

# Dulwich Community Council Planning

Wednesday 13 April 2011  
7.00 pm

Christ Church, 263 Barry Road, London SE22 0JT

## Membership

Councillor James Barber (Chair)  
Councillor Helen Hayes (Vice-Chair)  
Councillor Robin Crookshank Hilton  
Councillor Toby Eckersley  
Councillor Jonathan Mitchell  
Councillor Michael Mitchell  
Councillor Lewis Robinson  
Councillor Rosie Shimell  
Councillor Andy Simmons

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Members of the committee are summoned to attend this meeting

**Annie Shepperd**

Chief Executive

Date: Tuesday 5 April 2011



## Order of Business

- | Item No. | Title  |
|----------|--|
| 1.       | INTRODUCTION AND WELCOME                           |
| 2.       | APOLOGIES  |
| 3.       | DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS |

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

**Item No.**

**Title**

**4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The Chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

**5. MINUTES FROM THE PREVIOUS MEETING (Pages 4 - 5)**

To confirm as a correct record the minutes of the meeting held on 15 March 2011.

**6. DEVELOPMENT CONTROL ITEMS (Pages 6 - 10)**

**6.1. 198 CROXTED ROAD, LONDON SE21 8NW (Pages 11 - 26)**

**6.2. SITE TO THE REAR OF 28 CRESCENT WOOD ROAD,  
LONDON SE26 6RU (Pages 27 - 38)**

**6.3. SITE TO THE REAR OF 28 CRESCENT WOOD ROAD,  
LONDON SE26 6RU (Pages 39 - 59)**

**6.4. 139 WOODWARDE ROAD, LONDON SE22 8UP (Pages 60 - 71)**

Date: Tuesday 5 April 2011

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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## Dulwich Community Council

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## **DULWICH COMMUNITY COUNCIL - Planning -**

MINUTES of the Dulwich Community Council held on Tuesday 15 March 2011 at 7.00 pm at Dulwich Grove United Reform Church, East Dulwich Grove, London SE22 8RH

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### **PRESENT:**

Councillor Helen Hayes (Vice-Chair)  
Councillor Jonathan Mitchell  
Councillor Lewis Robinson  
Councillor Rosie Shimell  
Councillor Andy Simmons

### **OFFICER SUPPORT:**

Sonia Watson (Planning Officer)  
Gavin Blackburn (Legal Officer)  
Beverley Olamijulo (Constitutional Officer)

### **1. INTRODUCTION AND WELCOME**

The chair welcomed members of the public, councillors and officers to the community council meeting.

### **2. APOLOGIES**

There were apologies for absence from Councillors James Barber (Chair), Robin Crookshank Hilton, Toby Eckersley and Michael Mitchell due to other council business; and apologies for lateness from Councillor Rosie Shimell.

### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were none.

**5. MINUTES FROM THE PREVIOUS MEETING**

**RESOLVED:**

That the minutes of the meeting held on 9 February 2011 be agreed as a correct record of the meeting, and signed by the chair.

**6. DEVELOPMENT CONTROL ITEMS**

**6.1 198 CROXTED ROAD, LONDON SE21 8NW**

**Planning application reference number 10-AP-3503**

**PROPOSAL**

*Construction of a single storey building for use as a children's day nursery for 34 children on the land to the rear of 198, Croxted Road.*

The planning officer and legal officer were present.

There were objectors present.

**RESOLVED:**

That the planning application be deferred until the next Dulwich Community Council planning meeting on 13 April 2011, in order for interested parties who wished to submit comments could do so.

The meeting ended at 7.20 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 13 April 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All within Dulwich [College, East Dulwich & Village] Community Council area	
<b>From:</b>		Deputy Chief Executive	

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.



8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

### **Community Impact Statement**

14. Community Impact considerations are contained within each item.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the strategic director of communities, law and governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another

appropriate enactment as shall be determined by the strategic director of communities, law & governance. The planning permission will not be issued unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. Section 106 of the Town and Country Planning Act 1990 as amended introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
  - I. restrict the development or use of the land;
  - II. require operations or activities to be carried out in, on, under or over the land;
  - III. require the land to be used in any specified way; or
  - IV. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 <sup>nd</sup> Floor 160 Tooley Street PO Box 64529 London SE1 2TZ	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1P 5LX	The named case Officer as listed or Gary Rice 020 7525 5437

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Communities, Law & Governance	
<b>Report Author</b>	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	1 November 2010	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE DULWICH CC**  
**on Wednesday 13 April 2011**

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**Appl. Type** Full Planning Permission  
**Site** 198 CROXTED ROAD, LONDON, SE21 8NW

**Reg. No.** 10-AP-3503  
**TP No.** TP/2544-196  
**Ward** Village  
**Officer** Sonia Watson

**Recommendation** GRANT PERMISSION

***Item 1/1***

**Proposal**

Construction of a single storey building for use as a children's day nursery for 34 children on the land to the rear of 198, Croxted Road.

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**Appl. Type** Conservation Area Consent  
**Site** SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU

**Reg. No.** 10-AP-2197  
**TP No.** TP/2570-8  
**Ward** College  
**Officer** Sonia Watson

**Recommendation** GRANT PERMISSION

***Item 1/2***

**Proposal**

Demolition of a garage block of ten garages.

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**Appl. Type** Full Planning Permission  
**Site** SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU

**Reg. No.** 10-AP-2135  
**TP No.** TP/2570-8  
**Ward** College  
**Officer** Sonia Watson

**Recommendation** GRANT PERMISSION

***Item 1/3***

**Proposal**

Redevelopment of 10 derelict garages on backland site into a single storey 3-bedroom dwelling house with basement.

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**Appl. Type** Full Planning Permission  
**Site** 139 WOODWARDE ROAD, LONDON, SE22 8UP

**Reg. No.** 10-AP-3693  
**TP No.** TP/2587-139  
**Ward** Village  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION

***Item 1/4***

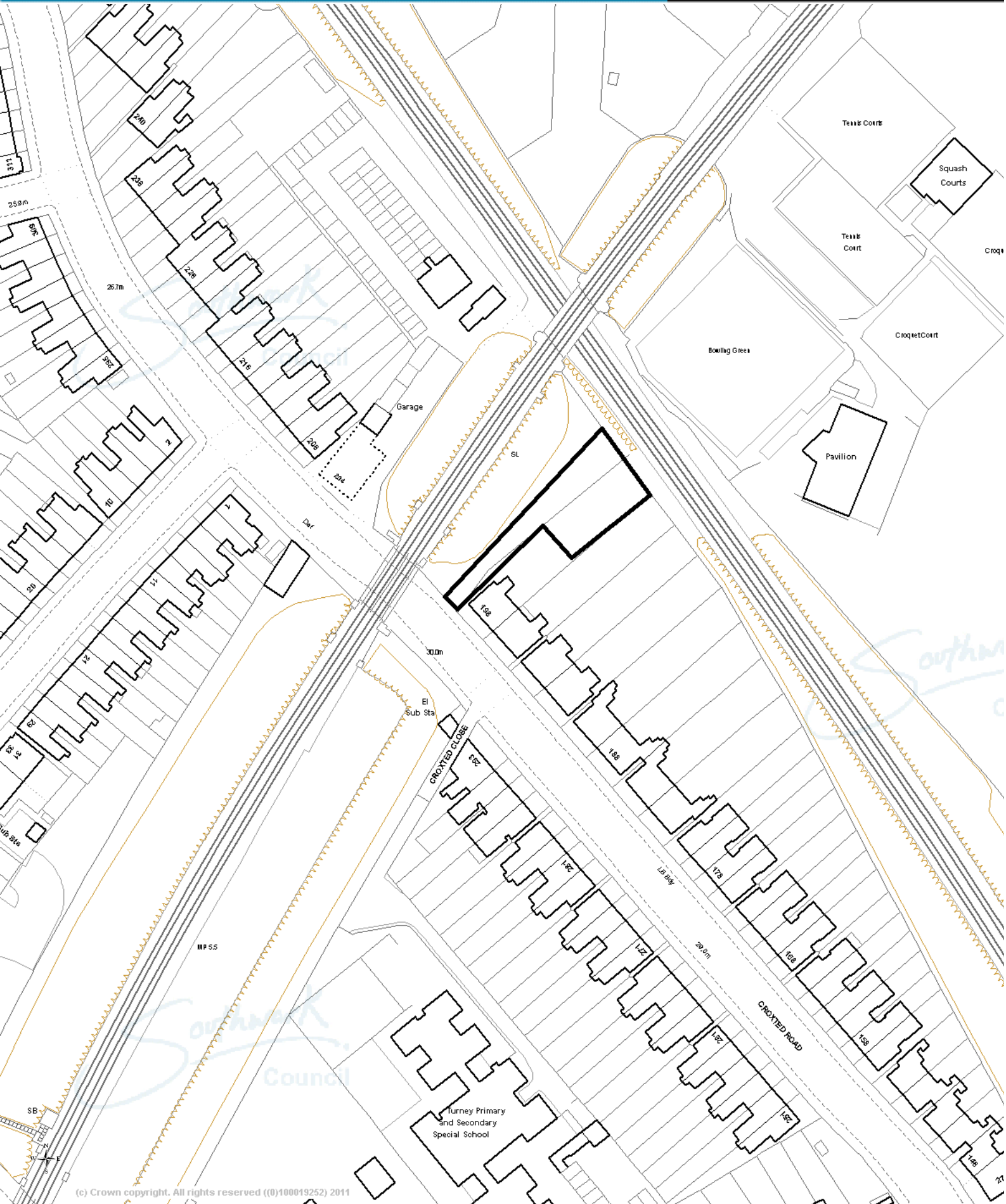
**Proposal**

Proposed single storey ground floor side extension to provide additional residential accommodation for the dwellinghouse and addition of a raised terrace level with glass balustrade at the rear of the property.

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Ordnance Survey

Date 4/4/2011



<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 13 April 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-3503 for: Full Planning Permission  <b>Address:</b> 198 CROXTED ROAD, LONDON, SE21 8NW  <b>Proposal:</b> Construction of a single storey building for use as a children's day nursery for 34 children on the land to the rear of 198, Croxted Road.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 2 December 2010		<b>Application Expiry Date</b> 27 January 2011	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

- 2 This application was deferred at the meeting of 15 March 2011 due to an administrative error resulting in the correct consultation procedure not being followed. The application set out in appendix A is for determination by Dulwich Community Council, due to the numbers of objections received.

## APPENDIX A

## Previous report

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 15 March 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-3503 for: Full Planning Permission  <b>Address:</b> 198 CROXTED ROAD, LONDON, SE21 8NW  <b>Proposal:</b> Construction of a single storey building for use as a children's day nursery for 34 children on the land to the rear of 198, Croxted Road.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 02/12/2010		<b>Application Expiry Date</b> 27/01/2011	

**RECOMMENDATION**

- 1 Grant planning permission.

**BACKGROUND INFORMATION**

- 2 This application is for determination by Dulwich Community Council, due to the numbers of objections received.

**Site location and description**

- 3 The site adjoins an end of terrace double fronted house. There is a strip of land to the side of the house which measures around 3.5 metres wide and widens to as it forms a plot of land at the rear most point of the rear garden of the property at 198.
- 4 Croxted Road is a largely residential road, however there are a few commercial premises in the section leading to the junction with Norwood Road; including a petrol filling station and a garden centre located on the opposite side of the road. Two railway lines bound the property to the north west and the north east. The railway line to the north east denotes the boundary with the Dulwich Village Conservation Area.
- 5 The borough boundary between LB Southwark and LB Lambeth is the centre of the road.

