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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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**Applicant** Akuma Ltd  
**Application Type** Outline Planning Permission  
**Recommendation** Grant

**Reg. Number** 08-AP-1267

**Case Number** TP/2345-1

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### Draft of Decision Notice

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

Redevelopment of site to provide a detached dwellinghouse with access from Fountain Drive (application for outline planning permission with Access and Scale to be determined at this stage). Illustrative plans show a 3 storey building with undercroft parking for 2 cars.

**At:** 11A FOUNTAIN DRIVE, LONDON, SE19 1UW

**In accordance with application received on** 19/05/2008

**and Applicant's Drawing Nos.** 019\_039; 019-040; 019-041; 019-043; 019\_047 (received 19/05/08)

Tree survey info and tree survey plan (received 28/5/08)

Tree appraisal & protection (received 08/07/08)

019-037; 019-038 rev A; 019-042; 019-044 rev D; 019-048 (received 10/11/08)

019-045 rev A; 019-051 rev D; 019-052 rev A; 019-053 rev A (received 29/12/08)

**Subject to the following condition:**

- 1 Details of the appearance, landscaping and layout, (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

As required by Section 92 of the Town and Country Planning Act 1990 as amended.

- 2 Details including samples where appropriate of the materials to be used in the carrying out of this permission shall be submitted to and approved in writing 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 as to the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 3 Details of the means of storage of refuse and recycling waste shall be provide prior to occupation of the dwelling. Such details shall be submitted to (2 copies) and approved by the local planning authority and the facilities approved shall be made 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 the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste Reduction of the Southwark Unitary Development Plan 2007

- 4 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order that the amenity of the adjoining properties are not compromised and in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 5 The tree protection methods detailed within the ACS Consulting Arboricultural Implications Report shall be implemented in accordance with the details therein. Prior to the commencement of works a site meeting should be held between the developers arboricultural consultant the and Local Authority Arboriculturist to ensure that the protective tree fencing has been properly erected and affords adequate protection to the root protection zones.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007

- 6 Details for the arrangements for the parking of vehicles associated with the dwelling shall be submitted to and approved prior to occupation and the scheme, the approved details shall be implemented prior to occupation of the dwelling.

Reason

To ensure the permanent retention of the parking spaces, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with Policy 5.2 Transport Impacts of The Southwark Plan 2007.

- 7 Details of a scheme to demonstrate what energy efficiency measures including water reduction and grey water recycling would be incorporated within the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site. Such details to be implemented as approved.

Reason

To ensure the new dwelling includes energy efficiency measures within the design in compliance with Policies 3.4 Energy Efficiency and 3.9 Water 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 SP11 'Amenity and Environmental Quality', SP13 'Design and Heritage', SP14 'Sustainable Buildings', SP17 'Housing', SP18 'Sustainable Transport', SP19 'Minimising the Need to Travel', 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land', 3.12 'Quality in Design', 3.13 'Urban Design', 3.14 'Designing Out Crime', 4.1 'Density of Residential Development', 4.2 'Quality of Residential Accommodation', 5.2 'Transport Impacts', 5.3 'Walking and Cycling' and 5.6 'Car Parking' of the Southwark Plan [July 2007].

b] Policies 3A.1 'Increasing London's supply of housing', 3A.2 'Borough housing targets', 4B.1 'Design principles for a compact city', 4B.3 'Maximising the potential of sites', 4B.6 'Sustainable design and construction', 4B.7 'Respect local context and communities', 4C.8 'Sustainable drainage' and 6A.5 'Planning Obligations' of the London Plan' [2004].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.