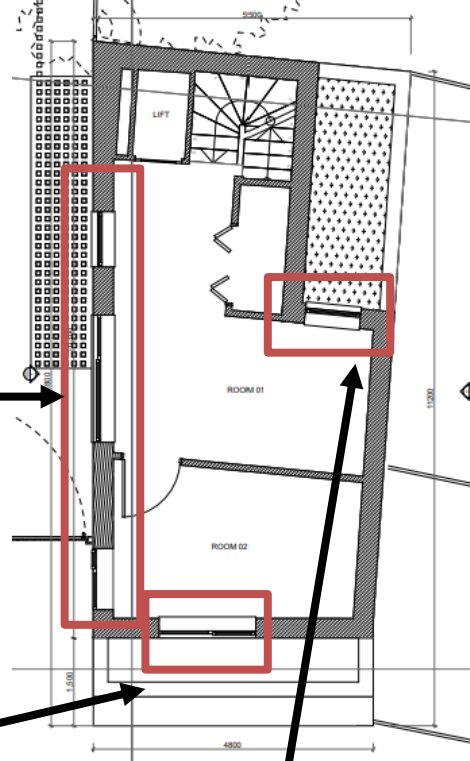
Side elevation views look toward the side return wall of No. 67 Upland Road.

Similar views are already attainable by standing in the communal access road.

No side elevation views towards the properties on Friern Road.

Front facing views look out onto Upland Road/the public realm and have sufficient separation distances.

First floor



Rearward facing window will overlook gardens on Friern Road. Mitigation proposed: Condition fixed shut and obscure glazed.

Planning Assessment – Neighbouring amenity (Daylight & Sunlight)

- The applicant has provided a daylight sunlight assessment (BR209:2022)
- All affected windows comply with the BRE guidance for access to daylight and sunlight.
- Non-compliance with the BRE recommendations is limited to the sunlight test in respect of the garden 26 Friern Road.

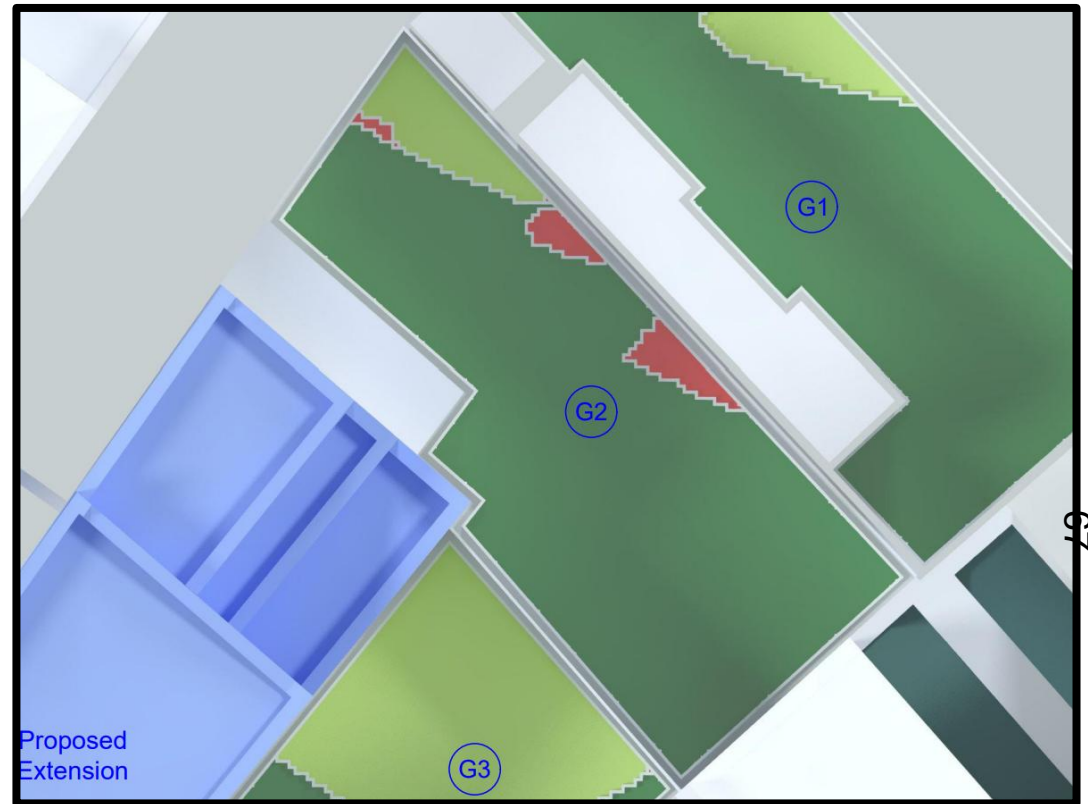
Sun pathing

- Left – longest day of the year (summer solstice)
- Right – shortest day of the year (winter solstice).



