

1.5	Classification	Decision Level	Date
	OPEN	DULWICH COMMUNITY COUNCIL	16-06-2009
From		Title of Report	
Head of Development Management		DEVELOPMENT MANAGEMENT	
Proposal (08-CO-0116)		Address	
Renewal of planning permission 05-CO-0193 for the erection of two portacabins, due to a condition attached to the previous consent requiring either the removal of the portacabin or renewal of permission in 2 years from the date of that permission.		KINGSWOOD HOUSE, SEELEY DRIVE, LONDON, SE21 8QN	
		Ward College	
Application Start Date 08/04/2009		Application Expiry Date 03/06/2009	

PURPOSE

- 1 For Dulwich Community Council to consider the above application, as the original decision was made at Dulwich Community Council and agreed the condition for the structures to be removed on or after a 2 year period.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

3 Site location and description

The site is located to the west of Seeley Drive and south of Lyall avenue, it appears to the north east of Kingswood House and currently occupying the site there is a portacabin (temporary) building being used as a temporary Youth Centre associated with Kingswood House.

The area is residential in nature, with flat blocks surrounding the site to the east and south and houses to the west.

4 Details of proposal

The proposal details the renewal of a temporary planning permission (reference 05-CO-0101) for the locating of a secure storage facility for the Youth Centre. The portacabin building is located at the Kingswood House site temporarily whilst a more permanent location is being agreed.

The building has a floor area of 141.7m² being 12.48m by 12.02m with a height of 3.23m. An attached smaller portacabin building (portastor) is also proposed with a floor area of 8.7m² being 3.89m by 2.82m and 2.8m high.

The smaller building acts as an annex for storage to the main portacabin building.

5 Planning history

05-CO-0101 – Planning Permission Granted for the erection of a stand alone

portacabin and portaloo to the side and rear to provide a temporary accommodation for children at Dulwich Wood Nursery School while school is being rebuilt.

Condition:

The building hereby permitted shall not be retained after the completion and occupation of the new Dulwich Wood Nursery School or after 2 years from the date of this permission, which ever is the earlier.

05-CO-0193 – Planning Permission Granted for the provision of a temporary single storey building (Portacabin) to accommodate a multi-agency youth programme and space for elderly support groups.

00287 – Listed Building Consent Granted by Secretary of State for the replacement of glazed roofing light to central courtyard and the upgrading of lighting conductors and external lighting.

94/760 – Planning Permission Granted for the use of the three upper floors as offices and research library.

94/00426 – Listed Building Consent Granted for the installation of internal fire-security screens for temporary period of 2 years.

04-CO-0129 – Listed Building Consent Granted by Secretary of State for strengthening of floors in the Golden and Jacobean Function Rooms and application of weatherproof system to the basement areas, floors, walls and ceiling.

6 **Planning history of adjoining sites**

None of relevance.

FACTORS FOR CONSIDERATION

7 **Main Issues**

The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] the impact upon the amenity of adjoining occupiers;
- c] the design of the proposal;
- d] the impact upon the characteristics of the listed building.

8 **Planning Policy**

Southwark Plan 2007 [July]

2.01 Enhancement of Community Facilities

3.02 Protection of Amenity

3.12 Quality in Design

3.13 Urban Design

3.18 Setting of Conservation Areas, Listed Buildings and World Heritage Sites

3.26 Borough Open Land

9 **Consultations**

Site notice date:
02-05-2009

Press notice date:
23-04-2009

Neighbour consultation letters sent:
22-04-2009

Case officer site visit date:
02-05-2009

Internal consultees
Conservation Officer

Statutory and non-statutory consultees
N/A

Neighbour consultees
Kingswood Estate, Kingswood Library, Kingswood Youth Project, 19, 20, 27, 28, 29, 42, 43, 44, 51, 52, 53 Seeley Drive, 21 Lyall Avenue, Huntley House, Holberry House, Hovenden House, Kinsey House, Julian House and Kingswood House.

Re-consultation
N/A

10 **Consultation replies**

Internal consultees
Conservation Officer

The application is for an extension in the period that a temporary porta cabin can remain on vacant landscaped land adjacent to Kingswood House.
As the site is not listed or within a Conservation Area, and the nature of the porta cabin is such that it can be removed at the end of the agreed period without causing any major implications for the site, Design and Conservation have no objections.

Statutory and non-statutory consultees
N/A

Neighbour consultees
None received.

Re-consultation
N/A

PLANNING CONSIDERATIONS

11 **Principle of development**

In principle there is no objection to allowing the continuation of the location of this portacabin here, where it is temporary in nature.

12 **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

While the use of the portacabin for the community purposes clearly generates an increase in movement around the site and therefore an inevitable level of noise that may be considered disturbance, no objections have been received from neighbours concerning the retention of the portacabin here. The nature of the services that the portacabin provides is positive, encouraging social inclusion and therefore

encouraging sustainable communities. It is considered that the continued location of the portacabin here, for a specified temporary period, will not generate any significant adverse impacts upon the amenity of adjoining occupiers.

13 Traffic issues

It is not considered that the continued location of the portacabin here will have any adverse impacts upon transport in the area as the nature of the use and level of utilisation remains unaltered, and the proposal is temporary in nature.

14 Design issues

The design of the portacabin fails to provide any visual interest and lacks merit, however the purposes of the building and its benefits for the local community are considered to be a material consideration which due to its temporary nature can be considered to mitigate against the poor quality design and appearance of the structure. It is the standard appearance of these temporary type structures, therefore, as the removal of the building can be secured in a further 2 years, or in any case its location here reviewed, it is considered that there are no objections to the design of the proposal.

15 Impact on character and setting of a listed building and/or conservation area

The proposal is located a distance away from Kingswood House a listed building here. Due to the separation distance provided, it is considered that the proposal does not have any adverse impacts upon the listed building. No objections have been raised by the conservation team.

16 Impact on trees

No trees are impacted by the proposal.

17 Other matters

No other matters identified.

18 Conclusion

There is a need to retain this facility in the area until a suitable alternative can be found. The facility provides an important community benefit which encourages social inclusion of different groups in the area. Therefore, on balance it is considered that the material planning considerations of the benefits of the facility outweighs the potential visual harm due to its poor appearance, specifically because of the temporary nature of the structure. Therefore it is recommended that this application be approved.

19 COMMUNITY IMPACT STATEMENT

In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

20 **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

The community benefits offered by this facility encourage social inclusion and therefore a sustainable community.

HUMAN RIGHTS

21 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

22 This application has the legitimate aim of providing a development that supports the provision of school services for local citizens. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

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CASE FILE	TP/H2027	
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