
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 M. Nawaz
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 11-AP-2575

Case Number TP/2732-124

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey rear extension with alterations, to provide garage/store for commercial unit (A1 Use Class).
(Retrospective application with alterations).

At: 124-126 RYE LANE, LONDON, SE15 4RZ

In accordance with application received on 02/08/2011

and Applicant's Drawing Nos. 4344/1, 4344/2, 4344/6A, 4344/7, 4344/8, 4344/9, 4344/10, 4344/11, 4344/12, 4344/13, Design and Access Statement.

Reasons for granting permission.

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

a] Saved policies Southwark Plan [July 2007].

3.2 - 'Protection of Amenity' (which seeks to ensure an adequate standard of amenity for existing and future occupiers);
3.12 - 'Quality in Design' (which requires developments to be of a high standard of architectural design);
3.13 - 'Urban Design' (which requires developments to be of a high standard of urban design);
3.16 - 'Conservation areas' (which seeks to preserve and/or enhance conservation areas); and

b] Core Strategy [2011]

Strategic policy 12 - 'Design and conservation' (which seeks to secure high quality developments and to protect the borough's historic environment)

Strategic policy 13 - 'High environmental standards' (which requires development to help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

Particular regard was had to the impact the proposal would have on amenity of adjoining residential occupiers at Quantock Mews and the setting of the Rye Lane Conservation Area. However, the proposal is not considered to have an unacceptable adverse impact on the amenity of the neighbouring properties, and will preserve the character and appearance of the Rye Lane Conservation Area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

1 The development hereby permitted shall be begun before the end of 3 months from the date of the permission.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because the extension has already been constructed and 3 months is considered an appropriate period of time to implement the approved revisions to the existing unauthorised single storey rear extension.

2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 4344/6A, 4344/7, 4344/8, 4344/13

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 character and appearance of the Rye Lane Conservation Area, in accordance with saved policies 3.12 'Quality in Design' , 3.13 'Urban Design' and 3.16 'Conservation Areas' of the Southwark Plan 2007 and SP12 - 'Design and Conservation' of the Core Strategy 2011.

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