Planning Assessment – Neighbouring amenity (Daylight & Sunlight) (cont.)

- Non-compliance with the BRE recommendations is limited to the sunlight test in respect of the garden 26 Friern Road.
- The guidance is intended to be used flexibly, particularly in urban locations.
- The garden is ~47.5sqm.
- In absolute terms, the garden loses ~1.8sqm.
- The modelling is carried out without trees.
- No. 26 Friern Road has a large tree which is likely to impact on light received.



Key



Receives under two hours sunlight on 21st March before and after the development.



Receives at least two hours sunlight on 21st March before and after the development.



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).

Planning Assessment – Neighbouring amenity (Openness & Outlook)

- No. 67B Upland Road and No. 28 Friern Road will be most impacted.
- No. 26 Friern Road and No. 24 Friern Road to a lesser extent.
- Affected properties feature an existing outlook blocked by the side return wall of No. 67 Upland Road.
- Similar separation distance exists across the road between No. 30 Friern Road and No. 50 Upland Road.



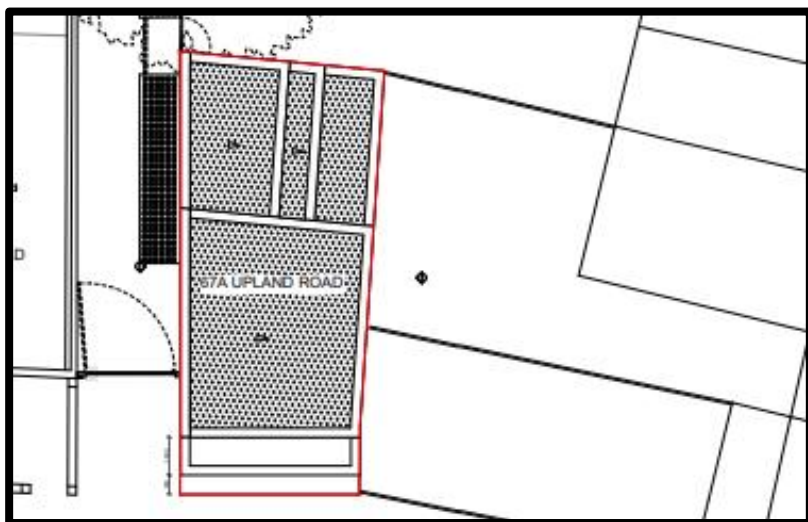
**Side return wall of 67
Upland Road**



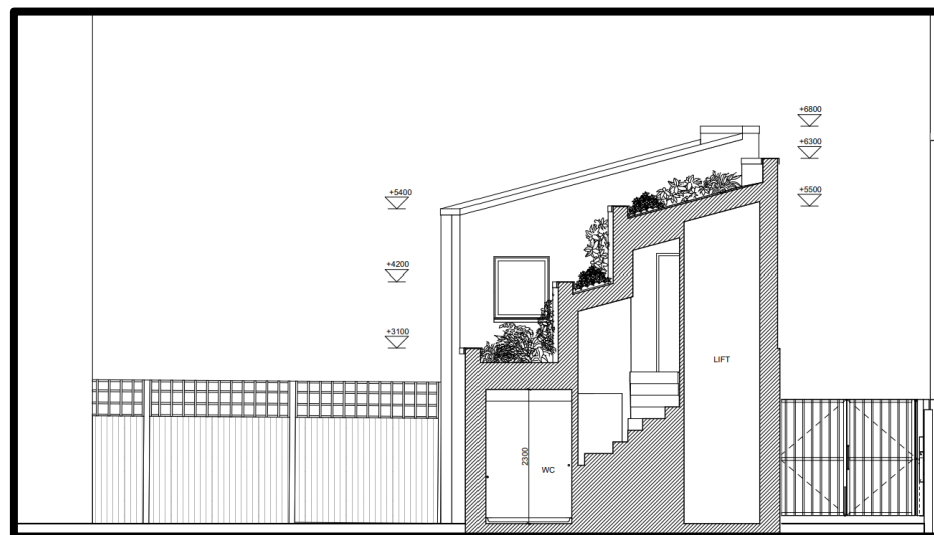
**Similar relationship in built form
across the road**

Planning Assessment – Neighbouring amenity (Openness & Outlook) (cont.)

- The roof is pitched down towards the gardens on Friern Road.
- The roof is stepped to the rear (aligning with the outrigger projection of 28 Friern Road).