**Details of proposal**

- 6 Planning permission is sought for the construction of single storey building for use as a children's day nursery on the land to the rear of no.198 for 34 children. The land which is largely separated off from the house and garden of 198 would be accessed from an existing gate on Croxted Road. The building would measure 10 metres wide, 15 metres deep and 3.3 metres high. The building would be constructed in timber with a flat roof, and solar panels would be installed on the roof. The building would be

located 8 metres off the rear garden side boundary with 196 Croxted Road and 5 metres off the new rear boundary with no. 198 Croxted Road

- 7 The main window openings would be placed within the long elevations of the building, which face north westerly towards the railway line and south easterly towards the side boundary with no. 196. The main entrance would be in the south-westerly elevation which faces the rear boundary with no.198. The plan shows an area of land to the south east of around 192 sq metres would be sectioned off to provide playspace for the nursery.
- 8 The proposal also includes a canvas structure close to the gate on the Croxted Road frontage. The structure which would provide some shelter would be set in line with the building line of the houses; therefore its visibility would not be readily apparent when walking along the road.

### **Planning history**

- 9 10/AP/0571 Planning permission was refused on 02/06/2010 for the construction of a single storey building for use as a children's day nursery for the following reason;

*The location of the proposed nursery would result in vehicles slowing and/or waiting in the road or manoeuvring into spaces which would impact significantly on the performance and safety of the surrounding highway network and compromise highway safety for other road users.*

- 10 08-AP-0516 22/04/2008 Certificate of lawfulness (proposed) was granted for refurbishment of the rear dormer windows and other works to the property at 198.
- 11 Limited consent was granted on 25/4/1978 for a temporary period of two years for the use of the land adjoining 198 for the storage of mobile homes.

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

- 12 None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 13 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
  - b) the impact of the proposal on the residential amenity within the area and
  - c) the impact of the proposal on the parking and traffic flow.

### **Planning policy**

#### Saved Southwark Plan Policies

- 14 2.2 Provision of New Community Facilities  
3.2 Protection of Amenity



- 3.7 Waste Reduction
- 3.9 Water
- 3.12 Quality in design
- 3.13 Urban design
- 5.2 Transport Impacts

London Plan 2008 consolidated with alterations since 2004

- 15 LPP 3A.24 Educational facilities

Core Strategy

- 16 Southwark's Core Strategy was considered by an independent Inspector during an Examination in Public held in July 2010. The Inspector has issued his binding report and deemed the Core Strategy to be sound. His report was received on 28 January 2011 and it is likely that the Southwark will adopt the Core Strategy.
- 17 Now the Inspector's binding report has been received, the Core Strategy, together with the suggested changes by the Inspector carries considerable weight. In the period before the Core Strategy is formally adopted, whilst the Southwark Plan remains the relevant statutory development plan, where the Core Strategy suggests a different approach when determining a planning application, the Core Strategy is a significant material consideration that should be taken into account.

Strategic Policy 4 Places to learn and enjoy

**Principle of development**

- 18 The Council generally supports provision of new community facilities, provided there is general compliance around other policies within the Plan.
- 19 A key land use issue raised by this application is that of building on gardens, referred to as "garden grabbing". Recently changed in government policy, PPS3 Housing sets out that private gardens shall be removed from the brownfield definition. However, this is not, at the same time, conferring particular protection on this land, for example in the same way that Borough Open Land or Metropolitan Open Land are protected. It means that gardens are not classified as 'previously developed land'. The development of such areas will not contribute to the target set by the Government which is that at least 60% of development occurs on brownfield land. Given the limited number of back garden developments applied for in Southwark, development on gardens would be unlikely approach the 40% limit for non brownfield, or greenfield, development. It is not considered that the fact that back gardens are no longer 'brownfield' may in itself be used as a reason for refusal. Rather, regard still needs to be had to the site specific assessment of impacts in terms of matters such as the character of residential neighbourhoods, design, amenity, and transport.
- 20 The proposal would also introduce a commercial building into a residential area. The land is fairly substantial and there is already a separate access to the site from the road. Equally it is noted that on the other side of the railway bridge is the petrol filling station and a number of garages beyond. The use of a portion of this land as a nursery would still retain a substantial amount of garden to the original house at no 198 as well as land for the nursery use. The use is not considered to be out of keeping within a residential setting provided there is sufficient separation between the two uses.

### **Environmental impact assessment**

- 21 Not required for a development of this size or type. No significant environmental impacts would arise.

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

- 22 Policy 3.2 Protection of Amenity aims to protect existing residents from undue loss of amenity arising from development.

The main amenity impact for neighbours is likely to arise from noise associated with the nursery use.

The proposal is for a maximum of 34 children from 07:30 until 18:30 Monday to Fridays. The properties along this section of Croxted Road benefit from having very long rear gardens, (approximately 45 metres). The nursery boundary would be at least 25 metres from the nearest residential property. The railway lines already contribute to a certain amount of noise within the area. It is considered that the level of noise from the nursery could be managed by restricting the numbers of children playing outside at any one time and restricting the hours of operation. Subject to conditions, the level of noise from the nursery should not significantly erode the amenity of the nearest residential properties. Measures to restrict the hours of operation would address some of the concerns raised by residents.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 23 The surrounding area is largely residential although the railway land adjoins two sides of the site boundary. There may be some noise nuisance from the railway lines to the nursery as it would be located closer to the railway boundaries than other properties on the road. The nursery would not be compromised by the adjoining residential houses and gardens.

### **Traffic issues**

- 24 Highway impacts

The applicant has surveyed a number of nursery premises which are within an immediate proximity of the development. They have observed travel patterns connected with the surveyed premises. They have used the collected travel pattern data to ascertain the likely trip generation associated with the proposed development. It is clear that sustainable modes of travel will be used. The provision of buggy parks to ensure a further modal shift combined with the nursery policy of removing children of parents that park immediately outside the property are sufficient mitigation to ensure the previous road safety concerns attached to application 10-AP-0571 can now be dismissed as car use will be minimal in association with the proposed development.

#### Cycle storage

- 25 The Southwark plan has no guidance for the above type of development, however TfL workplace travel plan guidelines state that a *minimum* of 1 space per 10 students or staff is provided. A total of nine staff are proposed in association with the development. The plans indicate a storage area for 15 bikes, although the details of the storage area are not provided. This is considered a good level of provision however a condition should be added to any permission requiring the applicant to submit to the Council, for approval, detailed and scaled drawings to demonstrate the provision of cycle storage.

#### Car Parking

- 26 The site is not located within a Controlled Parking Zone (CPZ). The site sits

immediately outside of the Herne Hill CPZ.

No on site parking has been provided in association with the above application.

The surrounding highway network will be heavily parked (due to commuter parking) at peak times of parking demand for the proposed development. This will deter parents from using vehicles to access the site and ensure a modal shift toward sustainable modes of travel. There are also a number of other initiatives mentioned in the application which will ensure a significant modal shift toward sustainable modes of travel.

#### Servicing

- 27 Servicing and refuse collection will be undertaken from Croxted Road. No vehicular access is being provided in association with the above application. Given the nature of the proposed development and the central location of the bin stores it is not thought there will be many service vehicle movements associated with the above application or refuse vehicles stationary in the highway for an extended period.

#### Travel Plan

- 28 A travel plan has been submitted with the application. This clearly demonstrates the applicant's commitment to embedding sustainable travel habits into the development from the outset. The applicant is committed to ensuring that car use to and from the development is minimised, and the use of sustainable travel will be encouraged. The travel plan is therefore acceptable at this stage. Should planning permission be granted, it is recommended that a condition is attached requiring an updated travel plan to be submitted to and approved by the local authority following the first user surveys (within 3 months of opening), and thereafter, surveys to be undertaken annually and results reported to London Borough of Southwark.

#### **Design issues**

- 29 The building is a very simple timber structure and within the context of the surrounding gardens, which are some 45 metres deep, does not dominate the area. Some existing outbuildings within the location would be removed as a consequence of the proposal. Although the proposed building would have an extensive flat roof, a number of water interceptors would be installed to collect water from the roof for recycling.

#### **Impact on character and setting of a listed building and/or conservation area**

- 30 The conservation area adjoins the site on the north eastern boundary, however the proposed development next to the railway line would not impact on current views into or out of the conservation area. Further there are no listed buildings affected by the proposal.

#### **Impact on trees**

- 31 The proposal would not have any impact on the near by willow tree which would remain within the boundary of the rear garden of no. 198 Croxted Road.

#### **Planning obligations (S.106 undertaking or agreement)**

- 32 Not required for a scheme of this size.

#### **Other matters**

##### Security

- 33 The proposed entrance to the nursery would be from Croxted Road, security gates and

video entry and intercom would allow staff to control entry onto the site.

### **Sustainable development implications**

- 34 The proposal includes the use of solar panels on the roof and rain water harvesting from the flat roof. The proposal also included the submission of a Green Travel Plan with the aim of encouraging carers to walk or use other more sustainable forms of transport.

### **Conclusion on planning issues**

- 35 Planning permission is sought for the construction of a building within the rear garden of no. 198 Croxted Road to provide a children's day nursery. The proposal has attracted some local objection mainly around traffic congestion and parking. This formed the previous reason for the refusal of the scheme. The applicant has now demonstrated that the use of cars for picking and dropping of children can be controlled through the use of a green travel plan, which has been reviewed and agreed with the Transport Planning team, subject to conditions around implementation and monitoring. There is a demand for nursery places within this area and the provision of a purpose built structure would contribute to serving this need, in line with the Council's policies for community uses. It is therefore recommended that planning permission is granted.

### **Community impact statement**

- 36 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

- 37 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

- 38 Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

- 39 3 letters of objection have been received with comments around additional traffic, congestion from parking, hazard from bus stops, petrol filling station, and school entrance opposite. Noise from outdoor play.

**Human rights implications**

- 40 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 41 This application has the legitimate aim of providing a children's day nursery. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS****Strategic Director of Communities, Law & Governance**

- 42 N/A

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2544-196  Application file: 10-AP-3503  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5434 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	List of neighbours consulted

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Sonia Watson, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	1 March 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Constitutional Team</b>	4 March 2011	

**Consultation undertaken**

- 43 **Site notice date:** 08/02/2011
- 44 **Press notice date:** n/a
- 45 **Case officer site visit date:** 28/04/2010 and 08/02/2011
- 46 **Neighbour consultation letters sent:** 07/01/2011
- 47 **Internal services consulted:**  
Environmental Protection  
Transport
- 48 **Statutory and non-statutory organisations consulted:**  
London Borough of Lambeth  
Network Rail
- 49 **Neighbours and local groups consulted:**  
n/a
- 50 **Re-consultation:**  
n/a

**Consultation responses received****51 Internal services**

Transport planning - Raise no objections subject to conditions

Environmental Protection - Raise no objections subject to conditions around site contamination.

**52 Statutory and non-statutory organisations**

London Borough of Lambeth - Raise no objections, subject to conditions to ensure bicycle parking and implementation of the green travel plan.

Network Rail - No response received

**53 Neighbours and local groups**

194 Croxted Road - Difficult to park on the road currently, proposal will lead to an increase in the parking demand, not convinced that the travel plan submitted would deter car travel by parents. Site directly opposite a bus stop which is busy at peak morning and evening times, there is also a vehicular access to Turney Road special school where buses are routinely pulling in and out. On the other side there is a garden centre opposite which is a petrol filling station, which makes this section of road particularly busy in terms of footfall and traffic.

184 Croxted Road - The area suffers from commuter parking, as well as other activity within the area, it is a dangerous traffic area which is unsuitable for young children.

287 Croxted Road - Concerned about the safety and environmental impact of additional vehicles seeking parking spaces in the area, with both difficult and hazardous parking conditions. Additional vehicles delivering and collecting children at times of considerable traffic would put further pressure on parking and could encourage dangerous and illegal parking behaviour. Also concerned about the potential for noise from the children likely to be considerable.



