
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 Mrs E. Knox
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-1267

Case Number TP/2315-325

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Extensions at basement and ground floor level, rear dormer window extension; front rooflight and conversion to form 4 self contained flats.

At: 325 LORDSHIP LANE, LONDON, SE22 8JH

In accordance with application received on 18/06/2009

and Applicant's Drawing Nos. A-001 Rev A, A-002, A-003, A-004, A-005 Rev A, A-006 Rev A, A-007, A-008 Rev B, A-009 Rev A, Design and Access Statement.

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 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 policy 3.12 'Quality in Design' of the Southwark Plan 2007 [July].

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no 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 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of the Southwark Plan 2007 [July].

- 4 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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 [July].

- 5 Prior to the occupation of the units details of facilities for the composting of organic waste and the collection of

rainwater for recycling shall be submitted to and approved by the Local Planning Authority. No occupation of the units shall take place until any provision as may have been approved is in place.

Reason

To reduce water wastage and increase household recycling in compliance with Policy 3.4 Energy Efficiency and 3.9 Water of the Southwark Plan January 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', 3.11 'Efficient use of Land', 3.12 'Quality of Design', 3.13 'Urban Design', 4.2 'Quality of Residential Accommodation', 5.2 'Transport Impacts' and 5.3 'Walking and Cycling' of the Southwark Plan [July 2007].

Particular regard was had to the potential impacts on the amenity of adjoining properties as a result of the proposed rear extension, however it was considered that given the bulk of the existing rear extension, this would not be a significant increase in built form over what currently exists. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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