Stepped roof outrigger relationship



Pitched roof/stepped roof relationship to Friern Road properties.

- Additional examples of built form and their relationship with neighbouring properties were provided within the submission.
- All comparables provided are located within SE22. [PTO]

Planning Assessment – Neighbouring amenity (Openness & Outlook) (cont.)

| | | |
|-------------------|------------------------------------------|--------------------------------------------------------------------------------------|
| <p>14/AP/1451</p> | <p>38 St Aidans Road (land/adj.)</p> |  |
| <p>17/AP/3128</p> | <p>24 Barry Road</p> |  |
| <p>19/AP/0532</p> | <p>169A Upland Road</p> |  |

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Planning Assessment – BNG, Arboriculture and landscaping

- The application site contains no trees.
- There is one tree at the rear of No. 26 Friern Road (not TPO'd or CA protected).
- An arboricultural impact assessment (BS5837) was submitted.
- A planning condition is recommended to ensure foundation design allows for future tree growth.
- Overhanging branches can be trimmed back without planning permission.
- The proposal includes a green roof, providing visual relief to nearby properties and views from the south-east.
- The green roof will also help reduce surface water runoff.
- The scheme is BNG exempt (de minimis development) but will deliver biodiversity improvements via the green roof.
- Mitigations proposed:
 - Condition for foundation design (to accommodate tree growth); and
 - Condition for green roof (maintain and retain).

Planning Assessment – Other matters

- Transport and highways

Acceptable – no material change to highway/pedestrian safety.

- Air quality

Acceptable – the development is considered air quality neutral.

- Noise and vibration

Acceptable – noise will be limited to that typical enjoyment of a home.

- Fire safety

Acceptable – planning fire safety strategy submitted.

- Energy and sustainability

Acceptable – the development will be reconstructed to the latest iteration of building regulations (be lean).

- Ground conditions and contamination

Acceptable – mitigation proposed: condition for unexpected contamination.

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Planning Assessment – Recommendation

Grant, subject to conditions and the applicant completing a unilateral undertaking.

Planning conditions

1. Approved plans (standard).
2. Time limit (standard).
3. Foundation design (design to accommodate tree growth).
4. External facing materials (samples to be provided).
5. Obscure glazing (1F rear window fixed shut and obscure glazed).
6. Green roof (maintained and retained in perpetuity).
7. Land contamination (in the event of unexpected contamination).

Unilateral undertaking – heads of terms.

1. Obligation for the outbuild/garage to remain ancillary to the dwellinghouse to the rear (i.e. not to be used as a self-contained dwelling).

| | |
|---------------------------------------------|------------------------------------------------------------------------------------------------|
| Meeting Name: | Planning Committee (Smaller Applications) |
| Date: | 30 June 2026 |
| Report title: | Item 6.1: 26/AP/0519 - Alleyn's School, Townley Road Item 6.2: 26/AP/0344 - 67A Upland Road |
| Ward(s) or groups affected: | Item 6.1: Goose Green Item 6.2: Dulwich Hill |
| Classification: | Open |
| Reason for lateness (if applicable): | Not Applicable |
| From: | Director of Planning and Growth |

PURPOSE

1. To advise members of clarifications, corrections and amendments in respect of the following items on the main agenda.

RECOMMENDATION

2. That members note and consider the contents of the addendum in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

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

ITEM 6.1: 26/AP/0519 - Alleyn's School, Townley Road

Main Report – Paragraph 65:

4. Clarification of further comment from Environmental Protection Team:
5. *The submitted assessment identified very low background sound levels of 36 dB LA90 during the daytime and 32 dB LA90 during the night-time at the nearest noise-sensitive receptors. Under Southwark's standard approach, the specific sound level should be at least 10 dB below background to minimise the risk of noise creep. However, where background noise levels are already very low, strict application of this secondary criterion can result in exceptionally onerous targets that are not always proportionate to the actual noise impact experienced by residents.*

In this case, the proposed noise limit of 30 dB LA_r remains below the measured daytime background level and only marginally below the night-time background

level. The assessment demonstrates that the resulting plant noise would be at a very low absolute level and would not materially alter the existing acoustic environment. Importantly, the primary BS4142 criterion, that the rating level should not exceed the prevailing background sound level is satisfied.

Southwark's Technical Guidance allows for the exercise of professional judgement where background levels are particularly low. Rather than applying the secondary "background minus 10 dB" criterion rigidly, officers may consider the absolute noise level, the nature of the sound, the feasibility of further mitigation, and the overall likely effect on residential amenity. The recommendation therefore reflects a balanced assessment of the actual impact rather than a relaxation of standards.