**List of neighbours consulted**

07/01/2011 196B CROXTED ROAD LONDON SE21 8NW  
07/01/2011 196A CROXTED ROAD LONDON SE21 8NW  
07/01/2011 DULWICH SPORTS CLUB GIANT ARCHES ROAD LONDON SE24 9HP  
07/01/2011 204 CROXTED ROAD LONDON SE24 9DG  
07/01/2011 192 CROXTED ROAD LONDON SE21 8NW  
07/01/2011 192A CROXTED ROAD LONDON SE21 8NW  
07/01/2011 198 CROXTED ROAD LONDON SE21 8NW  
07/01/2011 194 CROXTED ROAD LONDON SE21 8NW  
07/01/2011 190 CROXTED ROAD LONDON SE21 8NW  
07/01/2011 287 CROXTED ROAD LONDON SE21  
07/01/2011 289 CROXTED ROAD LONDON SE21  
07/01/2011 291 CROXTED ROAD LONDON SE21  
07/01/2011 293 CROXTED ROAD LONDON SE21

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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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<b>Applicant</b>	Ms Mary Haynes	<b>Reg. Number</b>	10-AP-3503
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2544-196
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Construction of a single storey building for use as a children's day nursery for 34 children on the land to the rear of 198, Croxted Road.

**At:** 198 CROXTED ROAD, LONDON, SE21 8NW

**In accordance with application received on** 02/12/2010 08:00:47

**and Applicant's Drawing Nos.** Design and Access Statement, Site Plan, Travel Plan, Travel Plan Statement

Plans:- GA001, GA002, GA003, GA004, GA005, GA026

**Reason for Granting Planning Permission**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Saved Southwark Plan Policies 2.2 (Provision of community facilities) sets out the conditions where the Council will consider sites suitable for new community facilities, Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site. Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area.
- b] Policy 3A.24 Educational facilities of the London Plan
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS 3 Housing
- d] Core Strategy 2011 - Strategic Policy 4 Places to learn and enjoy

Particular regard was had to the loss of garden associated with the existing house and the potential traffic impacts that could result from the proposed use, as well as potential amenity impacts for residential neighbours. It was considered that this would be outweighed by the benefit to the local community provided by the nursery for which there is a high demand. Consideration was given to the mitigation measures put in place within the proposed green travel plan as such it was considered that with conditions the amenity concerns would be reduced. It was therefore considered appropriate to grant planning permission subject to conditions having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

GA002; 003; 004; 005; 0026

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse and recycling have been submitted to (2 copies) and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Southwark Plan Policy 3.2 Protection of Amenity.

- 4 The nursery shall operate only between the hours of 07:30 to 18:30 Monday to Friday and not at any time on Saturdays, Sundays or public holidays.

Reason

The proposed nursery use is within close proximity to residential boundaries and its use beyond the hours specified may give rise to a loss of amenity to neighbouring residential properties contrary to Saved Southwark Plan Policy 3.2 Protection of Amenity.

- 5 The nursery hereby approved shall accommodate a maximum of 34 children at any time.

Reason

The proposed nursery use is within close proximity to residential boundaries and its use for more children or beyond the hours specified may give rise to a loss of amenity to neighbouring residential properties contrary to Saved Southwark Plan Policy 3.2 Protection of Amenity.

- 6 The Green Travel Plan submitted or as updated and agreed in writing with the Local Planning Authority, shall be implemented in full for the duration of the use hereby permitted. An updated travel plan shall be submitted to and approved by the local authority following the first user surveys (within 3 months of opening), and thereafter, surveys to be undertaken annually and results reported to the Green Travel Plan Officer at the London Borough of Southwark.

Reason

In order that the use of non-car based travel is encouraged in accordance with Saved Southwark Plan policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 car parking.

- 7 Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Southwark Plan Policy 5.3 Walking and Cycling.

- 8 Any deliveries, unloading and loading to the nursery shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, and not at all on Sundays and Bank Holidays.

Reason

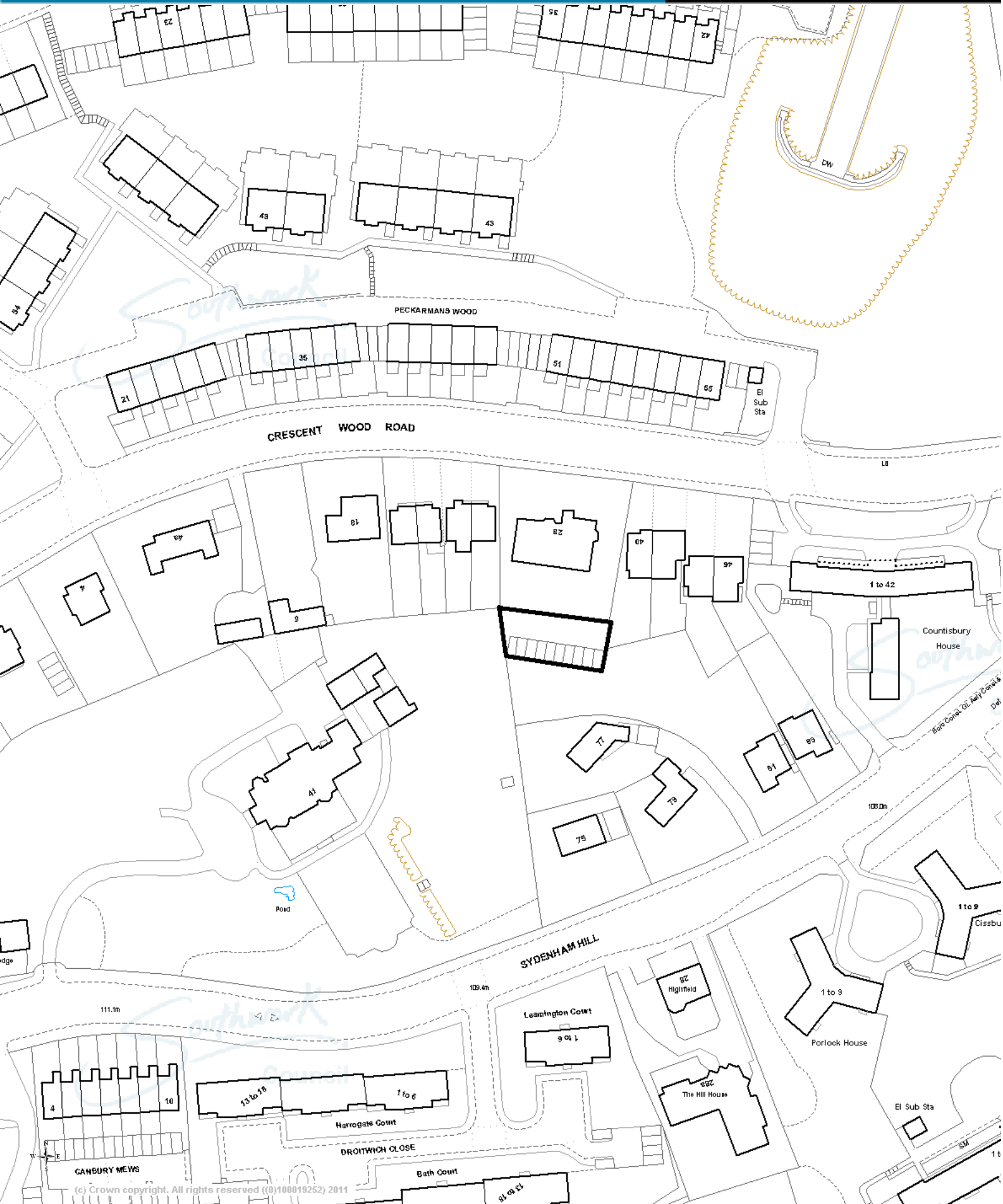
To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Southwark Plan policy 3.2 Protection of Amenity.

- 9 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening

substances in the soil in accordance with Saved Policy 3.1 Environmental Effects of the Adopted Southwark Plan 2007



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<b>Item No.</b> 6.2	<b>Classification:</b> OPEN	<b>Date:</b> 13 April 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-2197 for: Conservation Area Consent  <b>Address:</b> SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU  <b>Proposal:</b> Demolition of a garage block of ten garages		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 30 July 2010		<b>Application Expiry Date</b> 24 September 2010	

#### RECOMMENDATION

- 1 Grant conservation area consent, subject to conditions. This is being reported to Community Council together with an application for redevelopment of the site, owing to the number of objections received.

#### BACKGROUND INFORMATION

- 2 This application set out in appendix A was deferred with the full planning application 10/AP/2135.

## Previous report

<b>Item No.</b>	<b>Classification:</b> OPEN	<b>Date:</b> 13 January 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-2197 for: Conservation Area Consent  <b>Address:</b> SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU  <b>Proposal:</b> Demolition of a garage block of ten garages		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b>	30 July 2010	<b>Application Expiry Date</b>	24 September 2010

**RECOMMENDATION**

- 1 Grant conservation area consent, subject to conditions. This is being reported to Community Council together with an application for redevelopment of the site, owing to the number of objections received.

**BACKGROUND INFORMATION****Site location and description**

- 2 The site lies within the Dulwich Wood Conservation Area and adjoins the boundary with a Grade II listed building at 41 Sydenham Hill. The original curtilage of no. 28 was subdivided at the rear and had a solid palisade fence demarcating the new boundary with a row of low level single storey garages at the back of the site. The site rises in level from the front of no.28 and adjoins the back gardens of nos. 40 Crescent Wood Road and 41 and 81 Sydenham Hill. The rear of the site is bounded by Leylandi trees in the rear garden of 41 Sydenham Hill and there are two Beech trees to the west.

**Details of proposal**

- 3 Conservation area consent is sought for the demolition and removal of the existing block of ten garages currently located on the rear boundary of the site.

**Planning history**

- 4 Planning permission was refused (07/AP/2381) on 21/01/2008 for the redevelopment of the site into 5 x 3 storey residential dwellings.
- 5 03-AP-1023: In September 2003 planning permission was granted for the construction

of a roof extension to the main building to form a new third floor to provide 2 flats; the erection of a two storey side extension at 1st and 2nd floor levels to extend 2 flats on each of the first and second floors, alterations to door and window openings on south and east elevations.

- 6 Planning permission was granted in 1969 for the change of use of the building at 28 Crescent Wood Road to 19 self-contained bed-sit flats together with the erection of 10 garages and parking bays for 10 cars at the rear of the site.

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

- 7 n/a

#### **KEY ISSUES FOR CONSIDERATION**

##### **Summary of main issues**

- 8 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
  - b) the impact of the removal of the garages upon the Dulwich Wood Conservation Area and the adjoining listed building.

##### **Planning policy**

##### Southwark Plan 2007 (July)

- 9 3.16 Conservation areas  
3.18 Setting of listed buildings, conservation areas and world heritage sites

##### Core Strategy

- 10 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.
- 11 The Inspector's report on the Core Strategy is expected in early 2011. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy will follow in 2011.

Core Strategy Policies  
Strategic Policy 12 Design and conservation

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)



- 12 PPS 5 Planning and the historic environment

**Principle of development**

- 13 The garages do not make a positive contribution to the conservation area, therefore there are no objections in principle to their removal.

**Environmental impact assessment**

- 14 Not required for this application type.

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

- 15 The loss of the garages is unlikely to give rise to any harmful impacts although it is acknowledged that the demolition process is likely to cause a temporary loss of amenity through noise and dust. It is considered that given the close proximity to no. 28 Crescent Wood Road and the use of the same access, this could be managed with a construction management plan which could be imposed by condition.

