
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. G Falzon	Reg. Number	10-AP-2196
Application Type	Full Planning Permission	Case Number	TP/2103-31
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The demolition of an existing property (comprising two flats) at number 31-33 Elmwood Road. The construction of two new terraced houses on basement, ground, first and second floor levels.

At: 31 ELMWOOD ROAD, LONDON, SE24 9NS

In accordance with application received on 30/07/2010 08:01:22

and Applicant's Drawing Nos. Design Statement

Access Statement

Sustainability Report

Energy Statement and Renewables Feasibility Study

Location Plan P.L.L.01

Architect's plans nos:

P.L.02, P.L.03B, P.L.04B, P.L.05, P.L.06C, P.L.07A, P.L.8C, P.L.09 P.L.10C, P.L.11C, P.L.12C, P.L.13, P.L.14, P.L.15, P.L.16, P.L.22,

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:

P.L.02, P.L.03B, P.L.04B, P.L.05, P.L.06C, P.L.07A, P.L.8C, P.L. 09, P.L.10C, P.L.11C, P.L.12C

Reason:

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

- 3 Material samples/sample-panels/sample-boards of the brick and zinc cladding to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

- 4 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 Policy 3.2: 'Protection of Amenity' and Policy 3.7 'Waste

Reduction' of the Southwark Plan (2007).

- 5 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Policy 5.3 'Cycle storage' of the Adopted Southwark Plan (2007).

- 6 The window(s) on the north and south elevation of the building marked as obscure shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 29 and 35 Elmwood Road from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' 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] Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site. Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency. Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed. Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution. Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments. Policy 4.1 (Density of residential development) states that residential development will be expected to comply with a range of density criteria taking into account the quality and impact of any non residential uses, and in relation to efficient use of land, having regard to factors such as location and public transport accessibility levels, facilitating a continuous supply of housing in London, but subject to high quality housing being provided and balanced against the need for other uses which also contribute to the quality of life. Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution
Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area and Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Particular regard was had to

- objections in relation to character and appearance and the foregoing design policies, where it is considered that the new buildings have been designed in a sensitive and sympathetic manner that integrates with the surrounding area.
- objections in relation to impacts on amenities and the foregoing urban design policies. The development is not considered to result in an unacceptable harm the amenities of surrounding residents, including but not limited to considerations of sunlight and daylight, outlook and privacy, and noise and disturbance.
- Sustainable Development. The proposal is considered to provide for sustainable development having regard to social, economic and environmental criteria in accordance with the policies summarised above, through the appropriate consideration of measures such as energy efficiency, carbon dioxide reduction

through on site renewables, materials, waste, inclusive design, green roof, local employment and training opportunities, community use, and including measures to be secured through conditions of consent and planning obligations

However, it was considered that the proposal would present a unique and innovative design which would complement the site and the surrounding buildings in terms of design and visual amenity, as well as providing good quality family accommodation. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.