

MARVELS LANE BOYS CLUB, BALDER RISE, SE12 9PF

Application No. DC/23/134223

This presentation forms no part of a planning application
and is for information only.

Erection of 3 x three-storey and 2 x two-storey blocks comprising 28 flats with central landscaped courtyard to include childrens' play space.

Provision of 3 off-street disabled parking spaces, 53 Cycle Spaces and 2 Visitor Cycle spaces.

Associated Refuse storage.

Access from Le May Avenue.

PREVIOUS REFUSAL- 9 August 2023

Ref: DC/21/123178

Reasons for Refusal:

1. The proposed development, by reason of close proximity to the northern site boundary, would result in significant visual impact upon neighbouring occupiers in Balder Rise by way of overbearing harm and overlooking.
2. Insufficient supporting information has been provided to demonstrate that the proposed application, by reason of the lack of on-site affordable housing, would not be capable of providing any on-site affordable housing or that sufficient off-site contribution would be provided to mitigate the lack of onsite affordable housing.

Key planning considerations

Have the 2 Refusal Reasons of Previous Refused Application (Ref: DC/21/123178) been overcome.

In summary, the 2 reasons were:

- 1) NEIGHBOUR AMENITY - Impact from the siting and height of Block C on privacy and outlook of properties in Balder Rise.
- 2) AFFORDABLE HOUSING - Whether the Applicant sufficiently demonstrated he could not provide on-site affordable housing.

Matters that were agreed as “ACCEPTABLE” in the last application were:

- Urban Design;
- Transport Impact;
- Sustainable Development;
- Natural Environment.



