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## RECOMMENDATION

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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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<b>Applicant</b>	Mr G. Haeems Lancaster Estates	<b>Reg. Number</b>	11- <u>AP</u> -3134
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2336-50
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Retention of ground floor single storey rear extension to residential unit.

**At:** 48 GIBBON ROAD, LONDON, SE15 3XE

**In accordance with application received on** 23/09/2011 08:00:33

**and Applicant's Drawing Nos.** Site plan, 1498.03 Rev B, 1498.04 Rev C

**Reasons for granting planning permission.**

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

- a] Saved Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- b] Core Strategy 2011 Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces. Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Particular regard was had to the impact of the proposed extensions upon the adjacent residential properties. However, it was considered that there would be no harmful impacts would result. 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 completed before the end of 6 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 of the extensive enforcement history and in the interest of the amenity of neighbouring residential properties. This would be in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1498.04 Rev C

Reason:

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