
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 T. Jones	Reg. Number	09-AP-2403
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2627-40

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey side/rear extension to ground floor flat, providing additional residential accommodation .

At: 40A LACON ROAD, LONDON, SE22 9HE

In accordance with application received on 28/10/2009 08:00:17

and Applicant's Drawing Nos. Dwg No. 1 Rev A; 2 Rev B; 3 Rev B; 4 Rev A; 5 Rev A

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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Dwg No. 1 Rev A; 2 Rev B; 3 Rev B; 4 Rev A; 5 Rev A

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 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 Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

- 4 The rooflights on the proposed extension shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at No. 38 Lacon Road and to protect the proposed occupiers from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' 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' and 3.13 'Urban Design' of the Southwark Plan [July 2007].

Particular regard was had to the impact on the residential amenity of No. 38 Lacon Road that would result from the proposed extension but it was considered that the proposed development would not be so harmful as to warrant refusal due to the limited height of the extension on the boundary. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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