
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. & Mrs. M Beresford	Reg. Number	10-AP-2852
Application Type	Full Planning Permission	Case Number	TP/2596-208
Recommendation	Refuse permission		

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Change of use from a residential dwellinghouse to a nursery (Class D1) with single storey ground floor rear extension, and two rear dormer window extensions forming one residential staff flat. Associated bin and pram storage areas and cycle parking.

At: 208 BARRY ROAD, LONDON, SE22 0JS

In accordance with application received on 30/10/2010

and Applicant's Drawing Nos. Site Plan; 127(S)01; 130(S)02 A; 130(P)01 C; 130(P)02 C; 130(P)03 D; Design and Access and Planning Statement; Parking Survey and Analysis for the development of the site at: 208 Barry Road, East Dulwich, London; Green Travel Plan.

Reason for refusal:

- 1 The proposed change of use will result in a loss of residential floorspace, in a dwellinghouse which is considered suitable for housing, with no overriding circumstances that would make the loss of floorspace acceptable. This is contrary to policy 4.6 'Loss of residential accommodation' of the Southwark Plan 2007 [July].

 - 2 The proposed change of use would, due to the number of places and staff proposed for the new nursery, lead to a use out of character with the predominantly residential nature of the area, creating noise and nuisance impacts to the detriment of local residential amenity. This is contrary to policy 3.2 'Protection of amenity' of the Southwark Plan 2007 [July].
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