

<b>Item No.</b> 1	<b>Classification:</b> OPEN	<b>Date:</b> 8 SEPTEMBER 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-1606 for: Full Planning Permission  <b>Address:</b> 81 DOVERCOURT ROAD, LONDON, SE22 8UW  <b>Proposal:</b> Erection of single-storey rear extension to dwellinghouse (Use Class C3).		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 08/06/2010		<b>Application Expiry Date</b> 03/08/2010	

## RECOMMENDATION

- 1 To consider the application which has been brought before Dulwich Community Council as more than three letters of objections have been received.

Grant planning permission.

### Site location and description

- 2 The application site is an existing semi-detached dwelling situated on the east side of the southern end of Dovercourt Road in Dulwich. The dwelling is early 20th Century and is constructed with a white painted render finish. The property accommodates a relatively large outrigger section which protrudes out from the main dwelling by 8 metres approximately at a width of 5 metres. This is a feature which is in place to the rear of the other properties along this row. The dwelling has a large curtilage space to the rear which stretches approximately 23 metres at a width of 6 metres.
- 3 The site is in a largely residential area close to Dulwich Park to the south and is within the Dulwich Village Conservation Area.

### Details of proposal

- 4 Planning permission is sought for the erection of a single storey extension to the rear of the existing outrigger section of the dwelling along with an extension to the side of the dwelling.
- 5 The proposed extension would extend away from the existing rear elevation by 3 metres at a width of 4.6 metres set in by 600mm from the shared boundary with 83 Dovercourt Road. The extension would replace the existing lean to side extension and join up with the existing rear elevation of the main house forming a side extension. The development would provide room for an open plan kitchen dining /family room replacing the existing separate living room and kitchen. The structure would have a flat roof reaching a height of 3.15 metres feeding into the existing first floor.

The structure would be predominately glazed to rear elevation with 5 full length glass

- 6 panels. The side elevations would be finished in white painted render to match the existing property.

### **Planning history**

None available.

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

- 7 79 Dovercourt Road  
**TP/2309/83/JS**  
Conversion of loft space to form two rooms and a bathroom  
**Withdrawn:** October 1987
- 8 2 Eastlands Crescent  
**02-AP-1057**  
Single Storey Rear Conservatory  
**Approved:** July 2002

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 9 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 design and impact upon the Dulwich Village Conservation area
  - c) the impact upon the amenity of adjoining residential properties.

### **Planning policy**

- 10 Southwark Plan 2007 (July)
- Policy 3.2 'Protection of Amenity'  
Policy 3.12 'Quality in Design'  
Policy 3.13 'Urban Design'  
Policy 3.16 'Conservation Areas'  
Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites'

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

PPS 5 Planning and the Historic Environment

### **Principle of development**

- 11 The principle of a single storey extension to the rear of this existing dwelling is acceptable provided the design is appropriate for the Dulwich Village Conservation Area and the impact upon the amenity of adjoining residential properties is acceptable.

### **Environmental impact assessment**

- 12 not required.

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

- 13 The properties most potentially affected by the proposed scheme would be those either side of the application site nos. 79 and 83 Dovercourt Road. With regard to the adjoining property, 83 Dovercourt Road, although the properties share a boundary the proposed extension would be set in by 600mm from the boundary. At a height of 3.15 metres, the rear window openings to the ground floor of the dwelling would be able to receive an adequate amount of daylight. This is using a 45 degree line of sight drawn from the centre point of the closest window in this rear elevation as recommended by the Buildings Research Establishments guidance: 'Planning for Daylight and Sunlight'. With no windows proposed for the side elevation of the proposed extension, the amenity of the residents of 83 Dovercourt Road, would not be adversely affected.
- 14 With regard to the property on the opposite side, 79 Dovercourt Road, it is acknowledged that the side return mirrors that of the application site. There are however, no habitable room window openings which would be directly affected by the proposed extension. There is a glazed door which appears to serve a dining room in a similar layout to the application property. However given the relationship of the neighbouring property to the application site this opening is already largely overshadowed by the two storey outrigger. The proposed extension would also maintain the gap in between the existing lean to side extension and the boundary which equates to 800mm. It is not considered therefore that the introduction of the proposed 3.15 metre high extension would lead to a loss of light that would be detrimental to the amenity of the residents of the property.
- 15 No other properties would be affected by the proposal. No 2 Eastlands Crescent adjoins the rear curtilage of the property, however given the layout of the properties it is not considered that the development would affect this property. The development therefore accords with Policy 3.2 which refers to the protection of amenity.

