

Item No. 6.4	Classification: Open	Date: 10 July 2012	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 12/AP/0875 for: Full Planning Permission Address: 43 TURNEY ROAD, LONDON, SE21 7JA Proposal: Proposed extension of existing basement to create additional residential accommodation, with installation of dormer extensions to the rear roof slope and over the rear outrigger, two new rooflights, dropped kerb to access front garden, and external alterations to rear of property, including replacement of ground floor rear elevation doors and new rooflight to existing side infill extension.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 21 March 2012		Application Expiry Date 16 May 2012	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

- 2 This item is being brought before Members as the item has been called in to Subcommittee by two Ward Councillors and this has been agreed by the Chair of planning committee.

Site location and description

- 3 The site refers to a two storey, terrace, single family dwelling house on the northern side of Turney Road. The site is situated within the Dulwich Village Conservation Area.

Details of proposal

- 4 Erection of dormer extension to the rear roof slope measuring 1900mm in height 2200mm in width and 2000mm in depth, extending over the outrigger measuring 5500mm in total length, 1700mm in height and 2800mm in width. The extension of the existing basement under the whole house with a 3m deep extension under the garden and a glazed door giving out onto a narrow lightwell to the rear which would be covered by a glazed floor within the garden, dropped kerb to the front of the property, alterations to the rear elevation including installation of replacement doors, and replacement rooflight to existing side extension.

Planning history

- 5 A planning application for the same scheme omitting the basement extension has now been approved (Ref: 12-AP-0875).

Planning history of adjoining sites

- 6 41 Turney Road – No planning history
45 Turney Road – No planning history

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 7 The main issues to be considered in respect of this application are:
- a) The impact on amenity of neighbouring residents and future occupiers.
 - b) The design and appearance of the proposed extension.

Given that the extensions, other than the basement, have now been granted permission, the consideration of the merits of the proposal will deal only with the basement.

Planning policy

Core Strategy 2011

- 8 Strategic Policy 12 – Design and conservation
Strategic Policy 13 High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 9 For 12 months from 27 March 2012 weight can continue to be given to relevant local planning policies adopted in accordance with the Planning and Compulsory Purchase Act 2004, and those in the London Plan, in making decisions on planning applications even if there is a limited degree of conflict with the National Planning Policy Framework (NPPF). The weight given to the saved policies of the Southwark Plan should be according to their degree of consistency with policies in the NPPF.
- 10 Policy 3.2 Protection of amenity
Policy 3.11 Efficient use of land
Policy 3.12 Quality in Design
Policy 3.16 Conservation Areas

London Plan 2011

- 11 None relevant.

National Planning Policy Framework (NPPF)

- 12 The NPPF came into effect on 27 March 2012. It aims to strengthen local decision making and reinforce the importance of up-to-date plans. The policies in the NPPF are material considerations to be taken into account in making decisions on planning applications. The NPPF sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth and a presumption in

favour of sustainable development.

Principle of development

- 13 There is no objection to the principle of extending a dwelling in this residential area provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on amenity in accordance with the Residential Design Standards SPD (2008) and the relevant saved policies of the Southwark Plan (2007).

Environmental impact assessment

- 14 Not required.

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

- 15 Objections have been raised to the basement extension based on the method of construction, impacts on adjoining properties structural integrity, and impacts on amenity of construction.
- 16 The basement extension is shown to be partly set in 600mm from the side boundaries of the house, and would project into the garden by just over 3m. At the rear would be a lightwell which is covered by glazing. None of the basement extension would have amenity impacts on neighbours.
- 17 Whilst it is appreciated that neighbours have concerns about flood risk, noise and disruption during construction, damp problems and damage to adjoining houses, these are not considered to be valid planning objections and are more properly considered as part of an application for building regulations.
- 18 This location is not within an area defined by the Environment Agency as at high risk of flooding and as such, there would be no reason to prevent basement excavation on this ground.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 19 None anticipated.

Traffic issues

- 20 None.

Design issues

- 21 The proposed basement does not materially effect the external appearance of the property, the lightwell in the rear garden which is flush with ground level will not have a detrimental impact on the host building.

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

- 22 The property is situated within the Dulwich Village Conservation Area. The basement works are to the rear of the property not visible from public viewpoints, and it is therefore considered that the works will preserve the character of the host building and the conservation area.

Impact on trees

23 None.

Planning obligations (S.106 undertaking or agreement)

24 Not required.

Sustainable development implications

25 None.

Other matters

26 None.

Conclusion on planning issues

27 The roof extensions and crossover were subject to an earlier application which has subsequently been granted permission. The basement extension would not lead to amenity impacts on neighbours, does not affect the external appearance of the property and would not be harmful to the character and appearance of the Dulwich Village Conservation Area. The objections received are not considered to raise material planning considerations.

Community impact statement

28 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.

29 a) The impact on local people is set out above.

Consultations

30 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

31 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

32 7 Neighbour responses received

41 Turney Road – no substantial concerns raised over the loft conversion. Concerns raised over the effect of the construction of the basement.

45 Turney Road – concerns raised of overlooking from dormer into bathroom window in side return, and impact of basement construction. The proposed plans have been amended to show the windows in the side elevation of the dormer over the outrigger to be obscurely glazed to overcome any issues of overlooking to the adjoining property.

Turney Road Residents Association – objection on grounds of flooding, and impacts of the construction works on the amenity of surrounding residents.

118 Turney Road - flooding caused by excavation, environmental damage, noise and dust caused by excavation.

178 Turney Road - Flooding caused by excavation, precedent for other properties to create basement extensions, interference during construction.

100 Turney Road - Flood risk.

1 no address supplied - reference to Camden Councils requirements with regards to basement extensions.

Human rights implications

- 33 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.
- 34 This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 35 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-43 Application file: 12/AP/0875 Southwark Local Development Framework and Development Plan Documents	Deputy Chief Executive's Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5560 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Anna Clare, Planning Officer	
Version	Final	
Dated	25 May 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team		28 June 2012

APPENDIX 1

Consultation undertaken

Site notice date: 17/05/2012

Press notice date: 05/04/12

Case officer site visit date: 17/05/12

Neighbour consultation letters sent: 30/03/12

Internal services consulted: None.

Statutory and non-statutory organisations consulted: CAAG

Neighbours and local groups consulted: See list in Acolaid.

Re-consultation: None.

Consultation responses received

Internal services

N/A

Neighbours and local groups

7 neighbour responses received. Comments listed above.