

<b>Item No:</b> 6. 1	<b>Classification:</b> OPEN	<b>Date:</b> 17 November 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-2545 for: Full Planning Permission  <b>Address:</b> 8 ALLEYN PARK, LONDON, SE21 8AE  <b>Proposal:</b> Loft conversion with three new dormer extensions on rear facing roofslope and enlargement of width of link between living room and kitchen.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 09/09/2010	<b>Application Expiry Date</b> 04/11/2010		

### RECOMMENDATION

- 1 To grant planning permission.

### BACKGROUND INFORMATION

- 2 The application has been called in to Dulwich Community Council for a decision.

### Site location and description

- 3 The site contains a two storey detached dwellinghouse, with a separate kitchen and garage unit joined to the main dwellinghouse by a enclosed link. The dwelling is located on the corner of Alleyn Park and Rouse Gardens, Dulwich. The surrounding area is residential in character.
- 4 The site is not located within a conservation area.

### Details of proposal

- 5 Loft conversion with three new dormer extensions on rear facing roofslope and enlargement of width of link between living room and kitchen.
- 6 The three dormer windows are evenly spaced along the rear roofslope and measure 2.5m wide by 1.3m high and are set back from the eaves and sides of the roofslope. Materials include lead cladding and upvc window frames.
- 7 The enlarged link will be widened to the extent of the kitchen and will retain existing materials including the sliding doors.

### Planning history

- 8 None available.

## **Planning history of adjoining sites**

- 9 None available.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 10 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) Amenity.
  - c) Design.

### **Planning policy**

#### Southwark Plan 2007 (July)

- 11 3.2 'Protection of amenity'  
3.12 'Quality in design'

#### Core Strategy

- 12 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.
- 13 The Inspector's report on the Core Strategy is expected in December 2010. 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 is expected in January 2011.

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

- 14 Residential Design Standards SPD [2008].

### **Principle of development**

- 15 In principle there is no objection to extensions to residential dwellinghouses.

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

- 16 The proposal will marginally increase overlooking onto the rear gardens of adjoining properties. However these gardens will not suffer from a significant loss of privacy, as

the first floor windows of the dwelling currently overlook the same areas. Daylight and direct sunlight will not be affected significantly, as the extension is set back from the roof eaves and will not project out to a degree that would block natural light.

- 17 The enlarged link between the kitchen and living room is surrounded by the dwellinghouse, garage and boundary fences, therefore raises no concerns in terms on impacts on amenity.

### **Design issues**

- 18 The supplementary planning document for residential design states that as a guide, dormer windows should not occupy more than 20% of the roof space and should not be wider than they are high.
- 19 It is considered that the proposed dormers are subservient additions that will be recessive in appearance, having minimal adverse impact on the appearance of the dwellinghouse. The rear roofslope of the dwellinghouse is not easily visible from any public places, where it is visible from other dwellinghouses or rear gardens, it is not of a scale or appearance that will be detrimental to the overall appearance of the dwellinghouse and local area.
- 20 The enlarged link between the kitchen and living room is not of a scale or appearance that will lead to any adverse impact on the dwellinghouse.

### **Other matters**

- 21 None identified.

### **Conclusion on planning issues**

- 22 Overall, the proposal is considered to be appropriately scaled and designed to avoid adverse impacts on the amenity of nearby occupiers and the appearance of the dwellinghouse and surrounding area. For these reasons the proposal is in accordance with policy and recommended for approval.

### **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.

### **Consultations**

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

### **Consultation replies**

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

- 25 Summary of consultation responses

One response was received in objection to the proposal on the grounds that it would lead to adverse impacts on privacy and the appearance of the house and local area.

## **Human rights implications**

- 26 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.
- 27 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.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2549-D Application file: 10-AP-2545 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 5330 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>	Jeremy Talbot	
<b>Version</b>	Final	
<b>Dated</b>	2 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	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 Council Team</b>	8 November 2010	

**Consultation undertaken**

**Site notice date: 24/09/2010**

**Case officer site visit date: 22/10/2010**

**Neighbour consultation letters sent: 23/09/2010**

**Internal services consulted:**

None.

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

None.

**Neighbours and local groups consulted:**

3 ALLEYN PARK LONDON SE21 8AU  
5 ALLEYN PARK LONDON SE21 8AU  
7 ALLEYN PARK LONDON SE21 8AU  
6 ALLEYN PARK LONDON SE21 8AE  
14 ROUSE GARDENS LONDON SE21 8AF  
16 ROUSE GARDENS LONDON SE21 8AF

**Re-consultation:**

None.

**Consultation responses received**

**Neighbours and local groups**

28 Rouse Gardens