
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 & Ms S. Packer
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-0242

Case Number TP/2596-120

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of rear extension at lower ground and ground floor level (Use Class C3).

At: 120 BARRY ROAD, LONDON, SE22 0HP

In accordance with application received on 06/02/2009

and Applicant's Drawing Nos. 4162/LP-01A, PH-01, 01-01A, 01-02A, 01-03A, 01-04A, 01-05A, 01-08A, 01-09A, 01-10A, 01-11A, 01-12A, 02-01D, 02-02E, 02-03D, 02-04D, 02-05D, 02-06E, 02-07E, 02-08D, 02-09D, 02-10E, 02-11E, 02-12D, Design and Access Statement.

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 roof of the extensions hereby permitted shall not be used other than as a means of escape or for maintenance purposes, and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of 118 Barry Road may be protected from overlooking from use of the roof area in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking and / or re-enacting that Order) no windows or doors shall be inserted in the north elevation (facing 118 Barry Road) of the ground floor extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the privacy of 118 Barry Road may be protected from overlooking, in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 4 Unless otherwise specified on the drawings, the facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.

- 5 The side elevation of the extension on the boundary with 118 Barry Road shall be painted a light colour and shall be retained as such hereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reflect additional light towards the rear elevation of 118 Barry Road, 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] Policies 3.2 - Protection of amenity, 3.12 - Quality in design and 3.13 - Urban design of the Southwark Plan [July 2007].

Particular regard was had to the impact upon the amenities of 118 Barry Road that would result from the proposed development, but given the size of extension that could be constructed under permitted development rights and for which a lawful development certificate has been obtained, it was not considered that there would be any demonstrable harm over and above the impact of a permitted development extension. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informative

Thames Water requests that the property be protected by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.