**Traffic issues**

- 16 The garages have not been used as such for a number of years. Parking for residents of no. 28 Crescent Wood Road is provided to the front and rear of the property. The area is not within a controlled parking zone and not considered to be in an area of parking stress.

**Design issues / Impact on character and setting of a listed building and/or conservation area**

- 17 The garages have remained derelict for some time and whilst hidden behind a high fence such that they are not visible from the street they do not make a valuable contribution to the conservation area.

**Impact on trees**

- 18 The existing garages are in close proximity to the Beech trees to the west of the site, and a condition around the protection of these trees and any trees affected on adjoining land is recommended should conservation area consent be granted.

**Planning obligations (S.106 undertaking or agreement)**

- 19 Not required for this type of application.

**Sustainable development implications**

- 20 The garages are over 40 years old and have not been used for some time, this application would facilitate the redevelopment of the site for housing which would represent a more sustainable use of the site.

**Other matters**

- 21 This application is accompanied by a full planning application of a single family dwelling. The removal of the garages with a landscaping condition would not be considered harmful to the conservation area and would allow this consent to be implemented separately.

**Conclusion on planning issues**

- 22 Conservation area consent is sought for the demolition and removal of the existing garages on site. In principle there is no objection to the loss of the garages subject to conditions covering management of the work, protection of the trees and the replacement of the garages with an approved development or an approved landscaping scheme.

### **Community impact statement**

- 23 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are contained within the conditions should conservation area consent be granted.

### **Consultations**

- 24 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 2.

### **Consultation replies**

- 25 Details of consultation responses received are set out in Appendix 3.

### Summary of consultation responses

- 26 The consultations responses received refer to the associated planning permission rather than the loss of the garages, although comments are raised around the use of the site in conjunction with the existing house.

### **Human rights implications**

- 27 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 28 This application has the legitimate aim for the demolition of the garages. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

- 29 n/a

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2570-8 Application file: 10-AP-2197 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5434 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Sonia Watson, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	31 March 2011	
<b>Key Decision</b>	Grant conservation area consent	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Constitutional Team</b>	4 April 2011	

**Consultation undertaken****Site notice date:** 09/08/2010**Press notice date:** 12/08/2010**Case officer site visit date:** 10/03/2010**Neighbour consultation letters sent:** 09/08/2010 and 20/09/2010**Internal services consulted:**

n/a

**Statutory and non-statutory organisations consulted:**

English Heritage.

**Neighbours and local groups consulted:**

83 SYDENHAM HILL LONDON SE26 6TQ  
 81 SYDENHAM HILL LONDON SE26 6TQ  
 26 CRESCENT WOOD ROAD LONDON SE26 6RU  
 24 CRESCENT WOOD ROAD LONDON SE26 6RU  
 77 SYDENHAM HILL LONDON SE26 6TQ  
 FLAT 8 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 7 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 9 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 55 CRESCENT WOOD ROAD LONDON SE26 6SA  
 53 CRESCENT WOOD ROAD LONDON SE26 6SA  
 59 CRESCENT WOOD ROAD LONDON SE26 6SA  
 57 CRESCENT WOOD ROAD LONDON SE26 6SA  
 51 CRESCENT WOOD ROAD LONDON SE26 6SA  
 42 CRESCENT WOOD ROAD LONDON SE26 6RU  
 40 CRESCENT WOOD ROAD LONDON SE26 6RU  
 46 CRESCENT WOOD ROAD LONDON SE26 6RU  
 44 CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 15 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 14 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 17 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 16 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 13 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 10 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 1 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 12 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 11 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 4 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 3 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 6 HIGH TREES MANSIONS 28 CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 5 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 21 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 19 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 18 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 20 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 2 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 22 CRESCENT WOOD ROAD SE26 6RU  
 26 CRESCENT WOOD ROAD SE26 6RU  
 STABLE FLAT 41 SYDENHAM HILL LONDON SE26 6TH  
 THE LODGE 41 SYDENHAM HILL LONDON SE26 6TH  
 GAMEKEEPERS COTTAGE 41 SYDENHAM HILL LONDON SE26 6TQ  
 BELTWOOD 41 SYDENHAM HILL LONDON SE26 6TH

Dulwich Society

**Re-consultation:**

n/a

**Consultation responses received****Internal services**

n/a

**Statutory and non-statutory organisations**

English Heritage - no comments to offer.

**Neighbours and local groups**

No 24 Crescent Wood Road - Generally supports the application but concerned about overspill parking already felt from the main building onto the road. Would like building to remain as one storey. Would like the trees to be protected during the course of construction.

No. 26 Crescent Wood Road - Concern that house with a basement would transform into two storeys over time, subject to the property not increasing further in height does not oppose the development.

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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.

<b>Applicant</b>	Mrs C. Larco NO-house Studio	<b>Reg. Number</b>	10- <u>AP</u> -2197
<b>Application Type</b>	Conservation Area Consent	<b>Case Number</b>	TP/2570-8
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Conservation Area Consent was GIVEN to demolish the following:**

Demolition of a garage block of ten garages.

**At:** SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU

**In accordance with application received on 30/07/2010**

**and Applicant's Drawing Nos. (PA) D100, (PA) D101**

**Reasons for granting conservation area consent.**

This planning application was considered with regard to various policies of the Southwark Plan 2007 including, but not exclusively:

a] Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Strategic Policy 12 Design and conservation of the Core Strategy 2011.

b] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS 5 Planning and the historic environment

Particular regard was had to the visual impact of the loss of the garages from the site upon the Dulwich Wood Conservation Area and nearby listed building where it is considered that the removal of the garages would not harm the character and appearance of the conservation area or setting of the nearby listed building. It was therefore considered appropriate to grant conservation area consent having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 Works for the demolition of these buildings, or any part thereof, shall not be commenced before:

either:

i) a valid construction contract under which one of the parties is obliged to carry out and itself complete the works of redevelopment of the site for which planning permission has been granted has been entered into and evidence of such construction contract has first been submitted to and formally approved by the Council as local planning authority.

or:

ii) a scheme to landscape the site has been submitted to and approved by the Council. Work to re-landscape the site would then be carried out in accordance with the plans approved within 3 months of completion of demolition of the structure.

Reasons:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Dulwich Wood Conservation Area; and in accordance with Saved Southwark Plan Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites and Strategic Policy 12 Design and conservation of the Core Strategy 2011.

- 3 Prior to any demolition commencing on site, details of the means by which any existing trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved in writing by the Local Planning Authority, and the protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the

Reason

To ensure the protection of the existing trees in accordance with Saved Southwark Plan Policies policy 3.2 Protection of Amenity and 3.28 Biodiversity.

- 4 Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance;

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Saved Southwark Plan Policies 3.1 Environmental Effects, 3.2 Protection of

Amenity, 3.6 Air Quality and 3.10 Hazardous Substances and PPS23 Planning and Pollution Control.

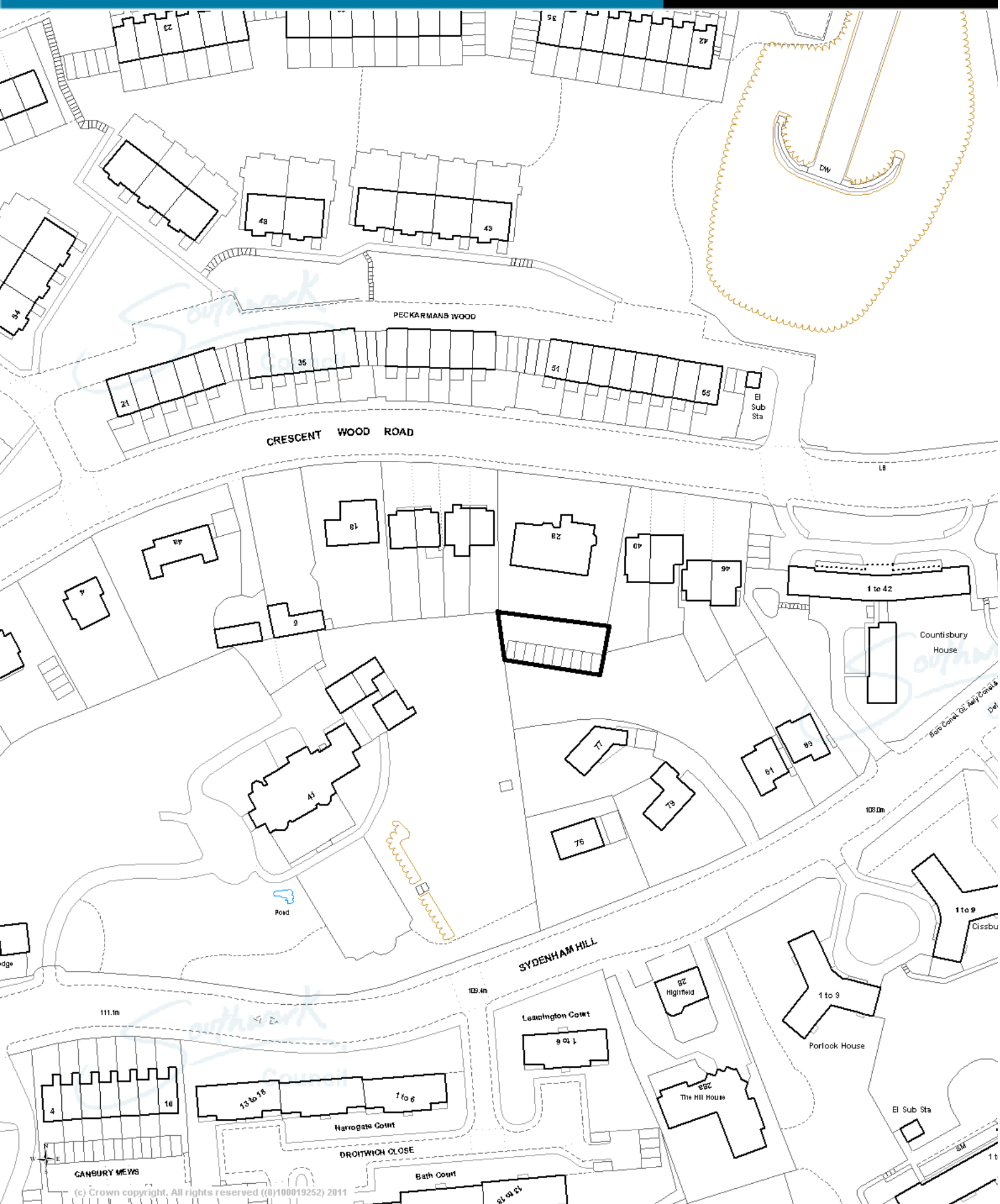
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Ordnance Survey

Date 4/4/2011



<b>Item No.</b> 6.3	<b>Classification:</b> OPEN	<b>Date:</b> 13 April 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-2135 for: Full Planning Permission  <b>Address:</b> SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU  <b>Proposal:</b> Redevelopment of 10 derelict garages on backland site into a single storey 3-bedroom family house with basement.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 30 July 2010		<b>Application Expiry Date</b> 24 September 2010	

### RECOMMENDATION

- 1 Grant planning permission, subject to conditions.

### BACKGROUND INFORMATION

- 2 This item, and the associated conservation area consent application, were deferred at the 13 January Dulwich Community Council meeting for the following reasons;
  - Request for a bat survey;
  - More details around the impact of the development on the trees;
  - Clarification around the enforcement issues relating to the separation of the land at the rear and the implications for existing residents of 28 Crescent Wood Road.
- 3 Bat Survey  
 A survey was undertaken and submitted to the Council. The report states that there were no signs of bats within the garages. Further, because of the general construction and the openness of the garages, they were unlikely to be attractive to roosting bats and the proposal was unlikely to impact the population of bats within the local area. The report makes suggestions for the provision of bat boxes within the existing trees on the site. The information has been assessed by the Council's Ecological Officer and he has agreed the findings of the report and is keen that conditions around bat boxes are included as part of any planning permission.
- 4 Impact of the development on existing trees  
 The arboricultural officer has reviewed the arboricultural report submitted as part of the application and has agreed with its findings and is satisfied that the conditions included are sufficient to ensure that the trees retained on site and on adjoining land are afforded adequate protection.

