
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 Mrs Sarah Hill
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-2772

Case Number TP/2546-27

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: 27 TURNEY ROAD, LONDON, SE21 8LX

In accordance with application received on 15/12/2009 08:00:53

and Applicant's Drawing Nos. 8179-A3-E(20)P01, 8179-A3-E(20)P02, 8179-A3-E(20)E01, 8179-A3-E(20)E02, 8179-A3-P(20)P01, 8179-A3-P(20)P02, 8179-A3-P(20)E01, 8179-A3-P(20)E02, 8179-A3-P(20)E03, 8179-A3-P(20)E04, 8179-A3-P(20)V01, Site Plan, Design and Access Statement, Tree Inspection Report By Tree Craft.

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: 8179-A3-P(20)P01, P02; 8179-A3-P(20)E01, E02, E03, E04

Reason:

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

- 3 Samples of the facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external appearance of the building in accordance with Policy 3.12 Quality in Design, 3.13 Urban Design and 3.16 Conservation Areas of the Southwark Plan 2007

- 4 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the extension is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste Management of the Southwark Plan 2007.

- 5 The cycle storage facilities as shown on drawing 8179-A3-P(20)P01 shall be provided before the extension hereby approved is used and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy 3.2 'Protection of Amenity' and 5.3 'Walking and

Cycling' of the Southwark Plan 2007.

- 6 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In order that the Local Planning Authority may be satisfied that the proposed works will not be harmful to the existing trees and in accordance with Policy 3.12 'Quality in Design' and 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 2.2 Enhancement of Community Facilities, 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design, 3.16 Conservation Areas, 3.27 Other Open Space and 5.3 Walking and Cycling of the Southwark Plan [July 2007].
- b] Policies 3A.24 Education Facilities of the London Plan [2008].
- c] Planning Policy Statements [PPS1 Delivering Sustainable Development] and Guidance Notes [PPG15 Planning and the Historic Environment]

Particular regard was had to the impact of the development on the Other Open Space and the Dulwich Village Conservation Area. The loss of a small enclosed strip of Other Open Space was not considered harmful to its openness in terms of character and function, and the extensions had a neutral impact on the character and appearance of the Conservation Area. The design of the extension was considered appropriate to the house and location and would not lead to any significant loss of amenity to neighbours. As such, it was considered appropriate to grant permission, in the context of the above policies.

Informatives

- 1 Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.
- 2 Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

—