
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 Mr P. Woof
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-0033

Case Number TP/2218-21

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Addition of 75cm to rear of side extension, addition of skylight and addition of door: amendment to planning permission 07-AP-1036 granted at appeal on 9th July 2008 for ground floor extension to provide additional residential accommodation.

At: 21 FRANK DIXON WAY, LONDON, SE21 7ET

In accordance with application received on 09/01/2009

and Applicant's Drawing Nos. WOOF/SWK/E01, WOOF/E03, WOOF/SWK/P01, WOOF/P03, WOOF/ROOF/R03, Design and Access Statement, Site location plan

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 No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 Policies 3.2 'Protection of amenity', 3.12 'Quality in Design' and 3.16 'Conservation areas' of The Southwark Plan 2007.

- 3 A method for collection of rainwater from the roof of the single storey extension shall be installed on completion of the extension structure and retained for the duration of the structure.

Reason

To reduce water wastage in compliance with Policy 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 3.2 Protection of Amenity, 3.12 Quality in design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of the Southwark Plan [July 2007].

Careful consideration was given to the objections raised relating to visual and residential amenities, including impacts in relation to overlooking, noise and disturbance. However, these impacts are not considered to be such as to warrant refusal. Consideration was also had to impacts on the character and appearance of the Dulwich Wood Conservation Area where it was considered that the scheme would preserve the character and appearance of the conservation area. Accordingly, planning permission was granted, subject to conditions, as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

