

<b>Item No.</b> <b>1.1</b>	<b>Classification:</b> OPEN	<b>Date:</b> 14/04/2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 09-AP-2772 for Full Planning Permission  <b>Address:</b> 27 TURNEY ROAD, LONDON, SE21 8LX  <b>Proposal:</b> Demolition of the existing conservatory and erection of a new single storey side / rear extension to old boundary line. Extension and realignment of the rear boundary to the north east up to the adjoining garage structure with three new storage structures along the north east side elevation up to the Turney Road frontage.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 11/01/2010		<b>Application Expiry Date</b> 08/03/2010	

## RECOMMENDATION

- 1 Grant planning permission subject to conditions. This application is being reported to Dulwich Community Council as it is a departure from the Southwark Plan in that it involves development on Other Open Space.

## BACKGROUND INFORMATION

### Site location and description

- 2 The site is a two-storey Victorian property with loft conversion, located on the corner of Croxted Road and Turney Road. Croxted Road consists largely of Victorian terraced residential properties as does Turney Road, with two garages adjoining and 1 railway lines to the rear of the property.
- 3 The current use of the property is a children's nursery with the rooms converted into different activity spaces and offices.
- 4 The building is not listed; however the rear part of the site falls within the Dulwich Village Conservation Area, and part of the land included within the application is within a designated area of open space, OS 156 Sydenham Hill Railway cuttings.

### Details of proposal

- 5 It is proposed to demolish the existing conservatory extension and erect a new extension to the building and a separate extension for storing pushchairs and a new storage area for refuse fronting onto Turney Road.
- 6 The proposed extensions would be to the rear and side of the existing building,

replacing the existing conservatory and shed currently on the site. The site boundary has been increased in depth by approximately 1.5 metres, as it now includes the land up to the flank wall of the existing single storey garages. The proposed extension would measure 7.5 metres deep, (which is a 2.5 metre increase on the existing extension) 9.5 metres wide and 3 metres high. A further storage area is proposed at the side lining up with the rear boundary of the existing garage and extending directly onto the street. This part of the extension is relatively low key being 2 metres high and constructed in timber, and this area would contain a cycle store, buggy store and refuse store.

- 7 The proposal would provide an increased dining/play area (32.9 sq m), a small lobby and reception area (9.6 sq m), a kitchen (11.5 sq m) with 2.6 sq m for refuse storage and 6.3 sq m as a buggy store.
- 8 Two large roof lights are proposed: one over the dining/play area and one over the kitchen. The extension would be constructed in a mixture of brick, render and timber. The sedum roof would occupy the unglazed areas of the flat roof.
- 9 The proposal is marginally smaller and slightly changed in form to the scheme granted permission in December 2008.

### **Planning history**

- 10 07-AP-2504 - Planning permission was granted on 15/12/2008 by Dulwich Community Council for the demolition of existing conservatory and erection of new extension and bike/buggy storage.
- 11 15/8/96 Planning permission was granted for the continued use of the ground floor as a nursery without compliance with condition 5 which made it personal.

### **Planning history of adjoining sites**

- 12 None relevant

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 13 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 on the amenity of adjoining properties.
  - c] the impact of the proposal on the designated open space and the Dulwich Village Conservation Area.

### **Planning policy**

#### Southwark Plan 2007 (July)

- 14 2.2 Provision of new community facilities  
3.2 Protection of Amenity  
3.11 Efficient use of land  
3.12 Quality in Design

- 3.13 Urban Design
- 3.16 Conservation Areas
- 3.27 Other Open Space
- 5.3 Walking and Cycling

London Plan 2008 consolidated with alterations since 2004

- 15 3A.24 - Education facilities.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 16 PPS 1 Delivering Sustainable Development  
PPG 15 Planning and the Historic Environment

**Principle of development**

- 17 Policy 2.2 Provision of New Community Facilities supports the provision of new community facilities, and Policy 3.27 Other Open Space seeks to protect open spaces from inappropriate forms of development.

The principle of the erection of a new extension to provide improved facilities for the nursery has been established by the permission granted under ref 07-AP-2504, and the development proposed then is similar to that sought under the current application. Whilst the site incorporates land designated as open space in Appendix 13 of the Southwark Plan, the proposal would not infringe on open space as the land is adjacent to, and enclosed by, two freestanding garages.

**Environmental impact assessment**

- 18 Not required for a scheme of this size or type.

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

- 19 Policy 3.2 Protection of Amenity seeks to ensure that development does not harm the amenities enjoyed by neighbouring properties.

In principle the impacts beyond the original conservatory would be minimal. This proposal would extend 2.5m beyond the existing rear extension along the boundary with 146 Croxted Road at a height of 3m, 0.5m higher than the existing building between the two properties. There is already a timber shed located on the boundary, almost infilling the gap between the rear boundary and the existing conservatory extension. The adjoining property at no.146 Croxted Road is slightly raised compared with the application property and this further limits the impact on the ground floor rear window. Most of the sunlight gained to this dwelling is from the east and this will continue to be the case with the proposed extension.

- 20 There are no windows proposed that would create privacy or overlooking issues. The adjoining site on Turney Road consists of 2 garages, therefore there are no amenity issues here.

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

- 21 The use will not change as a consequence of the proposal which is to upgrade and improve the existing accommodation.

## **Traffic issues**

Policy 5.2 seeks to ensure that development is not harmful to the transport network, and Policy 5.3 seeks to ensure that there are adequate provisions made for walking and cycling to the site.