In simple terms, we are not accepting higher noise because it is convenient; we are recognising that requiring plant noise to be 10 dB below an already very low background level would be unlikely to deliver a materially different amenity outcome whilst potentially imposing disproportionate design constraints.

Condition 13 - Terrace use

6. As existing: The hereby approved roof terrace shall only be used between the hours of 08:00 and 18:00 weekdays and 09:00 and 17:00 weekends and public holidays.
7. As amended: The hereby approved roof terrace shall be used between the hours of 08:00 and 18:00 weekdays only and at no point during weekends and public holidays.
8. Reason: Following discussions with the applicant it has been agreed to further restrict use of the terrace in the interests of neighbouring amenity.

Conclusion of the Director of Planning and Growth

9. Having taken into account the amendment to the condition, the recommendation remains that planning permission should be granted, subject to conditions as amended in this addendum report and completion of a legal agreement.

FACTORS FOR CONSIDERATION

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

ITEM 6.2: 26/AP/0344 – 67A Upland Road

Main Report - Paragraph 11:

11. As existing: See the public planning register for planning history of the application site.

12. As amended: See the public planning register for a full planning history of the application site. It is understood that historically the garage structure (No. 67A) was associated with No. 28 Friern Road prior to historic redevelopment of the wider site. More recently the garage structure has been acquired and used by applicant and occupier of the dwellinghouse to the rear (No. 67C, aka 'Niwa House').
13. Reason: To clarify the planning history of the site. It is not considered the additional wording introduces new information, as it is contained within the submission and is reflected in publicly available historic planning records – it has been added to the officer report in the interests of completeness.

Main Report - Paragraph 22:

14. As existing: To examine such matters, a case specific assessment is required based on matters of fact and degree. The main dwelling (No. 67C Upland Road, aka Niwa House) sits to the rear of the application site at the end of the access road, the garage (No. 67A Upland Road) serving the main dwelling sits at the beginning of the access road, forming the street frontage on Upland Road. Although physically separated by a short communal access road, the use of the garage is considered ancillary to single main purpose of the occupier's use of the land (i.e. a C3 dwellinghouse). The use as a garage/outbuilding is not extraordinary in relation to the primary use of the planning unit.
15. As amended: To examine such matters, a case specific assessment is required based on matters of fact and degree. The main dwelling (No. 67C Upland Road, aka Niwa House) sits to the rear of the application site at the end of the access road, the garage (No. 67A Upland Road) serving the main dwelling sits at the beginning of the access road, forming the street frontage on Upland Road. Although physically separated by a short communal access road, the use of the garage is considered ancillary to single main purpose of the occupier's use of the land (i.e. a C3 dwellinghouse). The use as a garage/outbuilding is not extraordinary in relation to the primary use of the planning unit. The applicant's design and planning statement (section 3.1) sets out: *'The annex is intended to provide flexible and accessible ancillary accommodation to support the evolving needs of the occupants of the host dwelling. This includes space to enable home working, the temporary accommodation of elderly family members, and provision to support assisted living if required in the future. One of the occupants of the host dwelling is a wheelchair user. The provision of step-free, easily accessible ancillary accommodation is therefore of particular importance in ensuring the long-term adaptability of the home and supporting the occupants' health, wellbeing and ability to remain in their home over time. The proposed annex would remain ancillary to the host dwelling and would not function as an independent residential unit.'*
16. Reason: To clarify the applicant's intentions and justification for the proposed development. It is not considered the additional wording introduces new information, as it is contained within the submission – it has been added to the officer report in the interests of completeness.

Condition 6 – Green roof:

17. As existing: The green roof hereby approved shall be designed and constructed to be wildflower focused (with a maximum 25 percent sedum planting). All planting or seeding comprised in the green roof shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any plants or species which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The green roof treatment shall be retained for the lifetime of the development.
18. As amended: All planting or seeding comprised in the green roof shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any plants or species which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The green roof treatment shall be retained for the lifetime of the development.
19. Reason: Following discussions with the applicant, it has become apparent that a wildflower focused green roof would require maintenance more frequently than a sedum green roof. There is no explicit policy requirement to provide a wildflower green roof, and the development would still deliver habitat creation.

Conclusion of the Director of Planning and Growth

20. Having taken into account the main report clarifications and amendment to the condition, the recommendation remains that planning permission should be granted, subject to conditions as amended in this addendum report and completion of a unilateral undertaking.

REASON FOR URGENCY

21. 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

22. 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 | Resources Department 160 Tooley Street London SE1 2QH | Planning enquiries Telephone: 020 7525 5403 |