5 Outstanding enforcement issue

At the earlier meeting, from which this application was deferred, residents from 28 Crescent Wood Road stated that the land to the rear (the application site) was previously part of land to be enjoyed by existing residents. The 2003 report, which granted planning permission for extensions to the property to provide an additional two flats and extended two of the existing flats, referred to the 10 garages to the rear, stating that these are able to be retained to enable residents to park off street. No other additional parking is mentioned within the report. Conditions requiring details of car parking and landscaping were included on this permission (conditions 8 and 10).

Further applications discharging these conditions: ref 04-AP-1931 in respect of the landscaping, and ref 04-AP-1524 in respect of the car parking, do not show the garages as the parking spaces for the development. Instead, 9 spaces are shown: six to the front, one at the side and two at the rear, with the remaining space given over to landscaping. Information received from the residents at 28 is that there are 12 parking spaces available for residents, 3 more than stated within the condition and 2 more than referred to in the original officer report. From the information available, the land at the rear of no. 28 was not earmarked for parking. Instead, it was allocated as landscaping, shown as a grassed area on the plans.

- 6 Neither the approved plans that form part of the 2003 application, nor the plans agreed by condition in 2004, reflect what is currently on site. In terms of the amount of communal amenity space available to the residents of 28 Crescent Road, this should have been around 456 sq metres, including the land at the rear which now forms the application site. The current design guidance advises that there should be a minimum of 50 sq metres of communal space per development with 10 sq metres of private space for each unit where possible. This would broadly be met, if the parking now on site was not there.
- 7 No complaint was received directly by the enforcement team on this matter. However, in the 2007 application, the objection letters did refer to enforcement action in respect of the 2003 planning permission. It transpires that the letters were logged as objection letters but the enforcement issue was not referred onto the enforcement team for further action.
- 8 The Council has opened files in respect of breach of conditions 8 and 10 (landscaping and parking) of planning permission 03-AP-1023. A breach of planning condition will be pursued with the original developers. However as the land to the rear is now in separate ownership and part of a new planning unit, the courts would not expect the developers to undertake works over which they have no control. The remedy would be to vary the conditions to remove this area of land, and reduce the existing parking to provide more amenity space for the residents, or, alternatively, to retain the land as currently laid out. In any event it is not considered that the action taken would prevent Members from making a decision on this current planning application.
- 9 The original report for consideration of the scheme is set out below, with amendments to reflect the current Core Strategy Policies.

## Previous report

<b>Item No.</b>	<b>Classification:</b> OPEN	<b>Date:</b> 13 January 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-2135 for: Full Planning Permission  <b>Address:</b> SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU  <b>Proposal:</b> Redevelopment of 10 derelict garages on backland site into a single storey 3-bedroom family house with basement.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 30 July 2010		<b>Application Expiry Date</b> 24 September 2010	

**RECOMMENDATION**

- 1 Grant planning permission, subject to conditions.

**BACKGROUND INFORMATION**

- 2 This item is presented to Members of the Dulwich Community Council, as more than three letters of objection have been received.

**Site location and description**

- 3 The site lies within the Dulwich Wood Conservation Area and adjoins the boundary with a Grade II listed building at 41 Sydenham Hill. The original curtilage of no. 28 was subdivided at the rear and had a solid palisade fence demarcating the new boundary with a row of low level single storey garages at the back of the site. The site rises in level from the front of no.28 and adjoins the back gardens of nos. 40 Crescent Wood Road and 41 and 81 Sydenham Hill. The rear of the site is bounded by Leylandi trees in the rear garden of 41 Sydenham Hill and there are two Beech trees to the west.

**Details of proposal**

- 4 Planning permission is sought for the redevelopment of the site to provide a single family dwelling house laid out over two floors. The proposed dwelling would be designed in a 'U' shaped form and would include parking space and amenity space.
- 5 The proposed house would be located on the rear site boundary and would measure 17.375 m wide, 13.7m deep and 3.4 metres high, when measured from ground level. A portion of the dwelling would be over two floors with the creation of a basement on the shorter section of the building.

- 6 The dwelling would be constructed as an inward looking house, with the glazing in the centre of the 'u'. The basement glazing would be in the southeastern corner of the building.
- 7 The main living accommodation would be located on the ground level and arranged to be largely open plan, whereas the basement would provide 3 bedrooms.
- 8 It is proposed to use timber with frameless windows, and the flat roof would be planted.

### **Planning history**

- 9 Planning permission was refused (07/AP/2381) on 21/01/2008 for the redevelopment of the site into 5 x 3 storey residential dwellings. The proposal was refused for the following reasons;
1. The proposed development by reason of the cramped layout, excessive footprint in a confined space and lack of gardens for future occupiers would represent an overdevelopment of the site out of keeping with the urban grain and pattern of development in this part of the Dulwich Wood Conservation Area
  2. The development by reason of the proposed materials, extensive footprint, style, indistinct built form incorporating an overhang to the front elevation would fail to respect the character and appearance of the Dulwich Wood Conservation Area
  3. The proposed scheme fails to provide a good quality of accommodation by reason of the poor internal layout providing only one entrance / exit located to the front elevation and no provision of garden space for future occupiers
  4. The proposed development by reason of its location on the boundary of the garden of No. 79 Sydenham Hill Road would be detrimental to the enjoyment of the use of the garden of No. 79 Sydenham Hill Road and would unreasonably compromise the development potential of No. 79 Sydenham Hill Road
  5. The bin storage area by reason of its location in proximity to the proposed parking spaces and distance from Crescent Wood Road would lead to conflict with the proposed parking spaces and difficulty in accessing the bin stores detrimental to the amenity of local residents
  6. The proposed four off-street car parking spaces by reason of its unworkable layout, insufficient manoeuvring space for accessing / exiting the spaces and inadequate number would lead to an increase in on-street parking in the surrounding streets
  7. The proposed development by reason of failure to submit information to justify or enable the Local Planning Authority to assess the loss of trees in the Dulwich Wood Conservation Area, would be unacceptable.

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

- 10 03-AP-1023: In September 2003 planning permission was granted for the construction of a roof extension to the main building to form a new third floor to provide 2 flats; the erection of a two storey side extension at 1st and 2nd floor levels to extend 2 flats on each of the first and second floors, alterations to door and window openings on south and east elevations.

The application site is shown as part of the site area considered under this 2003

permission, however it appears that the occupants of no. 28 Crescent Wood Road have never had access to this land, which was subsequently given a separate title and sold. This matter has been raised in letters from residents. However, the fact that this land has not been included within the development of 28 Crescent Wood Road has not been raised as an enforcement complaint, and given the passage of time since the conversion, and that the land has now been formally subdivided, it is not considered expedient to pursue this further.

- 11 Planning permission was granted in 1969 for the change of use of the building at 28 Crescent Wood Road to 19 self-contained bed-sit flats together with the erection of 10 garages and parking bays for 10 cars at the rear of the site.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 12 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
  - b) the impact of the building upon the setting of the Dulwich Wood Conservation Area.
  - c) the impact of the building on the amenity of the surrounding residential dwellings.

### **Planning policy**

#### Southwark Plan 2007 (July)

- 13
- 3.2 Protection of amenity
  - 3.4 Energy efficiency
  - 3.7 Waste reduction
  - 3.9 Water
  - 3.12 Quality in design
  - 3.13 Urban design
  - 3.15 Conservation of the historic environment
  - 3.16 Conservation areas
  - 3.18 Setting of world heritage sites, listed buildings and conservation areas
  - 4.1 Density
  - 4.2 Quality of the residential accommodation
  - 5.3 Walking and Cycling
  - 5.6 Car parking

#### Core Strategy

- 14 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.
- 15 The Inspector's report on the Core Strategy is expected in early 2011. With a recommendation of soundness from the inspector there will be a very high degree of

certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy will follow in 2011.

#### Core Strategy Policies

Strategic Policy 5 Providing new homes

Strategic Policy 12 Design and conservation

Strategic Policy 13 High environmental design

#### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 16 PPS 5 Planning for the historic environment  
PPS 3 Housing

Residential Design Standards Supplementary Planning Document

#### **Principle of development**

- 17 There are no objections in principle to the provision of a dwelling within this location. The site is already concreted over and developed with a row of garages which have been disused for some time. In the earlier scheme for 5 dwellings, the amount and size of the buildings, rather than the principle of the development, formed the basis for refusal.
- 18 A residential dwelling is acceptable in this instance subject to relevant policies being complied with. It is considered that this dwelling constitutes backland development and the criteria for such development is set out in the Residential Design Guidelines Supplementary Planning Document. Such development is described as dwellings on sites which are located predominately to the rear of existing dwellings. It is noted that backland development, particularly for new residential units, can have a significant impact on amenity, neighbouring properties and the character of an area. To minimise impact on of such development a number of principles are set out and these are discussed with below under the headings of amenity, residential standards, design and traffic.

PPS 3 is also relevant in this instance. A key land use issue with the determination of this application is that of building on gardens, referred to as "garden grabbing". Recent changes in government policy (PPS3 Housing) sets out that private gardens shall be removed from the brownfield definition. However, this is not at the same time conferring particular protection of this land, for example in the same way that Borough Open Land or Metropolitan Open Land are protected. It means that gardens are not classified as 'previously developed land'. The development of such areas will not contribute to the target set by the Government which is that at least 60% of development occurs on brownfield land, which means that development of housing on gardens cannot be used to contribute towards Government targets. In Southwark, housing targets are generally being met and the Council does not rely on gardens being developed in order to meet housing targets, unlike the case in a number of other parts of the country where development of gardens has been relied upon in order to meet housing delivery targets. Given the limited number of back garden developments applied for in Southwark, development on gardens would be unlikely to approach the 40% limit for non brownfield, or greenfield, development. It is not considered that the fact that back gardens are no longer 'brownfield' may in itself be used as a reason for refusal. Rather, regard still needs to be had to the site specific assessment of impacts in terms of matters such as the character of residential

neighbourhoods, character and appearance of conservation areas, quality of residential accommodation, design, amenity, and transport.

The circumstances are slightly different to true 'garden grabbing' here in that the site is currently developed with garages. Notwithstanding, the advice of PPS3 has been treated as a material consideration.

### **Environmental impact assessment**

- 19 Not relevant for an application of this type or size.

