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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>	Mr. & Mrs. Stuart Leasor	<b>Reg. Number</b>	10-AP-1606
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2309-81
<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:**

Erection of single-storey rear extension to dwellinghouse (Use Class C3).

**At:** 81 DOVERCOURT ROAD, LONDON, SE22 8UW

**In accordance with application received on** 08/06/2010

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

Plans:- 0904/1, 0904/2, 0904/3, 0904/4, 0904/5, 0904/6, 0904/7, 0904/8, 0904/9, 0904/10, 0904/11, 0904/12, 0904/13

**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:

Site Plan, Design, Access and Heritage Statement

Plans:- 0904/6, 0904/7, 0904/8, 0904/9, 0904/10, 0904/11

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 unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

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 Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Adopted Southwark Plan 2007.

**Reasons for granting planning permission.**

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

a) Policies 3.2 'Protection of Amenity' (this policy aims to protect neighbours' amenity from harmful impacts arising from development), 3.12 'Quality in Design' (this policy aims to ensure that details design is acceptable), 3.13 'Urban Design' (this policy aims to ensure that development is appropriate for its context) and 3.16 'Conservation Areas (this policy aims to ensure that development preserves and enhances the character and appearance of conservation areas) of the Southwark Plan [July 2007].

b) Planning Policy Statements [PPS] 5 Planning for the Historic Environment

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. The design of the extension was satisfactory and preserved and enhanced the character and appearance of the Dulwich Village Conservation

Area and no significant harm to the amenity of neighbours would result.

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