

Nunhead and Peckham Rye Community Council Planning

Tuesday 6 March 2012

7.00 pm

John Donne Primary School, Woods Road, Peckham, London, SE15 2SW

Membership

Councillor Victoria Mills (Chair)
Councillor Mark Glover (Vice-Chair)
Councillor Sunil Chopra
Councillor Fiona Colley
Councillor Rowenna Davis
Councillor Nick Dolezal
Councillor Gavin Edwards
Councillor Renata Hamvas
Councillor Althea Smith

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Acting Chief Executive

Date: Monday 27 February 2012



Order of Business

Item No.	Title	Time
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	Time
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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 (Pages 4 - 5)

To approve as a correct record the minutes of the meeting held on 15 February 2012.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 6 - 10)

6.1. 48 GIBBON ROAD, LONDON, SE15 3XE (Pages 11 - 21)

Date: Monday 27 February 2012

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Alexa Coates, Principal Constitutional Officer, Tel: 020 7525 7385 or email: alexa.coates@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

On request, agendas and reports will be supplied to members of the public, except if they contain confidential or exempted information.

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BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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Nunhead & Peckham Rye Community Council

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U-Baahnaanshaha Luqadda

Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7420 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

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আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7420 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjò ti a se ayipada si ede abíníbí re , jòwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7420 tabi ki o yo ju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ .

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Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7420 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.

Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



**NUNHEAD AND PECKHAM RYE COMMUNITY
COUNCIL
- Planning -**

MINUTES of the Nunhead and Peckham Rye Community Council held on Wednesday 15 February 2012 at 7.00 pm at Rye Lane Chapel, 59A Rye Lane, Peckham, London, SE15 5EX

PRESENT: Councillor Victoria Mills (Chair)
Councillor Mark Glover (Vice-Chair)
Councillor Nick Dolezal
Councillor Gavin Edwards
Councillor Althea Smith

**OFFICER
SUPPORT:** Andre Verster, Planning Team Leader
Rachel McKoy, Lawyer
Alexa Coates, Principal Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed everyone to the meeting.

2. APOLOGIES

Apologies for absence were received from Councillors: Sunil Chopra, Fiona Colley, Rowenna Davies, and Renata Hamvas.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES**RESOLVED**

That the minutes of the meeting held on 19 January 2012 be agreed as a correct record of the meeting and signed by the chair, subject to the inclusion of Councillor Althea Smith's apologies.

6. DEVELOPMENT MANAGEMENT ITEMS**6.1 48 GIBBON ROAD, LONDON, SE15 3XE****Planning application reference number 11-AP-3134**

Report: See pages 13 of 22

PROPOSAL

Retention of ground floor single storey rear extension to residential unit.

The planning officer presented the report drawing members' attention to the addendum which had been circulated. Members asked questions of the planning officer.

No objectors were present.

The applicant was not present.

No supporters were present.

No members spoke in their capacity as ward councillor.

RESOLVED

That application 11-AP-3134 be approved subject to the conditions set out in the report.

The meeting ended at 7.06 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 6 March 2012	Meeting Name: Nunhead and Peckham Rye Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 & 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 legal & democratic services. 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 Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. Some of the detailed Southwark plan policies were 'saved' in July 2010 with permission from the Secretary of State. Some of these policies have now been superseded by policies in the Aylesbury Area Action Plan and the Core Strategy which was adopted on April 6 2011. 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. 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. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

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

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

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	25 October 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Deputy Chief Executive	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE NUNHEAD AND PECKHAM RYE CC
on Tuesday 06 March 2012

Appl. Type Full Planning Permission
Site 48 GIBBON ROAD, LONDON, SE15 3XE

Reg. No. 11-AP-3134

TP No. TP/2336-50

Ward Nunhead

Officer Anna Clare

Recommendation GRANT PERMISSION

Proposal

Retention of ground floor single storey rear extension to residential unit.

Item 6.1

48 GIBON ROAS, LONDON, SE15 3XE

Ordnance Survey

Date 1/2/2012



Agenda Item 6.1



Item No. 6.1	Classification: Open	Meeting date: 6 March 2012	Meeting Name: Nunhead and Peckham Rye Community Council
Report title:	Development Management planning application: Application 11-AP-3134 for: Full Planning Permission Address: 48 GIBBON ROAD, LONDON, SE15 3XE Proposal: Retention of ground floor single storey rear extension to residential unit.		
Ward(s) or groups affected:	Nunhead		
From:	Head of Development Management		
Application Start Date 24 November 2011		Application Expiry Date 19 January 2012	

RECOMMENDATION

- 1 Grant retrospective planning permission.

