

Item No. 4	Classification OPEN	Decision Level Dulwich Community Council	Date 18/03/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2791) Single storey ground floor rear extension and loft conversion with rear dormer window extension and rooflights to side and rear, providing additional residential accommodation.		Address 35 WOODWARDE ROAD, LONDON, SE22 8UN Ward Village	
Application Start Date 15/12/2009		Application Expiry Date 09/02/2010	

PURPOSE

- 1 To consider the above application which has been brought before Dulwich Community Council at the request of Members.

RECOMMENDATION

- 2 To grant planning permission.

BACKGROUND

Site location and description

- 3 The site contains a two storey semi detached residential dwellinghouse, located on the southern side of Woodwarde Road. Surrounding the site are similar residential properties.
- 4 The site is located within the Dulwich Village conservation area.

Details of proposal

- 5 Single storey ground floor rear extension and loft conversion with rear dormer window extension and rooflights to side and rear, providing additional residential accommodation.
- 6 The rear extension measures 3m deep and 3m high and occupies the majority of the width of the rear elevation, leaving a 0.6m gap between the extension and boundary with the adjoining neighbour to the west (No. 37 Woodwarde Road). Materials include recycled yellow stock bricks and aluminium framed folding doors. Amended drawings were received indicating the omission of a rooflight and a reduced scale dormer.
- 7 The bay window dormer measures 2.29 wide and 1.85m high, occupying approximately 20% of the roof area.

Planning history

- 8 09-AP-1826: Planning permission refused 14/10/2009 for a single storey rear extension and rear dormer roof extension, providing additional residential accommodation for dwellinghouse. Reasons for refusal were:
- 9 The proposed rear extension, as a result of it's depth and height and proximity to the

rear windows of No. 37 Woodwarde Road, would have a detrimental impact on the outlook enjoyed by the occupiers of this property. As such, the proposal is contrary to Policies 3.2 'Protection of Amenity' of the Southwark Plan (2007) and is contrary to guidance as set out in the Residential Design Standards Supplementary Planning Document (Sep 2007).

- 10 The proposed dormer window is excessive in scale and is of a style that is not in keeping with the character and appearance of the Dulwich Village Conservation Area. As such, the proposal is contrary to Policies 3.12 'Quality in Design' and 3.16 'Conservation Areas' of the Southwark Plan (2007) and is contrary to guidance as set out in the Residential Design Standards (Sep 2007) and the Dulwich Village Conservation Area Appraisal (Feb 2006).

Planning history of adjoining sites

- 11 33 Woodwarde Road:
06/AP/2447 Permission granted for single storey rear extension
06/AP/1326 Certificate of Lawfulness refused for rear extension
04/AP/0271 Certificate of Lawfulness Granted for rear extension and dormer window
- 12 It is also noted that in September 2008 the Council granted planning permission for a single storey rear extension and dormer window at No. 31 Woodwarde Road (08-AP-1625). The bulk and mass of the rear extension from that application exceeds that as proposed by this application.

FACTORS FOR CONSIDERATION

Main Issues

- 13 The main issues in this case are:
- 14 a] The principle of the development in terms of land use and conformity with strategic policies.
- 15 b] Impact on the amenity of residential properties
- 16 c] Design and conservation.

Planning Policy

- 17 Southwark Plan 2007 [July]
Policy 3.2 'Protection of amenity'
Policy 3.12 'Quality in design'
Policy 3.16 'Conservation areas'
- 18 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
Residential Design Standards SPD [2008].

Consultations

- 19 Site notice date: 07/01/2010 Press notice date: 07/01/2010
- 20 Neighbour consultation letters sent: 04/01/2010
- 21 Case officer site visit date: 13/01/2010 accompanied by the applicant.

Internal consultees

- 22 N/A

Statutory and non-statutory consultees

- 23 None.

24 Neighbour consultees
As listed in Acolaid.

25 Re-consultation
None.

Consultation replies

26 Internal consultees
N/A

27 Neighbour consultees
One response was received (by e-mail and letter) in opposition to the proposal from the occupier of No. 37 Woodward Road, reasons for opposition were the same as for previous application 09-AP-1826 and included:

- note that on paper the modifications reduce the bulk of the extension slightly, however in reality the bulk of the building will block light to the windows in the sitting room
- properties are a pair and have features the reverse parallel of each other
- proposed extension would replace the current modest fence with a high blank brick wall abutting directly on to the property.
- would reduce significantly light coming into the sitting room
- outlook would be badly impaired
- all that would be seen from the sitting room would be a high brick wall
- patio area would be similarly dominated and overshadowed the high brick wall
- extension extends beyond the line of existing extension at No. 37.
- would have no objection to an extension of the kitchen/outhouse area

PLANNING CONSIDERATIONS

Principle of development

28 The principle of a residential extension and dormer window can be acceptable.

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

29 It is worth noting that the rear extension as proposed would qualify as permitted development, however a full planning application has been submitted therefore a full planning assessment must be undertaken. The rear extension meets supplementary planning guidance that rear extensions should be a maximum of 3m deep and 3m high in order to minimise the impact on amenity of neighbouring properties.

30 In terms of impacts on the amenity of neighbouring occupiers, the relationship between the proposed extension and the detached neighbour to the east (No. 33 Woodward Road) would be minimal. No. 33 has constructed a rear extension at a similar height to that proposed by this application. This coupled with the gap between the extensions and the fact there are no side windows that will suffer a loss of light or enclosure, means the impacts on amenity here are considered acceptable.

31 The relationship of the extension to No. 37 has been improved in terms of impacts on amenity from the previous application. The placement of the flank wall of the extension 0.6m away from the shared boundary will reduce the impact on access to daylight and feeling of dominance and enclosure. The 45deg light test indicates a sufficient level of daylight will reach the windows on the rear elevation and the gap between the extension and shared boundary will also reduce the dominance of the extension to an acceptable degree.

32 In relation to the dormer window, it is noted that there are windows to the side

elevations of the dormer. It is considered that these windows should be obscured to avoid adverse impacts on privacy from overlooking and this is recommended as a condition of any planning permission

Design issues and the impact on character and setting of a listed building and/or conservation area

- 33 Policy guidance from the Dulwich Village Conservation Area Appraisal, 5.4.9, states that 'Roof extensions and changes to the basic roof form are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases the Council will normally seek low-key solutions minimizing any adverse impact through the use of sympathetic designs and appropriate materials'.
- 34 The Residential Design Guidelines state that dormer windows should not occupy more than 20% of the roof space and should not be wider than they are high.
- 35 The dormer window has been reduced from the previous application and now occupies 20% of the roofspace. In terms of scale this is considered to be sufficiently subservient to avoid adverse impacts on the appearance of the dwellinghouse. The dormer is obscured from public viewpoints so will have no apparent visual impact on the character of the Dulwich Village conservation area.
- 36 The rear extension will also be obscured from public viewpoints, thereby having no impact on the appearance of the conservation area.

Other matters

- 37 None identified.

Conclusion

- 38 The proposed dormer window and rear extension have been appropriately designed to avoid adverse impacts on the amenity of adjoining properties, as well as the appearance of the dwellinghouse and Dulwich Village conservation area. For these reasons the proposal is in accordance with Council Policy and recommended for approval.

COMMUNITY IMPACT STATEMENT

- 39 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.

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

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 41 None identified.

HUMAN RIGHTS ISSUES

- 42 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.
- 43 This application has the legitimate aim of providing a development that supports the provision of additional residential accommodation, meeting the needs of Londoners. 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.

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CASE FILE	TP/2587-35	
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