

Item no 1.4	Classification OPEN	Decision Level Dulwich Community Council	Date 10/11/2009
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-1267) Extensions at basement and ground floor level, rear dormer window extension; front rooflight and conversion to form 4 self contained flats.		Address 325 LORDSHIP LANE, LONDON, SE22 8JH Ward East Dulwich	
Application Start Date 26/08/2009		Application Expiry Date 21/10/2009	

PURPOSE

- 1 To consider the above application which has been called in by Dulwich Community Council.

RECOMMENDATION

- 2 To grant planning permission.

BACKGROUND

Site location and description

- 3 The site comprises an existing three storey with lower ground floor semi-detached dwelling with a pitched roof, located on the eastern side of Lordship Lane. The dwelling appears to be original with no extensions, although there is an original two storey rear projection. There are no outbuildings on the site and a substantial rear garden area. The immediate area here in Lordship Lane, is characterised by residential uses of both terraced and semi-detached construction.
- 4 Many of the surrounding properties have been converted into flats, typically demonstrating rear projections over two-three storeys in height. 327 Lordship Lane currently has a rear projection further than that at the application site, while the attached pair at no.323 Lordship Lane reflects a small two storey projection, matching that existing at the application site.
- 5 A number of properties in the area also have side, external staircases, providing access to individual flat units within the buildings.

Details of proposal

- 6 The proposal involves:
 - Conversion of the existing dwellinghouse into four self contained residential flats,
 - Construction of a two storey rear extension (3.6m wide, 3.6m deep and 6m high) in matching stock brick,
 - Construction of a dormer window extension in cedar to the rear elevation and one rooflight to the front elevation.
 - Provision of bin and recycling storage, cycle storage and secure entry gate to communal garden at rear.
- 7 All four flats have an open plan kitchen and lounge. Floor areas and bedrooms are

as follows:

- Flat 1, 62.7sqm, lower ground floor: 2 bed,
- Flat 2, 52.7sqm, ground floor: 1 bed,
- Flat 3, 42.8sqm, first floor: Studio,
- Flat 4, 65.6sqm, second floor and loft: 2 bed.

Planning history

- 8 07-AP-2559 - Planning permission refused for the conversion of the property into 4 self-contained flats together with the erection of a 4 storey rear extension, unenclosed external staircase and associated alterations to windows and doors. Planning permission was refused on the grounds of the proposal being an overdevelopment of the property and the excessive scale of the rear extension having adverse design and amenity effects.
- 9 07-AP-1370 - Planning permission refused for the conversion of the property into five self-contained flats together with the erection of a part single, part four storey rear extension, construction of a side and rear dormer extension and erection of an enclosed external staircase at the side of the building. Planning permission was refused on the grounds of the proposal being an overdevelopment of the property, causing adverse effects on parking and refuse storage. The excessive scale of the rear extension, dormer and external staircase were considered to have adverse design and amenity effects.
- 10 APP/A5840/A/07/2060095 - Appeal dismissed for 07-AP-1370. The appeal was dismissed on design and amenity grounds as a result of the rear extension and external staircase. Highway safety and waste provision were deemed acceptable by the inspectorate.
- 11 08-AP-1331 - Planning permission refused 21/08/2008 to convert a single dwellinghouse into four separate units, including single storey extension to the lower ground floor to the rear of the property and adding an external staircase at the side, bike storage unit and waste and recycling facilities. Reasons for refusal included:

The proposed metal staircase at the side of the building would due its width, height and location occupy a substantial part of the gap between no. 325 and no. 327, the first in an adjacent row of 8 terraced dwellings, thereby infilling an important gap between two house types. The proposal is considered contrary to Policy 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

The proposed external metal staircase due the material and proximity to the adjoining property at no. 327 is liable to give rise to noise nuisance by reason of the comings and goings of the occupants of the flats on the first and second floors of the proposed conversion. As such the proposal is contrary to Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

The proposed one bedroom units on the first and second floors would fail to provide an adequate level of accommodation for future occupants by reason of their overall size being under the 45 square metre minimum floorspace area contrary to the Southwark Plan Policy 3.11 Efficient use of land and 4. 2 Quality of residential accommodation and the adopted SPG Standards, controls and guidelines for residential development 1997 and in respect of the internal room sizes and overall flat size would be contrary to the Draft Residential design standards 2008.

Planning history of adjoining sites

- 12 323 Lordship Lane – TP/2315-323/RMQ – Change of use of single dwelling at 323 Lordship Lane to three self-contained, one person flats and one self-contained two person flat and alterations associated therewith.
- 13 327 Lordship Lane – Reg. no. 494/88 – Conversion of single dwelling into two

self-contained flats at 327 Lordship Lane together with the erection of a ground floor rear extension.

FACTORS FOR CONSIDERATION

Main Issues

- 14 The main issues in this case are:
- a] The principle of the development in terms of land use and conformity with strategic policies,
 - b] The impact of the proposal on the amenity of adjoining occupiers,
 - c] The quality of residential accommodation,
 - d] The design of the proposal,
 - e] The impact of the proposal on traffic and parking.

Planning Policy

- 15 Southwark Plan 2007 [July]
3.2 Protection of Amenity
3.11 Efficient use of Land
3.12 Quality of Design
3.13 Urban Design
4.2 Quality of Residential Accommodation
5.2 Transport Impacts
5.3 Walking and Cycling
- 16 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
Residential Design Standards SPD 2008 [September].

Consultations

- 17 Site notice date: 10/09/2009 Press notice date: N/A

Neighbour consultation letters sent: 07/09/2009

Case officer site visit date: 10/09/2009 unaccompanied.