This application was previously referred to Nunhead and Peckham Rye Community Council due to the number of objections received, and heard at the meeting of 15th February 2012. Due to an administrative error, publishing the wrong location of the meeting to consultee's, the application is referred back to the Community Council to allow any interested parties to attend.

BACKGROUND INFORMATION

Site location and description

- 2 The site refers to a three storey building, previously a retail unit at ground floor level with residential accommodation above. The ground floor of the property has extant planning permission for a self contained residential unit at ground floor level. The property is not listed, nor is it situated within a conservation area.

Details of proposal

- 3 The retention of the single storey ground floor rear extension measuring 7m in length 4m in width at the widest point and 3.5m in height. Previously planning permission was granted for a single storey rear extension, the alterations include an extra section to the rear measuring 1m by 2m and an increase in the height from 3.1m to 3.5m.

Planning history

- 4 9800088 – Planning permission was granted on 21/01/98 for the conversion of the existing ground floor shop into one bed roomed self contained flat and elevational alterations to the property. This application included alterations to the rear lean to addition at ground floor level. It appears that this scheme was implemented in whole.
- 5 TP/2336-50 - Planning permission was granted for the erection of a two storey extension comprising a self-contained flat at the ground floor and an extension to the existing maisonette on the first floor - 29/01/1974 (appendix 4).
- 6 In March 2006 it was brought to the attention of the Planning Enforcement Team that works had commenced on site for the construction of a two storey rear extension. A temporary Stop Notice was served on 31 March 2006, which required the immediate cessation of unauthorised development at the site. An enforcement notice was subsequently issued accompanied by a full Stop Notice, and was served on 3 May 2006 following complaint that work had again recommenced. The Enforcement Notice took effect on the 13 June 2006 and the time for compliance expired on 13 September 2006. The notice required (i) the prevention of any further unauthorised extension to the property (ii) to remove the entire first floor rear extension and reduce the footprint of the ground floor extension to that commensurate with that of the approved plans under LBS Planning Ref., 9800088 and (iii) To ensure the reduced rear extension I of a height and bulk which is commensurate with that approved under LBS reference 9800088.
- 7 The extension was subsequently reduced to the footprint of the ground floor extension commensurate with that of the approved plans under LBS Planning Ref., 9800088. However, a section of the remaining footprint to the rear of the extension is 1.5m wider and the extension is 0.5m higher (at 3.5m) than approved. This application seeks to retain the existing extension as built.

Planning history of adjoining sites

- 8 97AP0635 – Planning permission granted 04/07/97 for the change of use of the ground floor shop and the upper parts to form a single family dwelling house.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The main issues to be considered in respect of this application are:
 - a) The impact on amenity of neighbouring residents and future occupiers.
 - b) The design and appearance of the proposed extensions.

Planning policy

Core Strategy 2011

- 10 Strategic Policy 12 – Design and conservation
Strategic Policy 13 High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 11 Policy 3.2 Protection of amenity
Policy 3.11 Efficient use of land
Policy 3.12 Quality in Design
Policy 3.16 Conservation areas

London Plan 2011

- 12 None relevant.

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

- 13 Draft National Planning Policy Framework (NPPF)

Principle of development

- 14 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 15 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 16 There is no objection to the principle of the erection of a rear extension in this location, 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 listed building or Conservation Area in accordance with the Residential Design Standards SPD (2008) and the relevant saved policies of the Southwark Plan (2007).

Environmental impact assessment

- 17 Not required.

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

- 18 It is not considered the rear extension has a detrimental impact on the surrounding residential properties in terms of amenity, to warrant a refusal of the application. The adjacent property to the south, 50 Gibbon Road, has existing rear extensions and although considered slightly high at 3.5m the existing extension does not impact in terms of amenity, outlook or light to this property. It is considered that the extension is

set back from the boundary with the adjoining residential property to the north, and with no window in the rear elevation at ground floor level, it is not considered the extension is overbearing to this property.

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

- 19 None anticipated. The principle of the use of the ground floor as a separate dwelling was determined when planning permission granted for the change of use. Residents have objected to the proposal on the basis of increased occupancy and the risk of noise issues. The property has an existing planning permission for a residential use, it cannot be considered that the alterations to the rear extension, whilst maintaining the originally approved layout for a one bedroomed flat will cause any increased occupancy or noise issues.

Traffic issues

- 20 None anticipated. The principle in terms of demand for on-street parking was considered when granting planning permission for the change of use to residential at the premises. The rear extension will not give rise to any additional traffic issues.