- 22 This proposal would completely remove the existing drive way. However, this has been in use as a children's outdoor play area, with the off-street parking use having been redundant for years.
- 23 The proposed cycle parking area would not normally be a requirement for this type of use, however the provision is welcome as a means of encouraging cycling.

In this case, the extensions and alterations are minor in nature and are not considered to lead to any significant transport impacts.

## **Design issues**

- 24 Policy 3.12 Quality in Design and 3.13 Urban Design seek to ensure that development fits in well with its context.

This proposal would create a contemporary, subordinate addition to this Victorian property. Created with light, sustainable materials and glazing, finished with a green roof, the proposed design is considered appropriate for the site. The now reduced extension would be in line with the existing building and the refuse and buggy storage areas would sit behind the boundary fence and therefore have no significant impact on the streetscene and would not result in harm to the Dulwich Village Conservation Area.

- 25 The proposal would improve access to and within the building. The proposal allows for the provision of a direct level access to the building which would be separate from the main nursery areas. The site is currently littered with a number of sheds and added on structures, the proposal would rationalize the accommodation on the site and make more efficient use of the land.

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

- 26 Policy 3.16 Conservation Areas requires that development protects and enhances the character and appearance of conservation areas, as does PPG 15 Planning and the Historic Environment.

The proposal will not impact on any listed building. As discussed above the proposal is unlikely to harm the adjoining Dulwich Village conservation area.

## **Impact on trees**

- 27 There is a tree on the south east corner of the site, and this is shown as being retained, although a tree report submitted with the application suggests a more substantial beech tree may have been felled for safety reasons. There seem to be no reason why the smaller tree may not remain and a condition is recommended to cover damage during the course of construction.

## **Planning obligations (S.106 undertaking or agreement)**

- 28 Not required for a scheme of this size or type.

## **Sustainable development implications**

- 29 The building would be constructed in materials to improve the insulation quality of the existing building. The use of a sedum roof will also reduce the amount of water run off and be beneficial to wildlife. The provision of a secure cycle parking area would encourage staff and visitors to cycle rather than drive to the facility.

## **Other matters**

- 30 A small section of the land to the rear falls within an open space designation, which restricts development under policy 3.27. However it is considered that what is proposed is small in scale and would not detract from the openness of the space, (which relates to railway cuttings) as it is on the periphery of the site and adjoins two single storey garages. As such, it is not considered that any significant harm to the open space arises.
- 31 It was noted during the site visit that the refuse is currently kept on the public highway. The provision of a bin store should ensure that the refuse is kept within the site and it is recommended that this be conditioned as part of any planning permission.

## **Conclusion on planning issues**

- 32 The proposal is similar in content to the scheme approved in December 2008. Generally the proposal is not considered to have a significantly detrimental impact upon the adjoining property at no 146 Croxted Road. The scheme would improve the quality of the accommodation provided at the nursery replacing the existing conservatory with a structure that would be more durable and sustainable.
- 33 The proposal is not considered to impinge upon the open space designation, due to its location on the periphery of this area. In terms of any impact on the conservation area this is seen as being neutral.

## **Community impact statement**

- 34 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.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.

## **Consultations**

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

## **Consultation replies**

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

## **Summary of consultation responses**

37 No letters received to date.

**Human rights implications**

38 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.

39 This application has the legitimate aim of providing pre-school education. 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.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Strategic Director of Communities, Law & Governance**

40 N/A

**REASONS FOR LATENESS**

41 N/A

**REASONS FOR URGENCY**

42 N/A

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-27 Application file: 09-AP-2772 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone:: 020 7525 5434 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>		
<b>Report Author</b>	Sonia Watson	
<b>Version</b>	1	
<b>Dated</b>	15/03/2010	
<b>Key Decision</b>	Grant planning permission	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	N/A	
Strategic Director of Regeneration and Neighbourhoods	N/A	
Strategic Director of Environment and Housing	N/A	
<b>Date final report sent to Constitutional / Community Council / Scrutiny Team</b>		

**Consultation undertaken**

**Site notice date:** 15/01/2010; 09/03/2010

**Press notice date:** 21/01/2010; 11/03/2010

**Case officer site visit date:** 15/01/2010

**Neighbour consultation letters sent:** 14/01/2010

**Internal services consulted:**

Arboriculturalist

**Statutory and non-statutory organisations consulted:**

London Borough of Lambeth  
Network Rail

**Neighbours and local groups consulted:**

146 CROXTED ROAD LONDON SE21 8NW  
FIRST FLOOR FLAT 27 TURNEY ROAD LONDON SE21 8LX  
144A CROXTED ROAD LONDON SE21 8NW  
146A CROXTED ROAD LONDON SE21 8NW  
146B CROXTED ROAD LONDON SE21 8NW

Dulwich Society

Re-consultation:

N/A



Consultation responses received

Internal services

None received.

Statutory and non-statutory organisations

Network Rail - No objections subject to informatives on any planning permission for the applicant to contact Network Rail prior to the commencement of work on site.

London Borough of Lambeth - Raise no objections

Neighbours and local groups

None received.

Insert title

8179-A3-E(20)PO1,PO2; 8179-A3-E(20)E01,E02; 8179-A3-P(20)P01,P02;  
8179-A3-P(20)E01,E02,E03,E04; 8179-A3-P(20)V01; OS Map; Design and Access  
Statement; Tree Inspection Report 11/06/2007