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

- 20 41 Sydenham Hill - the proposal site adjoins the north eastern corner of the grounds surrounding this Grade II listed building. Currently the garages lie close to this boundary. The proposed new dwelling would be located 5 metres from the boundary. The dwellings at no. 41 are some distance from the shared boundary and although the new building would be visible it is not considered that the proposal would be detrimental to the residential amenity of the occupants of this dwelling.
- 21 81 Sydenham Hill - The proposal adjoins the land on the northern boundary of this site. The dwelling at no. 81 sits within substantial gardens and on the boundary with the garages, is screened with a leylandii hedge. There are also two mature beech trees close to this boundary. The proposal would not impinge on the amenity currently enjoyed by this property due to its single storey appearance and enclosure of the site by a high timber fence.
- 22 77 Sydenham Hill - the proposal does not immediately adjoin the boundary of this dwelling and given the modest height of the proposed building it is unlikely to impact on the amenity of this property.
- 23 26 Crescent Wood Road - The rear boundary of this site is almost in line with the rear boundary of the existing flats at 28 Crescent Wood Road and the application site, given the more easterly location of the new dwelling it is unlikely that the proposal would have any impact upon the amenity of residents within this dwelling.
- 24 28 Crescent Wood Road - This is a substantial property set over 4 floors. The dwellings within this property are the closest to the proposed dwelling, with a number of its windows looking out onto the site. The house has been so designed to maintain a discreet presence at the rear. Currently the site is enclosed by a timber fence of about 2.7 metres. It is proposed to have a solid timber section of the house along this boundary which would maintain a fence-like appearance but with an increase in height of less than 1 metre.
- 25 In terms of privacy, the nearest windows of the dwelling are 21 metres from the rear windows of no 28 Crescent Wood Road, and this is in compliance with the Residential Design Guidance SPD. The design of the new dwelling would be such that the privacy of the residents within no. 28 and the occupants of the new dwelling would be retained, with limited views between the uppermost floors of no. 28 and the proposed dwelling.
- 26 Concern has been raised around the vehicular and pedestrian access to the dwelling diminishing privacy for no. 28. The rear of no. 28 is already used for parking, requiring residents to walk along the side of the dwelling to the main entrance. The proposal would provide a parking space for the unit and as a single dwelling house should not result in a significant traffic or pedestrian movement such that would



- significantly erode the residential amenity of the main building.
- 27 Concerns have also been raised around security of no. 28. Currently there are two gates either end of the building. From visits to the property, these have always been open, and it is therefore currently possible to enter the site and walk to the rear. The current application would not change this situation.
- 28 40 Crescent Wood Road - The proposal would adjoin a rear corner section of the back garden, and would appear as a high fence on this boundary. Given the distance from the main dwelling it is unlikely to have any significant amenity impacts to this dwelling.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 29 The surrounding area is residential and there is unlikely to be any negative impacts as a result of the proposed use.

### **Traffic issues**

- 30 The proposal would use the existing crossover to access the site, and the parking area is sufficient for a single vehicle. However there are no parking restrictions within the area and there is sufficient on street parking for visitors or additional vehicles associated with the property.

### **Design issues**

- 31 The timber external construction is appropriate for the building's location amongst well wooded gardens. The building is single storey above ground and is surrounded by high fencing and trees so should not affect the setting of the listed buildings nearby. The proposed dwelling includes an extensive flat roof, and this would be planted which would visually improve the amenity of the surrounding area.
- 32 Samples of all external materials should be provided especially for the timber cladding, which if of poor quality can weather badly.

### **Impact on character and setting of a listed building and/or conservation area**

- 33 The proposal is for a new dwelling on land currently occupied with garages. The dwelling would be set behind a high fence and as such would have a limited amount of visibility from the public domain
- 34 The impact of this proposal on the heritage asset - the Dulwich Wood Conservation Area and its setting - is considered against the requirements of PPS5 - Planning for the Historic Environment. Policy HE 9.4 of PPS5 – states that : "*Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:*  
*(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and*  
*(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.*"
- 35 This proposal will have a nominal impact on the character and appearance of the conservation area. There is no loss of historic fabric and minimal impact on the viewer's appreciation of the rear of the properties in the conservation area or its setting. It is not considered that there would be any impact to the setting of any listed buildings as the proposal is discreetly designed and located at a sufficient distance

away.

### **Impact on trees**

- 36 There are two beech trees to the west of the site but there are other trees located on adjoining land. In respect of the beech trees, these will require some pruning to improve their overall condition. The adjoining trees would not require any work other than the leylandi cypress hedge which requires trimming on the application site side. A detailed arboricultural report has been submitted with the application and this sets out a methodology for the protection of the tree root areas. Should planning permission be granted it is recommended that conditions be imposed to ensure this is undertaken.

### **Planning obligations (S.106 undertaking or agreement)**

- 37 Not required for a dwelling of this size.

### **Sustainable development implications**

- 38 The proposal would incorporate energy efficiency within its design, with high performance windows. Rainwater would be collected in water butts for irrigation of the garden and grey water would be collected and reused. The majority of the hot water for the proposed dwelling would be provided by a solar collector located on the flat roof.

### **Other matters**

- 39 **Quality of accommodation**  
The proposed dwelling would provide a generously proportioned 3 bedroomed dwelling, with a large private garden of 188 sq metres.
- 40 **Density**  
The proposal would result in a residential density of 208hrph, this is within the range of 200 - 350 hrph for dwellings within the suburban zone. Taking account of the converted building to the front and the remaining land the overall the density rises to 361 hrph. This is only marginally over the top of the range, and given the proposal is in compliance with other areas of policy and is not considered to be harmful to residential amenity. It is not considered that the overall density level can be seen as sufficient reason to warrant refusal of the scheme.
- 41 **Refuse**  
Waste would be collected by the existing bin store area of no. 28 Crescent Wood Road. It is suggested that a condition be imposed for details of the bins and storage area to ensure that the area is able to cope with waste from an additional residence.
- 42 **Wildlife**  
The site is entirely hard landscaped; the trees on and around the site would be retained, with the proposed building sited further away from the trees than the existing garages. The introduction of soft landscaping and the provision of a green roof should improve the potential for wildlife within the space. A condition is suggested requiring a landscape plan to be provided prior to commencement of works on site.

### **Conclusion on planning issues**

- 43 Planning permission is sought for the construction of a 3 bedroom house over two levels. The proposal would be simply designed and discreetly hidden behind a high fence. In terms of amenity it is not considered that the proposal would detract from

the residential amenity of the adjoining residential occupants. The new dwelling would result in the removal of the existing derelict garages and with the retention of the trees on the site is considered to be an improvement to the Dulwich Wood Conservation Area. Consideration has been given to the concerns raised by objectors, much of which could be controlled by conditions. Therefore the granting of planning permission is recommended.

### **Community impact statement**

44 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

45 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

46 Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

47 Loss of privacy to no. 28 Crescent Wood Road  
Density  
Impact on trees and wildlife  
Land should be used by flats of no. 28 for parking/gardens  
Existing refuse area needs to be improved  
Trees should be protected  
General concerns around construction

### **Human rights implications**

48 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

49 This application has the legitimate aim of providing a new residential dwelling. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

50 N/a

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2570-8 Application file: 10-AP-2135 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5434 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Sonia Watson, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	31 March 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Constitutional Team</b>		4 April 2011

**Consultation undertaken****Site notice date:** 09/08/2010**Press notice date:** 12/08/2010**Case officer site visit date:** 10/03/2010**Neighbour consultation letters sent:** 09/08/2010, 20/09/2010**Internal services consulted:**

Transport  
 Waste Management  
 Arboricultural Officer

**Statutory and non-statutory organisations consulted:**

Thames Water

**Neighbours and local groups consulted:**

83 SYDENHAM HILL LONDON SE26 6TQ  
 81 SYDENHAM HILL LONDON SE26 6TQ  
 26 CRESCENT WOOD ROAD LONDON SE26 6RU  
 24 CRESCENT WOOD ROAD LONDON SE26 6RU  
 77 SYDENHAM HILL LONDON SE26 6TQ  
 FLAT 8 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 7 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 9 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 55 CRESCENT WOOD ROAD LONDON SE26 6SA  
 53 CRESCENT WOOD ROAD LONDON SE26 6SA  
 59 CRESCENT WOOD ROAD LONDON SE26 6SA  
 57 CRESCENT WOOD ROAD LONDON SE26 6SA  
 51 CRESCENT WOOD ROAD LONDON SE26 6SA  
 42 CRESCENT WOOD ROAD LONDON SE26 6RU  
 40 CRESCENT WOOD ROAD LONDON SE26 6RU  
 46 CRESCENT WOOD ROAD LONDON SE26 6RU  
 44 CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 15 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 14 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 17 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 16 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 13 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 10 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 1 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 12 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 11 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 4 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 3 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 6 HIGH TREES MANSIONS 28 CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 5 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 21 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 19 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 18 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 20 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 FLAT 2 HIGH TREES MANSIONS CRESCENT WOOD ROAD LONDON SE26 6RU  
 22 CRESCENT WOOD ROAD SE26 6RU  
 26 CRESCENT WOOD ROAD SE26 6RU  
 STABLE FLAT 41 SYDENHAM HILL LONDON SE26 6TH  
 THE LODGE 41 SYDENHAM HILL LONDON SE26 6TH  
 GAMEKEEPERS COTTAGE 41 SYDENHAM HILL LONDON SE26 6TQ  
 BELTWOOD 41 SYDENHAM HILL LONDON SE26 6TH

Dulwich Society

**Re-consultation:**

None.

## Consultation responses received

### Internal services

Transport - Raise no objections  
 Waste management - no comments received.  
 Arboricultural Officer - no comments received.

### Statutory and non-statutory organisations

Thames Water - Raise no objections.

### Neighbours and local groups

Flat 6 28 Crescent Wood Road - Not completely against the application, but has concerns around the size scale and potential impact on amenity and existing trees and wildlife. Feels the basement area may impact on trees. There will be a loss of privacy and security, no space for refuse collection freeholder did not maintain refuse area well and this would result in the overuse of this facility. Concerned about subsidence.

Flat 18 28 Crescent Wood Road - Too close to the original dwelling adding to already high density. The proposal would build right up onto the boundary with no. 28. The original plans for no.28 specified this area for garden garages for residents. The proposal will create privacy issues for no. 28 where there is little physical separation between the two properties and residents of the new dwelling would have to pass land already occupied by the residents of no 28. Proposal will negatively affect existing residents of no. 28 with comings and goings, Crescent Wood Road doesn't need more housing as it already has the Contisbury Estate. Development would set precedent for other landowners to do the same.

No 15 28 Crescent Wood Road - Proposal to carve land from rear of no. 28, will build up to the boundary line with no. 28, the original plan was for garden garages for this property, high density.

No 22 Crescent Wood Road - Requests that trees are preserved and building does not exceed one storey.

No 24 Crescent Wood Road - Generally supports the application but concerned about overspill parking already felt from the main building onto the road. Would like building to remain as one storey. Would like the trees to be protected during the course of construction.

No. 26 Crescent Wood Road - Concern that house with a basement would transform into two storeys over time, subject to the property not increasing further in height does not oppose the development.

No. 40 Crescent Wood Road - Would like conditions to restrict building height and to retain the trees. Trees should be TPO'ed, no materials, chemical or noxious substances should be stored or used that would damage the trees, area should be designated for vehicles associated with the development, other comments made with respect to tree protection and construction management.

No address provided - Would like conditions to restrict building height and to retain the trees.

No address provided - The previous redevelopment of the main building should have provided 20 parking spaces in this area. The proposal will impact on the trees in the garden on no. 81.

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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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<b>Applicant</b>	Mrs Charlotte Larco No-House Studio	<b>Reg. Number</b>	10-AP-2135
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2570-8
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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

Redevelopment of 10 derelict garages on backland site into a single storey 3-bedroom dwelling house with basement.

