
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 D Panuccio
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-2791

Case Number TP/2587-35

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Single storey ground floor rear extension and loft conversion with rear dormer window extension and rooflights to side and rear, providing additional residential accommodation.

At: 35 WOODWARDE ROAD, LONDON, SE22 8UN

In accordance with application received on 15/12/2009

and Applicant's Drawing Nos. 145-01, 145-02, 145-03, 145-04, 145-05, 145-06, 145-07, 145-08, 145-11E, 145-12E, 145-13E, 145-14E, 145-15E, 145-16E, 145-17E, 145-18E, 145-19E, Design and Access Statement, Site Plan

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: 145-11E, 145-12E, 145-13E, 145-14E, 145-15E, 145-16E, 145-17E, 145-18E, 145-19E

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 policy 3.12 'Quality in design' and 3.16 'Conservation areas' of the Southwark Plan [July 2007].

- 4 The windows on the side elevations of the bay window dormer 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 from undue overlooking in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan [July 2007].

- 5 Prior to the commencement of any work on site detailed drawings to a scale of 1:5/10 through:

- Dormer
- the facades;
- parapets;
- roof edges;
- junctions with the existing building; and
- heads, cills and jambs of all openings,

shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that the design of the extension is of sufficient quality in accordance with policy 3.12 'Quality in design' and 3.16 'Conservation areas' of the Southwark Plan [July 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', Policy 3.12 'Quality in design' and Policy 3.16 'Conservation areas' of the Southwark Plan [July 2007].

Particular regard was had to the impacts on the amenity of neighbouring occupiers as well as the visual impacts on the dwellinghouse and Dulwich Village conservation area that would result from the proposed development. However following careful consideration it was concluded that these impacts would be acceptable and there would be no significant loss of amenity for adjoining occupiers, nor would the proposal lead to adverse impacts on the appearance of the dwellinghouse or Dulwich Village conservation area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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