

Item No. 7.2	Classification: Open	Date: 30 October 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 18/AP/1254 for: Full Planning Application Address: 11 ISAMBARD PLACE, LONDON, SE16 7DA Proposal: Demolition of existing end of terrace house and construction of a two storey three bedroom family dwelling.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 28/06/2018		Application Expiry Date 23/08/2018	
Earliest Decision Date 27/07/2018			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

2. A pre-application enquiry was received (18/EQ/0034) for the substantial demolition of the existing house and construction of a detached 5 bed 3 storey house with single storey flat roof element to the rear and a wide flat roof dormer on the rear elevation. It was considered that this would be unacceptable for submission for reasons relating to design and its relationship with Brunel Road/Salter Road. The remaining garden area, including any loss of trees, would need careful consideration.
3. When the application was originally submitted the documentation indicated the substantial demolition of the existing house and construction of a two storey building with a basement, side staircase from basement with railings, full width flat roof single storey element and full width flat roof dormer extension to create a 5 bed house. This was amended so that the single storey full width flat roof element was reduced in width, creating a 3m separation distance with the shared boundary of 10 Isambard Place. The basement was included in the initial submission in error.

Site location and description

4. The property is a two storey end of terrace house with a porch; it is lower than the adjoining house. The front elevation faces inwards towards a square with the rear and side elevation fronting Brunel Road. It is in a square of 30 houses. The garden faces east and south east. The car parking space is outside of 8 Isambard Place. The property dates from post 1979. Two properties adjoin the house - 10 Isambard Place to the north and 12 Isambard Place to the southwest.
5. The site is in Flood zone 3. Rotherhithe Tunnel runs diagonally underneath but is more directly underneath 6 and 7 Isambard Place and 18-20 Isambard Place.

6. The planning consent for the development of this and other houses on this estate had permitted development rights withdrawn for extensions, which means that any extension needs planning permission.

Details of proposal

7. The proposal is effectively to demolish the house and build a new one. There would only be part of one element of the original wall of the front elevation remaining.
8. There would be a stepped front elevation extending along the garden boundary of 12 Isambard Place for 2.6m. The front elevation would maintain the building line before stepping back. The first floor element would retain the existing rear elevation building line, with the ground floor extending into the garden:

Materials:

Brickwork to match original
Double glazed windows and doors
Black painted metal railing
Roof tiles to match original
Two roof lights on flat roof of single storey element

Existing Gross Internal Area (GIA) = 62.4m²
Proposed internal area = 113.2m²
Morning room - 14.5m²
Open plan area - 38.5m²
Bathroom - 4.5m²
Bedroom (front) - 12m²
Bedroom (rear) - 7.2m²
Bedroom (side) - 9m²
Shower room - 5.4m²
Garden - 82m² (the existing area is 116.4m²)

Planning history

9.

18/EQ/0034 Application type: Pre-Application Enquiry (ENQ) Demolition of end of terrace 2 storey 2 bed house and construction of three storey 5 bed detached house Decision date 13/03/2018 Decision: Pre-application enquiry closed (EQC)
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Planning history of adjoining sites

10. There is none relevant to this case for those directly adjoining.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the development on the amenity of neighbouring residents.
 - c) Design Quality

- d) All other relevant material planning considerations

Planning policy

National Planning Policy Framework 2018 (the Framework)

12. 2 Achieving sustainable development
11 Making effective use of land
12 Achieving well designed places
14 Meeting the challenge of climate change, flooding and coastal change

The London Plan 2016

13. Policy 5.12 Flood risk management
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 - Local Character
Policy 7.6 - Architecture

Core Strategy 2011

14. Strategic policy 1 - Sustainable development
Strategic policy 5 - Providing new homes
Strategic policy 7 - Family homes
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 3.2 - Protection of amenity
Policy 3.11 - Efficient use of land
Policy 3.12 - Quality in design
Policy 3.13 - Urban design
Policy 4.2 - Quality of residential accommodation
Policy 5.3 - Walking and cycling
Policy 5.6 - Car parking

2015 Technical Update to the Residential Design Standards SPD (2011)

Consultation replies

16. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

17. List of material concerns raised include:

Noise and dust and general implications of demolition and construction,
Inappropriate design
Inconsistencies within documentation
Daylight/sunlight, overshadowing
Security concern related to the bike storage.

18. Non-material considerations include:

Private land issues.

