
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	Ms M. Roberts	Reg. Number	12/AP/0875
Application Type	Full Planning Permission	Case	TP/2546-43
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: 43 TURNEY ROAD, LONDON, SE21 7JA

In accordance with application received on 21/03/2012

and Applicant's Drawing Nos. 10-001, EX-101, EX-001, EX-002, EX-003, EX-004, PL-010, PL-201 Rev A, PL-202 Rev A, PL-204, PL-205 Rev A, Design & Access Statement.

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, 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design, 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments and 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

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 and alterations upon the adjoining residential properties, the host building and the Dulwich Village Conservation Area. 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 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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL-010, PL-201 Rev A, PL-202 Rev A, PL-204, PL-205 Rev A.

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the

local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation areas' of The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

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