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

- 16 None anticipated

### **Traffic issues**

- 17 None

### **Design issues**

- 18 At three metres extending away from the existing rear elevation of the outrigger, the proposed development is to a reasonable scale and would only need to be reduced by 150mm in height and set in from the side to be considered as Permitted Development. Despite this the extension would be contained almost entirely to the rear of the main dwelling and would not be visible from any public vantage point along Dovercourt Road or any other point surrounding the site. The structure would be similar in appearance to the main dwelling constructed with a white render finish. The use of full length glass panels is acceptable and would not have an adverse impact upon visual in this location.

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

- 19 The proposed development would not be clearly visible from any public vantage point. The existing street scene along this section of Dovercourt Road would not therefore be disrupted by the proposed development. At a projected length of three metres from

the existing rear elevation and maintaining the width of the existing lean to side extension the development is considered to be acceptable and would preserve the character and appearance of the Dulwich Village conservation Area. The development therefore accords with Policy 3.16 of the Adopted Southwark Plan which states development must respect the context of the conservation area, and with guidance in PP S 5 Planning for the Historic Environment.

### **Impact on trees**

20 none.

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

21 n/a

### **Sustainable development implications**

22 none identified.

### **Other matters**

23 Precedent for Development

No 91 Dovercourt has a structure to the rear which is similar in scale and appearance to the proposed development. This property is situated along the same row as the application site and is also considered to be acceptable and preserves the character and appearance of the conservation area. It is considered that the proposed development, like the structure already constructed at 91 Dovercourt Road is acceptable and would not harm the character or appearance of the conservation area.

### **Conclusion on planning issues**

24 It is considered, that as the proposed development is set in from the boundary on either side and only extends out by three metres at a height of 3.15 metres the structure would not adversely impact upon the amenity of the neighbouring and adjoining residential properties. Also, as the development is contained largely to the rear of the existing property, the structure would not adversely impact upon the character or appearance of the Dulwich Village Conservation Area. The development therefore accords with relevant planning policy and is recommended for approval.

### **Community impact statement**

25 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.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

Objections have been received from neighbours in Dovercourt Road. Issues raised are loss of light, loss of view of rear, loss of garden, unnecessarily large additional to a large house, loss of pattern of development at the rear, loss of conservation area character.

#### **Human rights implications**

28 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.

29 This application has the legitimate aim of providing residential living 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**

No

#### **REASONS FOR LATENESS**

**Application require to be heard at Dulwich Community Council due to number of objections**

#### **REASONS FOR URGENCY**

n/a

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2309-81 Application file: 10-AP-1606 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 3602 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
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>	Michael Mowbray	
<b>Version</b>	Final	
<b>Dated</b>	26 August 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	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Council Team</b>		26 August 2010

**Consultation undertaken**

**Site notice date:** 30/06/2010

**Press notice date:** 24/06/2010

**Case officer site visit date:** 30 July 2010

**Neighbour consultation letters sent:**

17/06/2010

**Internal services consulted:**

Design Surgery

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

None

**Neighbours and local groups consulted:**

see list in idox enterprise

**Re-consultation:**

### Consultation responses received

#### Neighbours and local groups

Received five letter of objection towards the proposal with one letter of support. All points raised in the letters are summarised below.

#### Objections:

##### 75 Dovercourt Road

Loss of view from rear curtilage of property. Concern over potential loss of light to properties at Nos 79 and 83 Dovercourt Road. Concern over loss of rear garden curtilage space at the application site. Unnecessary addition to an already large house.

##### 79 Dovercourt Road

Reduction of light able to enter the rear elevation openings of the property.  
Extension appearing out of keeping with the house especially with a proposed flat roof.  
Overshadowing of outdoor amenity space to the rear of 79 Dovercourt Road.  
Setting of precedent for other similar extensions.

##### 83 Dovercourt Road

Setting of unwanted precedent of extension along this section of Dovercourt Road. Detrimental to the character of the existing dwelling along with the remainder of Dovercourt Road.  
Impact from loss of light able to enter the rear elevation opening of the property.  
Visual impact of the flat roof which is said to be out keeping with the conservation area.

##### 85 Dovercourt Road

Loss of pattern along the rear of the properties this side of Dovercourt Road. Against the character of the neighbourhood and wider conservation area.

##### Unknown Address

The extension would compromise the sight lines from neighbours properties as well as spoiling the existing rear aspect which offers views from neighbouring properties. Potential overlooking and loss of privacy.

#### Support:

##### 2 Eastlands Crescent

Stated that the proposal would not affect them nor would the development adversely affect the conservation area or wider community.



**Insert title**