19. Transport – no issues other than cycle parking (which has been addressed).

20. Environment Agency – No issues. Informative recommended.

21. Flood and Drainage – no objection but they did ask for a sustainable urban drainage system to be installed. The applicant provided a report on 16 October which the Flood and Drainage Team are reviewing. Officers will report on this in an addendum to this report for the committee.

22. Environmental Protection Team – recommend conditions.

Principle of development

23. There is no objection in principle to alterations to residential properties in established residential areas, or in this case, a demolition and re-build provided that development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of adjoining properties or residents in accordance with above mentioned development policies.

Environmental impact assessment

24. None.

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

25. There have been issues raised by objectors in relation to daylight/sunlight, overshadowing, overlooking/loss of privacy, the height of the shared rear boundary fence and the impact of demolition and construction.

26. A rear shared boundary fence can be up to 2m high without requiring planning permission. There is no intention to increase the height of the shared boundary fence between the host site and 10 Isambard Place and the single storey element has been revised during the course of the submission to be located away from the shared boundary. The construction and demolition is of a small scale nature and the impact would be temporary. If excessive noise or dust is generated, the matter can be dealt with under the Control of Pollution Act or the Environmental Protection Act.

27. At present the front elevation has one ground floor front window and two first floor front windows, plus the cupboard/services door. The proposal would change the front elevation to have two ground floor front elevation windows with the front entrance door in between. The front entrance door and window would face the flank elevation of 12 Isambard Place. The other window at the lower level of the two storey element would face into the square but not overlook or introduce privacy issues.

28. Windows proposed in new locations would be further from 12 Isambard Place than

existing windows so would not lead to loss of privacy above that which already exists. Windows closer to 12 Isambard Place would be in the same position as present so similarly, would not introduce any additional overlooking. The ground floor side elevation windows would not be visible above the side boundary wall. The first floor side window would look towards Brunel Road. The single storey rear element does not have any windows to concern 10 Isambard Place. The windows on the rear face Brunel Road. As the house is not opposite any other houses there are no issues.

29. A daylight/sunlight assessment was undertaken on the initial bigger proposal and concluded that all windows at 10 and 12 Isambard Place would not be noticeably affected. All windows would retain good levels of daylight and as the windows of these two dwellings are to the south of the site, sunlight reaching them would not be affected. It also shows that there would not be significant overshadowing for gardens.
30. As there are no windows on the flank elevation of 12 Isambard Place, and it would be set away from the garden to avoid any sense of enclosure or impact on outlook. The two storey front elevation would not be visible from their rear elevation windows. For 10 Isambard Place, with the ground floor element of the extension set away from the boundary with a low eaves level, there is unlikely to be a sense of enclosure or loss of outlook.

Impact of adjoining and nearby uses on occupiers and users of proposed development

31. None.

Transport issues

32. The site is within Public Transport Accessibility Level (PTAL) zone 4 and adjacent to PTAL zone 6a. It is also within the Suburban Density Zone – North leading to requiring up to 1.5 car parking spaces per unit, which is the same maximum amount as a 3 bed unit. As the development already benefits from a car parking space and is within a good catchment area for sustainable travel, it is not considered necessary that any further car parking provisions are required. As stated within the London Plan 'All developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit.'
33. With regards to cycle spaces there should be a minimum of two spaces for the house. The revised plans indicate that there would be a covered and secure location for the cycle spaces within the garden of the host site. This is considered an acceptable location by officers and addresses the security issue concern raised by a resident as it is no longer close to their property but in the garden of the proposed dwelling.

Design issues

34. Concerns were raised in relation to the design of the house in relation to the square. Comparing the existing front elevation with the proposed, there are elements that do make the design more prominent. However, the location of this house is at the end of a uniform terrace but tucked away from most vantage viewpoints within the square. At present, the end of terrace house is subservient to the main terrace and inconsequential in visual amenity.
35. The proposal would in effect bring the house to be part of the existing terrace by having the two storey hipped roof element level with the front building line, therefore making the house appear as if it belongs to the terrace, instead of being an afterthought. The rear element has been revised in line with officers' suggestions to make the single storey element more subservient to the overall development. The side

elevation addresses the initial pre-application enquiry concerns in relation to the relationship with the junction with Brunel Road by creating a more interesting façade, which corresponds well with the corner plot. The overall appearance is harmonic with the character of the area and successfully integrates with the surroundings.