Design issues

- 21 A number of the properties in this terrace have existing extensions of varying sizes and styles, in a variety of materials, and there is no uniformity to the rear elevations. The existing extension at 48 Gibbon Road, is constructed of brick, and the windows proposed to be timber framed to match the host building. The choice of materials is considered acceptable and will complement the host building and the surrounding area.

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

- 22 The site is not listed, nor is it located in a conservation area.

Impact on trees

- 23 None.

Planning obligations (S.106 undertaking or agreement)

- 24 Not required.

Sustainable development implications

- 25 None.

Other matters

- 26 No other matters identified.

Conclusion on planning issues

- 27 Although the extension is slightly large, it is considered the site can accommodate an extension of the size. It is not considered the extension has a detrimental impact in terms of amenity on either adjoining residential properties, and the design and bulk are considered acceptable. It is therefore recommended that planning permission be granted.

Community impact statement

- 28 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.
- 29 a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 32 3 objections received from local residents.
- 33 46 Gibbon Road – The alterations are an ugly eyesore and of poor quality. Creating the extra space will mean that a larger number of people may be crammed into the space. This will cause potential traffic and noise problems.
- 34 50 Gibbon Road – The extra development is an eyesore and is detrimental to the rear aspects of all the buildings in the row. I believe the extra space this will afford the tenants will lead to a larger occupancy and this will lead to increased noise levels.
- 35 52 Gibbon Road - The extra development is an eyesore and spoils the appearance of the rear of the houses in the road. The extra space it gives will encourage the owner to have more tenants in where we already have noise problems.
- 36 Other matters of objection, such as fly tipping, lack of building regulations and rat infestation are not planning considerations.

Human rights implications

- 37 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.

- 38 This application has the legitimate aim of providing additional residential accommodation at the property. 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

- 39 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2336-50 Application file: 11-AP-3134 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5560 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Anna Clare, Planning Officer	
Version	Final	
Dated	24 February 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team		24 February 2012

APPENDIX 1

Consultation undertaken**Site notice date:** 28/11/2011**Press notice date:** N/A**Case officer site visit date:** 28/11/11**Neighbour consultation letters sent:** 25/11/11**Internal services consulted:** None.**Statutory and non-statutory organisations consulted:** None.**Neighbours and local groups consulted:**

25/11/2011	257A HOLLYDALE ROAD LONDON SE15 2AR
25/11/2011	54 GIBBON ROAD LONDON SE15 3XE
25/11/2011	52 GIBBON ROAD LONDON SE15 3XE
25/11/2011	FLAT 1 48A GIBBON ROAD LONDON SE15 3XE
25/11/2011	GROUND FLOOR FLAT 48 GIBBON ROAD LONDON SE15 3XE
25/11/2011	FLAT B 54 GIBBON ROAD LONDON SE15 3XE
25/11/2011	FLAT A 54 GIBBON ROAD LONDON SE15 3XE
25/11/2011	255 HOLLYDALE ROAD LONDON SE15 2AR
25/11/2011	FLAT 2 48A GIBBON ROAD LONDON SE15 3XE
25/11/2011	257 HOLLYDALE ROAD LONDON SE15 2AR
25/11/2011	50 GIBBON ROAD LONDON SE15 3XE
25/11/2011	46 GIBBON ROAD LONDON SE15 3XE

Re-consultation: Carried out following revision of drawings to accurately reflect the existing extension. Re-consultation letters sent 20/01/12.

APPENDIX 2

Consultation responses received

Internal services

N/A

Statutory and non-statutory organisations

N/A

Neighbours and local groups

3 Letters of objection received.

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr G. Haeems Lancaster Estates	Reg. Number	11- <u>AP</u> -3134
Application Type	Full Planning Permission	Case Number	TP/2336-50
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of ground floor single storey rear extension to residential unit.

At: 48 GIBBON ROAD, LONDON, SE15 3XE

In accordance with application received on 23/09/2011 08:00:33

and Applicant's Drawing Nos. Site plan, 1498.03 Rev B, 1498.04 Rev C

Reasons for granting planning permission.

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

- a] Saved Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- b] Core Strategy 2011 Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces. Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Particular regard was had to the impact of the proposed extensions upon the adjacent residential properties. However, it was considered that there would be no harmful impacts would result. 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 completed before the end of 6 months from the date of the permission.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the extensive enforcement history and in the interest of the amenity of neighbouring residential properties. This would be in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

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

1498.04 Rev C

Reason:

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

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**NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL AGENDA DISTRIBUTION LIST
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MUNICIPAL YEAR 2011-12**

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