Site location plan

AERIAL PHOTO



Existing site photos

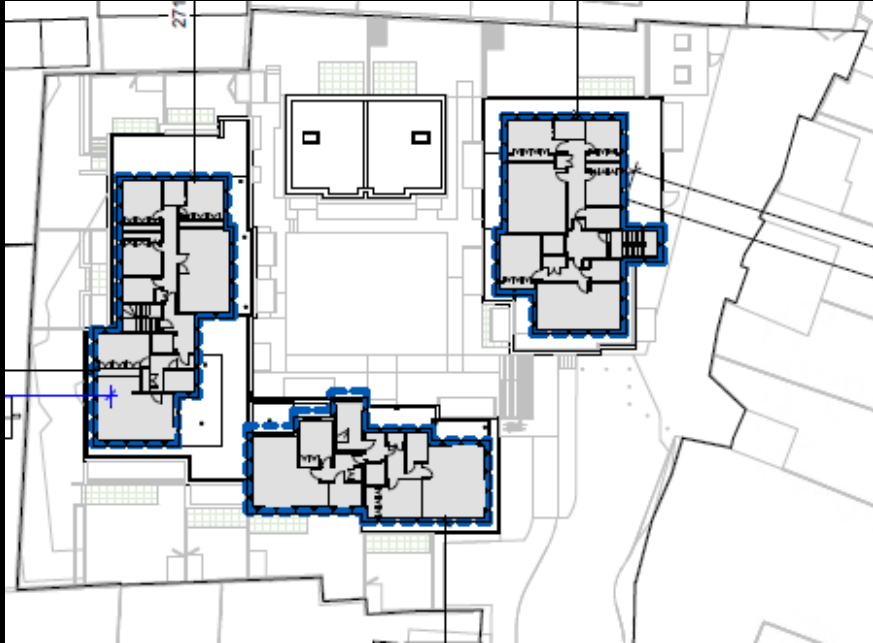


Proposed site layout

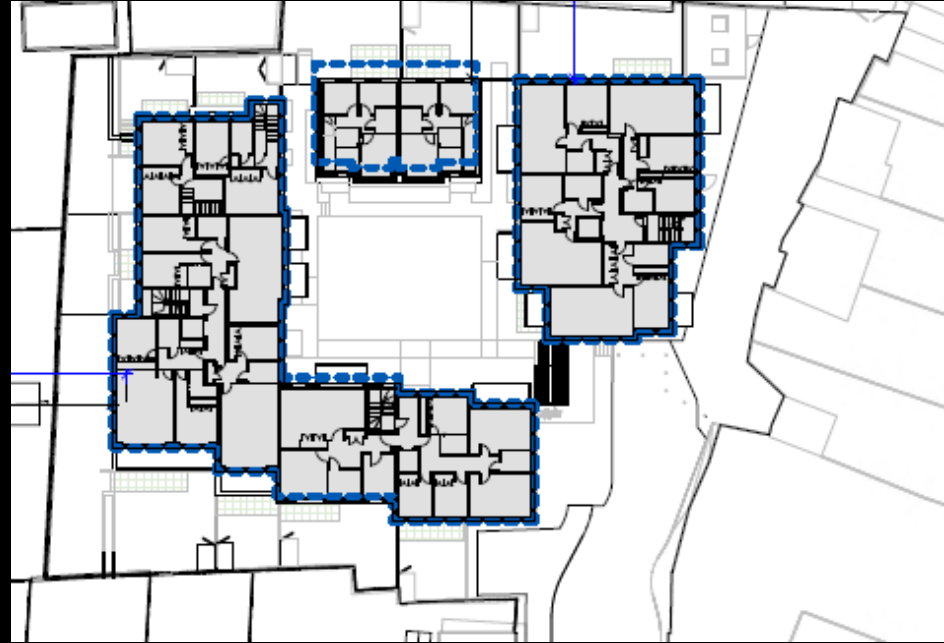


Comparison Footprint with Refused Scheme

- Ground Level



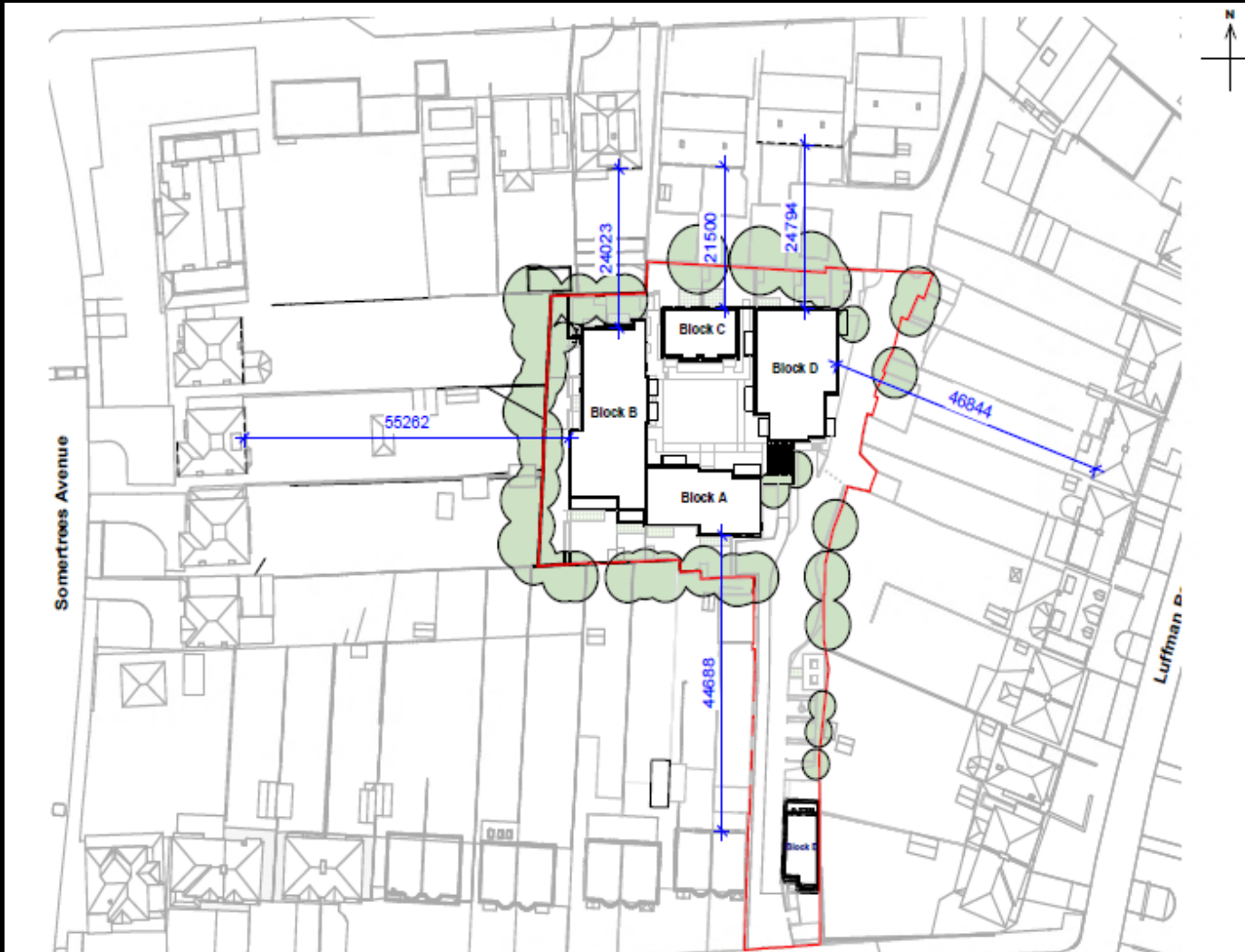
- First Floor



Key

- Building Footprint outline of Full Planning Application August 2021 Scheme
- Building Footprint of Full Planning Application December 2023 Scheme

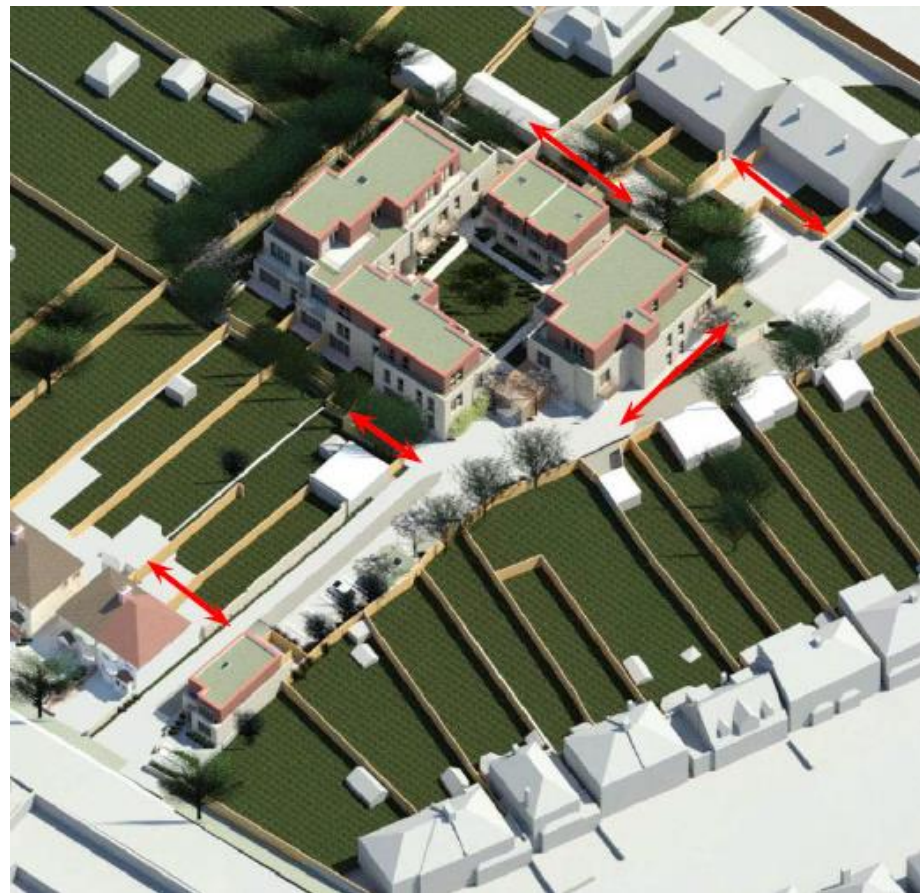
Proposed Distances to Neighbours



Proposed Scheme



Internal view of Communal Courtyard



Key planning considerations

Have the 2 Refusal Reasons of Previous Refused Application (Ref: DC/21/123178) been overcome.

In summary, the 2 reasons were:

- 1) NEIGHBOUR AMENITY - Impact from the siting and height of Block C on privacy and outlook of properties in Balder Rise.
- 2) AFFORDABLE HOUSING - Whether the Applicant sufficiently demonstrated he could not provide on-site affordable housing.

Matters that were agreed as “ACCEPTABLE” in the last application were:

- Urban Design;
- Transport Impact;
- Sustainable Development;
- Natural Environment.