Quality of accommodation

36. At present the house is a two bedroom two storey dwelling which at 64m² falls short of the current minimum internal space standards as set out within the Residential Design Standards SPD of 70m² to 79m². The proposed house at 113m² meets the minimum internal spaces standards for a 3 bedroom two storey (four person) dwelling which is 84m². However, it is noted that there is no dedicated internal cupboard space of 2.5m² except for the kitchen cupboards.
37. All individual rooms would meet the minimum internal room areas as set out within the Residential Design Standards SPD. The open plan area and bedrooms would receive adequate light from windows. Although a technical assessment has not been undertaken, the amount of windows has increased for open plan area (compared to existing) and each bedroom has a window which faces either east or west. There are circulation areas which provide access to bedrooms and bathrooms. The new development would still retain over half the garden area, although the plot is constrained and cannot achieve a 10m deep garden. The existing garden is not 10m deep and the proposed garden area of 58m² would exceed the 50m² required. It would meet or exceed minimum distances between buildings that front each other and are to the rear.
38. There is dual aspect in the open plan area and upstairs landing. The upper rooms would have single aspect which is acceptable due to the nature/purpose of the rooms. Due to the orientation of the plot of land it is not possible to have a window facing south, however the front and rear would face an easterly and westerly direction, which is considered acceptable.
39. A concern was raised in relation to the labelling of the morning room being used as a fourth bedroom. Should this be the case the house has sufficient gross internal amenity space to meet a 4 bedroom two storey house which is 112m².

Impact on character and setting of a listed building and/or conservation area

40. None.

Impact on trees

41. Officers considered that a number of prominently located trees would be affected by the proposed development. An arboricultural impacts assessment has been submitted and officers recommend that permission be granted subject to conditions in connection with tree protection.

Impact on drainage

42. A report on SuDS is presently being reviewed by the Flood and Drainage Team. Advice on this will be provided in an addendum report.

Planning obligations (S.106 undertaking or agreement)

43. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is

therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

44. In Southwark the mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £35 per sqm and Southwark CIL is amount is £218.00 per sqm. These amounts would be required if permission were to be granted.

Sustainable development implications

45. None.

Other matters

46. It is noted that the supporting comments are not likely to be genuine. Private land issues have been raised as concerns but these are not material considerations. It is noted that there have been inconsistencies with the submitted drawings and documentation but this has been rectified during the course of the application.

Conclusion on planning issues

47. The new house would not adversely impact the amenities of adjoining occupiers. The materials and design of the new houses are considered acceptable in this location providing a good standard of living accommodation and therefore planning permission is recommended.

Consultations

48. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Community impact statement / equalities assessment

49. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act: -
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

50. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
51. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
52. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

53. 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.
54. This application has the legitimate aim of providing a 3 bedroom end of terrace house. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/515-11	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 18/AP/1254		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 0207 525 3463 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lisa Jordan, Graduate Planning Officer	
Version	Final	
Dated	11 October 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	18 October 2018	

APPENDIX 1

Consultation undertaken

Site notice date: 04/07/2018

Press notice date: 28/06/2018

Case officer site visit date: 10/08/2018

Neighbour consultation letters sent: 02/07/2018

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency

Neighbour and local groups consulted:

C/O Members' Room 160 Tooley Street SE1 2QH
12 Isambard Place London SE16 7DA
11 Isambard Place London SE16 7DA
10 Isambard Place London SE16 7DA
4 Isambard Place London SE167DA
23 Isambard Place Rotherhithe SE16 7DA
8 Isambard Place London SE16 7DA

7 Isambard Place London SE167DA
3 Isambard Place SE16 7DA
14 Isambard Place London SE16 7DA
14 Isambard Place London SE16 7DE
13 Isambard Place London SE16 7DA
Cabinet Suite 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH

Re-consultation: 31/08/2018

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency

Neighbours and local groups

Cabinet Suite 160 Tooley Street SE1 2QH
C/O Members' Room 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
10 Isambard Place London SE16 7DA
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14 Isambard Place London SE16 7DA
14 Isambard Place London SE16 7DE
23 Isambard Place Rotherhithe SE16 7DA
3 Isambard Place SE16 7DA
4 Isambard Place London SE167DA
7 Isambard Place London SE167DA
8 Isambard Place London SE16 7DA
8 Isambard Place London SE16 7DA