Internal consultees

Transport Group.

Statutory and non-statutory consultees

None.

Neighbour consultees

As listed in Acolaid.

Re-consultation

None.

Consultation replies

- 18 Internal consultees
Transport Group made the following comments:
Cycle parking
No cycle storage has been provided Southwark plan states that cycle storage must be provided at 1:1. Policy 5.3 of the Southwark Plan states that cycle storage must be convenient, secure

and weatherproof. For reasons of convenience, cycle storage must be of dimensions as stated in Manual for Streets, sections 8.2.21-8.2.24. Detailed and accurate plans are required to demonstrate the provision of cycle storage.

Car parking

This development is in a medium (TfL indicative) PTAL and not within a CPZ. We would normally require some off street parking provision, however given this is a conversion there are site constraints that prevent off street parking from being provided.

Transport DC have no objections to this application, provided the above issues are addressed.

- 19 Comment:
Two cycle storage units are proposed (accommodating two cycles each) within the alleyway of the site behind the secure gate to the rear communal garden. The units satisfy Council policy for the provision of convenient, secure and weatherproof cycle storage.

20 Neighbour consultees

Two responses were received, one in support and one in objection.

Reasons for objection included:

The development is not in keeping with the area,
The development detracts from the area environmentally,
Lack of car parking in the area to cope with the increased occupancy,
Noise disturbance from builders,
Increased noise from occupiers of proposed units.

The response in support made comments on ensuring a secure garden gate is provided and sewerage is dealt with appropriately.

PLANNING CONSIDERATIONS

Principle of development

- 21 In principle there is no objection to the conversion of this dwellinghouse into four self-contained units, provided there are no adverse impacts on the amenity of adjoining occupiers or the appearance of buildings. Planning history in the area indicates these conversions are a common form of development, with several having been carried out with rear extensions to increase habitable floorspace.

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

- 22 The dwelling currently has a two storey pitched roof extension to the rear which measures 2.4m wide, 3.2m deep and 4.8m and 5.5m high at the eaves and pitch. The proposal involves demolishing this projection and building a larger rear extension in its place. The proposed extension will be deeper (approx 0.4m), wider (approx 1.2m) and higher (approx 1.2m) than the existing projection, which will lead to increases in shading, dominance and enclosure over neighbouring properties. However given the location of the extension and the increase in size, any impacts are considered minor and will not detract from the amenity of neighbouring occupiers to a level which would be unacceptable.

- 23 The windows proposed on the extension and dormer window are appropriately placed to avoid any impacts on privacy from overlooking.

Traffic issues

- 24 Traffic issues concerning parking have been considered adequate by previous decisions to serve the needs of the site and again there are no changes proposed

through this application. The Transport Group note that the site has a medium level of access to public transport and that there are no parking restrictions in force on this part of Lordship Lane. Neighbour responses to consultation have noted the existing on-street parking pressure and that the conversion to flats will exacerbate this pressure. It is acknowledged that parking does appear limited, however without parking restrictions in force, a refusal of the application for impacts on traffic and parking is not warranted.

25 Members have requested that the applicant provides funding for the establishment of a car club space in the locality. However no policy justification exists for this requirement, and in the absence of an identified need for a car club space, plus no comments from the Council's Transport or Highways team asking for such funding, requiring a space from the applicant is considered unjustified.

26 Bicycle storage is proposed for four bicycles in the alleyway behind the secure gate to the communal garden. The storage proposed is considered convenient, secure and weatherproof. There are concerns that the storage as proposed may not be in a feasible location in terms of maintaining clear access to the communal garden, as such details of cycle storage will be requested as a condition.

27

Quality of residential accommodation

Internally the living areas, bedrooms and bathrooms of the flats provide a satisfactory standard of residential accommodation. Minimum floor area guidance is exceeded for all flats and the layout is considered adequate to provide a good standard of residential accommodation. All habitable rooms have access to natural light and ventilation with acceptable amounts of privacy and outlook.

Design issues

28 The rear extension is not visible from any public place. The scale and materials assist the extension in appearing subservient and blending with the existing building. Many of the buildings along this section of Lordship Lane have had extensions added over time and the proposal is considered in keeping with this established pattern.

29 The dormer window sits within the roofslope outline, being set back from the eaves and below the ridge height. The cedar finish is considered an acceptable cladding for this location.

Other matters

30 Waste disposal and recycling facilities are proposed for residents under and beside the entrance steps to the building. The facilities proposed appear adequate, however their use in these locations may lead to disturbance for occupiers of the nearest habitable rooms. To prevent these potential adverse impacts a condition is recommended requiring details of waste disposal prior to occupation.

Conclusion

31 The conversion of the building into four flats with rear ground floor extension and dormer window is considered an appropriate level of development for this site. The number of flats and external changes proposed are of an appropriate scale and design to avoid adverse effects on the building and the amenity of adjoining neighbours. Internally the layout and floor areas will provide a good standard of residential accommodation. Accordingly the proposal is consistent with Council policy and is recommended for approval.

COMMUNITY IMPACT STATEMENT

32 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.

a] The impact on local people is set out above.

33 HUMAN RIGHTS

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.

The rights potentially engaged by this application, including a 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.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

34 Conditions will be imposed regarding composting and rainwater collection.

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 CASE FILE TP/2315-325
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CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	N/A
Finance Director	No	N/A
List other officers here		
Executive Member	No	N/A
Date final report sent to Constitutional/Community Council/Scrutiny Team		November 10 2009