**At:** SITE TO THE REAR OF 28 CRESCENT WOOD ROAD, LONDON, SE26 6RU

**In accordance with application received on 21/07/2010**

**and Applicant's Drawing Nos.** (PA)001, (PA)002, (PA)003, (PA)004, (PA)005, (PA)006 rev A, (PA)007, (PA)008, (PA)009, (PA)0010 rev A, (PA)0011, (PA)0012, (PA)0013, (PA)0014, (PA)0015, Aboricultural Report, Site Plan, Design, planning and heritage statement, Bat Survey

**Reasons for granting planning permission.**

This planning application was considered with regard to various Saved Southwark Plan policies including, but not exclusively:

a] Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and



other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 4.1 (Density of residential development) states that residential development will be expected to comply with a range of density criteria taking into account the quality and impact of any non residential uses, and in relation to efficient use of land, having regard to factors such as location and public transport accessibility levels, facilitating a continuous supply of housing in London, but subject to high quality housing being provided and balanced against the need for other uses which also contribute to the quality of life.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Core Strategy 2011 Policies

Strategic Policy 5 Providing new homes, Strategic Policy 12 Design and conservation, Strategic Policy 13 High environmental design

b) Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS 5 Planning and the historic environment

Particular regard was had to the physical impacts of the proposed dwelling upon the residential amenity of adjoining properties, regard was also had to the impact of the proposed building upon the Dulwich Wood Conservation Area and nearby listed buildings where it is considered that the new building had been designed in a sensitive and sympathetic manner that integrates with the surrounding area, retaining the trees, and which would not harm the character and appearance of the conservation area or setting of the nearby listed buildings. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

(PA) 005; (PA) 006; (PA) 007; (PA) 008; (PA) 009; (PA) 010; (PA) 011; (PA) 012;

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Samples of the timber cladding to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the material and in the interest of the appearance of the building in accordance with Saved Southwark Plan Policy 3.12 Quality in design and Strategic Policy 12 Design and conservation of the Core Strategy 2011.

- 4 Before any above grade work hereby authorised begins, detailed drawings [scale 1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting,

seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

#### Reason

In order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Saved Southwark Plan Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity and Strategic Policy 12 Design and conservation of the Core Strategy 2011.

- 5 An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, prior to works commencing on site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:

a survey of the extent, scale and nature of contamination;  
an assessment of the potential risks to:

- i) human health,
- ii) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- iii) adjoining land,
- iv) groundwaters and surface waters,
- v) ecological systems,
- vi) archaeological sites and ancient monuments;
- vii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Southwark Plan policy 3.1 Environmental effects and PPS 23 Planning and Pollution Control.

- 6 Subject to the findings of Condition 5, (Site Characterisation), if deemed necessary pursuant to Condition 5, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The scheme shall be implemented in accordance with the remediation details as approved in writing by the Local Planning Authority.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Southwark Plan policy 3.1 Environmental effects and PPS 23 Planning and Pollution Control.

- 7 Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

#### Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Saved Southwark Plan Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances and PPS23 Planning and Pollution Control.

- 8 Prior to works commencing on site, including any demolition, details of the means by which any existing trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved in writing by the Local Planning Authority, and the protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year ([see endnote 10](#))] from [the date of the occupation of the building for its permitted use].

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the

#### Reason

To ensure the protection of the existing trees in accordance with Saved Southwark Plan Policies 3.2 Protection of Amenity and 3.28 Biodiversity.

- 9 The existing Beech trees on the site, which are to be retained, shall be protected and the site and the trees shall be managed in accordance with the recommendations contained in the submitted Arboricultural Report by Crown Consultants Limited. In any case, notwithstanding the presence of or validity of an arboricultural report, all works must adhere to BS5837: Trees in relation to construction and BS3998: Recommendations for tree work.

Location of trees on and adjacent to development sites

The plans and particulars submitted in accordance with condition [9] above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with [paragraph \(a\)](#) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree

which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

(e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in [paragraph \(a\)](#) above.

The plans and particulars submitted in accordance with condition [9] above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

These works and measures shall include compliance with the details as set out in the Arboricultural Report and a pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site.

All tree protection measures and subsequent works required pursuant to that pre-commencement meeting and the Arboricultural report shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

In the interests of preserving the health of the tree and to maintain the visual amenity of the site, in accordance with Saved Southwark Plan Policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity.

- 10 Before any work hereby authorised begins, details of the foundation works [to include details of a trial hole(s) or trench(es) to check for the position of roots] to be used in the construction of this development showing how the roots of the tree(s) will be protected shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

#### Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area in accordance with Saved Southwark Plan Policy 3.28 Biodiversity.

- 11 Before any above ground work hereby authorised begins, details of the green and/or brown roofs (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with Saved Southwark Plan Policies 3.2 Protection of amenity and 3.28 Biodiversity and Strategic Policy 13 High environmental design of the Core Strategy 2011.

- 12 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

In the interests of visual and residential amenity in accordance with Saved Southwark Plan Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design and Strategic Policy 12 Design and conservation of the Core Strategy 2011.

- 13 Before the first occupation of the building hereby permitted begins details of the arrangements for the storing of domestic refuse, sufficient to accommodate all users of the facility shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwelling and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

## Reason

To ensure that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Southwark Plan Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction and Strategic Plan Policy 13 High environmental design of the Core Strategy 2011.

- 14 The car parking space shown on the drawings hereby approved, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried out thereon.

## Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with Saved Southwark Plan Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking.

- 15 Notwithstanding the provisions of Classes A, B, C, D, E, F and H of Part 1 of the Town and Country Planning (General Permitted Development) Order 2008 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwelling.

## Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Saved Southwark Plan Policy 3.2 Protection of Amenity and 3.12 Quality in Design and Strategic Policy 12 of the Core Strategy 2011.

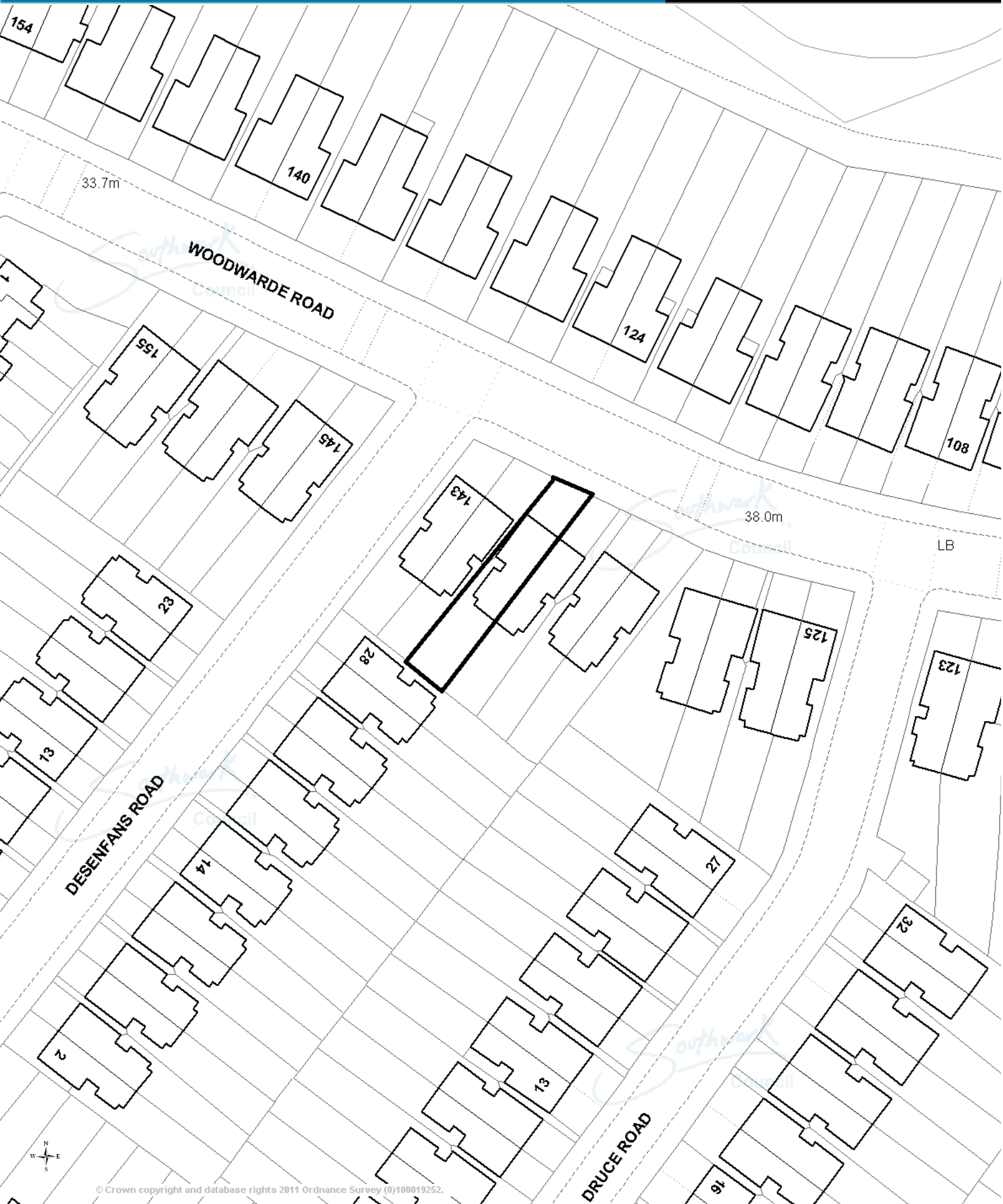
- 16 Prior to the commencement of work on site a detailed plan showing the location of bat houses to the trees at the rear of the site shall be provided to and approved by the Local Planning Authority to encourage and provide habitats for the local bat population. The plans shall be implemented as approved.

## Reason

In order that the scheme encourages local bats where it appears they may already have an existing commuting route in accordance with Saved Southwark Plan Policies 3.28 'Biodiversity' and 3.2 'Protection of Amenity' and Strategic Policy 13 High environmental design of the Core Strategy 2011.

Ordnance Survey

Date 8/4/2011



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<b>Item No.</b> 6.4	<b>Classification:</b> OPEN	<b>Date:</b> 13 April 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-3693 for: Full Planning Permission  <b>Address:</b> 139 WOODWARDE ROAD, LONDON, SE22 8UP  <b>Proposal:</b> Proposed single storey ground floor side extension to provide additional residential accommodation for the dwellinghouse and addition of a raised terrace level with glass balustrade at the rear of the property.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 9 February 2011		<b>Application Expiry Date</b> 6 April 2011	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

- 2 This item has been referred to the Dulwich Community Council for decision due to the numbers of objection received.

### Site location and description

- 3 The application site is a two-storey semi-detached property located on the southern side of Woodwarde Road in the Village area of the borough. The surrounding area is characterised by semi-detached dwellings of a similar style to the application site, many of which have been subject to minor alterations.
- 4 The site is situated within the Dulwich Village Conservation Area however the application building is not subject to any statutory listing.

### Details of proposal

- 5 The proposal details the erection of a single storey ground floor side extension to provide additional residential accommodation for the dwellinghouse and addition of a raised terrace level with glass balustrade at the rear of the property.
- 6 The proposed side extension will be approximately 1.1m in width, 6.38m in depth and will be 2.83m in height at its highest point.
- 7 The materials proposed consist of brickwork to match the existing with a glazed roof and glazed window to the rear.
- 8 The raised terrace area would be approximately 2m from the rear elevation, will consist of stone tiles and will be enclosed with a glass balustrade. Beneath the terrace a storage area is proposed.

**Planning history**

- 9 08-AP-1455 - Planning permission was granted for the installation of two conservation rooflights to roof of rear outrigger slope and the removal of an existing window in the side elevation of dwellinghouse - 06/08/08.
- 10 08/AP/1455 -Planning permission was granted for the installation of two conservation rooflights to roof of rear outrigger slope and the removal of a window in the side elevation - 06/08/08.
- 11 0100910 - Planning permission was granted for the erection of a rear dormer window to provide additional residential accommodation - 21/08/01.

