
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 D. Parsons	Reg. Number	10-AP-1015
Application Type	Full Planning Permission	Case Number	TP/2665-64
Recommendation	Grant permission		

Draft of Decision Notice

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

New two bed dwelling house on ground, first and second floors located in between nos 64 and 66 Worlingham Road.

At: 64 WORLINGHAM ROAD, LONDON, SE22 9HD

In accordance with application received on 20/04/2010 08:03:14

and Applicant's Drawing Nos. WR/EX/01, WR/EX/02, WR/EX/03, WR/EX/04, WR/EX/05, WR(00) 00 P2, WR(00)01 P3, WR(00) 02 P3, WR (00) 03 P3, WR(00)04 P4, WR(00) 05 P3, WR (00) 06 P3, WR(00)07 P3, WR(00)08 P3, WR 100 P1, WR SK 02 P3.

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: WR(00)01 P3, WR(00) 02 P3, WR (00) 03 P3, WR(00)04 P4, WR(00) 05 P3, WR (00) 06 P3, WR(00)07 P3, WR(00)08 P3, WR 100 P1, WR SK 02 P3.

Reason:

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

- 3 Samples of the timber and glass 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 that the timber and glass used to construct the dwelling will respond well to the local context, in the interest of the design and appearance of the building in accordance with Policy 3.12 'Quality in design' of the Southwark Plan [2007].

- 4 Prior to the commencement of development, details (2 copies) of obscure glazing to the the first floor rear window and samples of the privacy screen to be erected at the front and rear of the balcony area shall be submitted to and approved in writing by the Local Planning Authority. The glazing should be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order that the privacy of adjoining and nearby neighbours may be protected from overlooking from use of the balcony area in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 5 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse 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 of the dwellings. 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 policy 3.2 'Protection of amenity' and 3.7 'Waste reduction' of the Southwark Plan (2007).

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' which advises that development should not harm amenity'; 3.4 'Energy efficiency' which seeks to minimise energy in new development; 3.7 'Waste reduction' which advises that adequate provision should be made for recycling, waste disposal and collection; 3.12 'Quality in design' which advises that development should achieve a high quality of architectural design; 3.13 'Urban design' which advises that development should relate well to its surroundings' 5.3 'Walking and Cycling' which advises that adequate provision should be made for pedestrians and cyclists; and 5.6 'Car Park' of the Southwark Plan (2007) which advises that development should minimise the number of car parking spaces provided.

b] Residential Design Standards Supplementary Planning Document (2008)

c] PPS 3

Particular regard was had to the impact of the scheme on daylight and sunlight and the loss of privacy at nearby dwellings but it was considered that anticipated impacts would not be harmful to the extent that would warrant the refusal of planning permission. After careful consideration it was considered that the impact on daylight and sunlight would be acceptable and that the affected dwellings would still receive a good standard of daylight. The quality of residential accommodation proposed would be of a good standard and result in a positively contemporary addition to the streetscene at this part of Worlingham Road. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.