
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 R. Ryan
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-1125

Case Number TP/2567-12

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of building from Financial and Professional (Use Class A2) to 6no. self-contained flats (Use Class C3), creation of lightwells at front and rear, erection of single-storey rear extension and first floor rear extension, alteration of shop front to windows at ground floor level and erection of boundary wall to front.

At: 16-18 UPLAND ROAD, LONDON, SE22 9EE

In accordance with application received on 05/06/2009

and Applicant's Drawing Nos. Site location plan, M18587/1, M18587/2, M18587/3 Rev A, M18587/4 Rev B, M18587/5 Rev B, M18587/6 Rev A, Design and Access Statement, Waste Management Plan, Principle of proposed development document, google map showing location of alternative accountancy firms.

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 windows at first floor level in the side (east) facing elevation of the first floor rear extension shall be obscure glazed and top-opening only and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 44 and 46 Hindmans Road from undue overlooking in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 3 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with policy 3.7 'Waste reduction' of the Southwark Plan 2007.

- 4 The cycle storage facilities as shown on drawing number M18587/3 Revision A shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with policy 5.3 'Walking and cycling' of the Southwark Plan 2007.

- 5 Notwithstanding the details shown on the approved plans, the front elevation (excluding retained fascia board) shall be constructed of matching brick.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with policies 3.12 'Quality in design' and 3.13 'Urban design' 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 1.10 - Small scale shops and services outside the town and local centres and protected shopping frontages, 3.2 - Protection of amenity, 3.7 - Waste reduction, 3.11 - Efficient use of land , 3.12 - Quality in design, 3.13 - Urban design, 4.1 - Density of residential accommodation, 4.2 - Quality of residential accommodation, 5.2 - Transport impacts, 5.3 - Walking and cycling and 5.6 - Car parking of the Southwark Plan [July 2007].
- b] Planning Policy Guidance Notes [PPG] 13: Transport.

Particular regard was had to lack of parking and the quality of accommodation that would be created, but given the availability of public transport and because less sensitive accommodation would be located in the basement of the building, it was considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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