**12 Planning history of adjoining sites**

141 Woodwarde Road - No relevant planning history.

137 Woodwarde Road - No relevant planning history.

**KEY ISSUES FOR CONSIDERATION****13 Summary of main issues**

The main issues to be considered in respect of this application are:

- a) the principle of the development in terms of land use and conformity with strategic policies.
- b) the impact of the proposal on the amenity of nearby and adjoining occupiers
- c) quality of residential accommodation and impact of design

**Planning policy**

- 14 Southwark Plan 2007 (July)  
 Saved Policy 3.2 Protection of Amenity  
 Saved Policy 3.12 Quality of Design  
 Saved Policy 3.13 Urban Design  
 Saved Policy 3.15 Conservation and Historic Environment  
 Saved Policy 3.16 Conservation Areas
- 15 Residential Design Standards SPD
- 16 London Plan 2008 consolidated with alterations since 2004  
 None relevant.
- 17 Southwark's Core Strategy was considered by an independent Inspector during an Examination in Public held in July 2010. The Inspector has issued his binding report and deemed the Core Strategy to be sound. His report was received on 28 January 2011 and it is likely that the Southwark will adopt the Core Strategy.
- 18 Now the Inspector's binding report has been received, the Core Strategy, together with the suggested changes by the Inspector carries considerable weight. In the period before the Core Strategy is formally adopted, whilst the Southwark Plan remains the relevant statutory development plan, where the Core Strategy suggests a different approach when determining a planning application, the Core Strategy is a significant material consideration that should be taken into account.



- 19 Strategic Policy 12 - Design and Conservation  
Strategic Policy 13 - High Environmental Standards

- 20 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)  
Planning Policy Statement 5 - Planning for the Historic Environment

### **Principle of development**

- 21 There is no objection to the principle of extending a dwelling in this residential area provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on amenity or the character of the Conservation area in accordance with the Residential Design Standards SPD (2008) and the relevant saved policies of the Southwark Plan (2007).
- 22 These issues will be assessed in the main body of the report below.

### **Environmental impact assessment**

- 23 None relevant.

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

- 24 The proposed side extension will be set in from the adjacent property by at least 0.8m and will be modest in scale that would project to the line of the existing two-storey projection. It is not considered that the proposal will result in any impacts in terms of loss of daylight/sunlight or an increased sense of enclosure.
- 25 In regards to the proposed side infill extension, it does not include any openings to the side elevation of the structure. The development would not therefore have a direct impact upon the privacy currently available to residents at this property. The proposal does have a glass roof which does raise some issues of overlooking into the upper windows on the neighbouring property at no.137, however this would not result in overlooking to an extent to warrant refusal as the angles would largely oblique.
- 26 Further the distance from the proposed windows and bi-fold doors to the rear elevation of the property, would not increase any overlooking into any habitable windows at 28 Desenfans Road than are currently enjoyed and as such no overlooking is expected at this property.
- 27 Whilst the proposal may result in some loss of outlook as a result of the depth of the proposal, the windows on adjacent property are unlikely to see a significant loss of light as the proposed height of the extension would not result in a significant increase on the existing extensions. Further, as noted, a gap of at least 0.8m from the boundary wall and 2.2m from the adjacent properties windows the impacts would not be to an extent to warrant refusal on this occasion.
- 28 It is therefore considered that whilst this proposed extension will add some bulk to the property due to the depth of the proposal, it will not appear over dominant to a property of this nature. As such, it is not considered that there will be any detrimental impacts in this case on in terms of outlook or daylight of the neighbouring properties.
- 29 In regards to the terraced area, the nature of the site means that the site already has a slightly raised area to the rear of property, and as such this proposal will formalise this space as a patio area by leveling the ground level. The proposed terrace area will sit at a slightly higher level than the existing, however this increase is not likely to

increase the level of overlooking into the neighbouring properties to an extent to materially alter the privacy of the neighbouring properties.

- 30 Further, as the terraced area will still sit at ground floor it is unlikely to result in any additional overlooking into the adjacent properties than those that currently exist and therefore it is not considered that the overlooking impacts would be to an extent to warrant refusal.
- 31 For the reasons outlined above, the scheme is acceptable in terms of the amenities of the surrounding residential occupiers and is therefore in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 32 None expected as a result of the proposal.

**Traffic issues**

- 33 No impacts expected as a result of the proposal.

**Design issues**

- 34 The design issues are assessed below.

**Impact on character and setting of a listed building and/or conservation area**

- 35 For terraced houses, the normally allowed form of rear extension is one that projects 3m from the original rear wall of the house, with a maximum height of 3m. The proposed side infill extension will extend by approximately 6.38m in depth which does exceed the guidance as outline in the Residential Design Standards SPD however in terms of height, the proposal would sit at 2.83m and as such would sit below the 3m as outlined in the guidance.
- 36 Further, the existing property has a series of structures situated to the side of the outrigger in the position of the proposed side extension and therefore, the footprint of the proposed extension is not greatly different from the existing situation. At present, these additions step down as the ground level changes and are at varying heights from approximately 2.8m down to 1.9m,
- 37 Whilst it is acknowledged that this proposal would result in a larger addition than the existing structures as a result of its height, it would still result in a subservient addition to the host dwelling that would not be out of keeping with the row of terraced properties and the surrounding area.
- 38 The design approach is modern in appearance however will still be in-keeping with the host dwelling and will result in a subservient addition to the dwellinghouse. It would be constructed on the flank wall from materials to match the existing dwelling with the glazed addition to the side extension and balustrade for the terraced area.
- 39 The use of these materials, the design, scale and massing of the proposal are considered to be acceptable within the context of the application site and will not result in a detrimental impact on the host dwelling.
- 40 Further, the proposed extension and introduction of a terraced area would be located to the rear of the application property and would not be seen from the public domain and as such there are no impacts on the streetscene expected.

- 41 In terms of the impact on the character and appearance of the conservation area, it is not considered that the proposal would have detract from the conservation area, having regard to the relatively small increase in scale over and above existing building.
- 42 The impact of this proposal on the heritage asset - the Dulwich Village conservation area and its setting - is considered against the requirements of PPS5 - Planning for the Historic Environment. Policy HE 9.4 of PPS5 – states that : "*Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:*  
*(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and*  
*(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.*"
- 43 This proposal will have a nominal impact on the character and appearance of the conservation area and the harm to the significance of the conservation area is modest. There is no loss of historic fabric and the proposal would not be visible from any public vantage points and as such the development will accord with PPS5 in this instance.
- 44 For the reasons outlined above, it is therefore considered that the design of the proposal and its impacts on the surrounding conservation area are considered acceptable in this instance and as such accord with Saved Polices 3.12 Quality of Design, 3.13 Urban Design and 3.16 Conservation areas.

#### **Impact on trees**

- 45 No impacts as a result of the proposal.

#### **Planning obligations (S.106 undertaking or agreement)**

- 46 Not required for an application of this nature.

#### **Sustainable development implications**

- 47 None expected as a result of the proposal.

#### **Other matters**

- 48 No other matters were identified.

#### **Conclusion on planning issues**

- 50 The proposal would not result in a loss of amenity for the neighbouring properties to an extent to warrant refusal and it is also considered that the design is acceptable within the context.
- 51 As such, it is therefore recommended that the proposal should be granted permission.

#### **Community impact statement**

- 52 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.

b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### 53 **Consultations**

Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

#### **Consultation replies**

54 Details of consultation responses received are set out in Appendix 2.

### 55 Summary of consultation responses

Three consultation responses have been received in objection to the proposal from the residents at 28 Desenfans Road, 137 Woodwarde Road and 141 Woodwarde Road. The issues raised by the objectors were mainly around overlooking/loss of privacy, the massing of the proposal and loss of daylight/sunlight.

#### **Human rights implications**

56 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

57 This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

None.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2587-139  Application file: 10-AP-3693  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5416 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Alex Cameron, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	31 March 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Councils Team</b>	4 April 2011	

**Consultation undertaken**

**Site notice date:** 09/02/2011

**Press notice date:** 13/01/11

**Case officer site visit date:** 09/02/2011

**Neighbour consultation letters sent:** 09/02/11

**Internal services consulted:**

N/A.

**Statutory and non-statutory organisations consulted:**

N/A.

**Neighbours and local groups consulted:** 137 and 139 Woodwarde Road and 28 Desenfans Road.

**Re-consultation:**

Day re consultation as the original description did not include the raised terrace area in the description.

**Consultation responses received****Internal services**

N/A.

**Statutory and non-statutory organisations**

N/A.

**Neighbours and local groups**

Three objections have been received to the proposal from the residents at 28 Desenfans Road, 137 Woodward Road and 141 Woodward Road.

The occupier of the property at 28 Desenfans Road raised issues of overlooking and loss of privacy into the house and garden of the property. They raise issues of the increased level of glazing on the rear elevation and the impacts of the terraced area being raised and their resulting additional overlooking impacts.

The occupier of 141 Woodward Road raises issues of the height of the proposed side extension and its subsequent impacts on the property in terms of loss of daylight/sunlight and overlooking.

The occupier of 137 Woodward Road objected to the proposed development on the grounds of overlooking/loss of privacy, risk of subsidence damage and the excessive and inappropriate development proposed.

These issues raised will be considered in the main body of the report.

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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.

<b>Applicant</b>	Mrs A. Fabian	<b>Reg. Number</b>	10-AP-3693
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2587-139
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Proposed single storey ground floor side extension to provide additional residential accommodation for the dwellinghouse and addition of a raised terrace level with glass balustrade at the rear of the property.

**At:** 139 WOODWARDE ROAD, LONDON, SE22 8UP

**In accordance with application received on 20/12/2010**

**and Applicant's Drawing Nos.** 8228-A4-8228-OS-MAP, 8228-A3-A(20)E00, 8228-A3-A(20)E01, 8228-A3-A(20)E02, 8228-A3-A(20)P000, 8228-A3-A(20)P001, 8228-A(20)P02, 8228-A3-A(20)S00, 8228-A3-A(20)V01, 8228-A3-A(20)V03, 8228-A3-E(20)E00, 8228-A3-E(20)E01, 8228-E(20)P01-A, 8228-A(20)PH1, 8228-A3-E(20)V01

**Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

a] Strategic Policy 12 - Design and Conservation, which seeks a high standard of design in development and Strategic Policy 13 - High Environmental Standards, which seeks sustainable use of resources of The (Draft) Core Strategy 2011.

b] Saved Policies 3.2 - Protection of Amenity advises that permission will not be granted where it would cause a loss of amenity, 3.12 - Quality in Design requires new development to achieve a high quality of architectural and urban design, 3.13 - Urban Design advises that principles of good design must be taken into account in all developments, 3.15 - Conservation of the Historic Environment advises that development should preserve or enhance the special interest or historic character or appearance of buildings of historical or architectural significance and 3.16 - Conservation Areas advises that within conservation areas development should preserve or enhance the character or appearance of the area, of the Southwark Plan [July 2007].

c] Residential Design Standards SPD (2008).

d] Planning Policy Statement 5 - Planning for the Historic Environment

Regard was had to the impact of the extension and adjacent terrace on the amenity of neighbours by way of loss of light, overlooking and loss of privacy, but it was not considered that any significant harm would arise. The proposed design was also considered acceptable for this dwelling and would preserve or enhance The Dulwich Village Conservation Area. As such, 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.

**Subject to the following condition:**

- 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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 8228-A3-A(20)E00, 8228-A3-A(20)E01, 8228-A3-A(20)E02, 8228-A3-A(20)S00, 8228-A3-A(20)P000, 8228-A3-A(20)P001, 8228-A(20)P02, 8228-A3-A(20)V01, 8228-A3-A(20)V03,

Reason:

For the avoidance of doubt and in the interests of proper planning.



- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High Environmental Standards of The (Draft) Core Strategy 2011 and Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of the Southwark Plan (2007).

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**NOTE:** Original held by Constitutional Support Unit; amendments to Beverley Olamijulo  
(Tel: 020 7525 7234)

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