

**PLANNING APPLICATIONS COMMITTEE**  
**13<sup>th</sup> December 2012**

**Item No: 12**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	12/P2585	25/09/2012

**Address/Site** 4 Ridley Road, Wimbledon, SW19 1EU

**(Ward)** Trinity

**Proposal:** Part demolition of existing rear extension and erection of a 1.8m high side screen and installation of rear bi-folding doors at first floor level.

**Drawing Nos** Site plan, A/2/01, 03 and 04

**Contact Officer:** Stuart Adams (0208 545 3147)

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**RECOMMENDATION**

**GRANT Planning Permission subject to conditions.**

**CHECKLIST INFORMATION.**

- Heads of agreement: - N/A
  - Is a screening opinion required: No
  - Is an Environmental Statement required: No
  - Has an Environmental Impact Assessment been submitted – No
  - Press notice – No
  - Site notice – Yes
  - Design Review Panel consulted – No
  - Number of neighbours consulted – 3
  - External consultations – N/A.
  - Density – N/A
  - Number of jobs created – N/A
  - PTAL score – 4
  - CPZ – 3F
-

## 1. **INTRODUCTION**

The application has been brought before the Planning Applications Committee for consideration, as the proposed works are to be carried out to the home of Councilor Suzanne Evans.

## 2. **SITE AND SURROUNDINGS**

2.1 The site comprises a two storey mid terrace property located in Ridley Road, Wimbledon. The property is split into two flats with the application site relating to the upper floor flat. The property has an original two storey rear projecting wing and is currently being extended with a rear mansard roof extension (LBM Ref- 12/P0948). An external rear staircase to the first floor currently allows the upper floor flat to gain access to the shared rear garden.

2.2 The surrounding area is predominately residential; however Wimbledon town centre is within a short walking distance away from the application site. Properties along this section of Ridley Road are similar to the application site, with two storey terraced properties incorporating one flat at ground floor and one flat on the floors above. Other properties in the area generally comprise two storey terraced houses.

2.3 The application site is not located within a conservation area.

## 3. **CURRENT PROPOSAL**

3.1 Part demolition of existing rear addition and erection of a 1.8m high side screen and installation of rear bi-folding doors at first floor level.

3.2 The part demolition of the existing first floor extension involves the removal of the pitched roof and part of the rear/side wall (retention of 1.5m high brick wall). This aspect does not require planning permission.

3.3 The proposed side screen would have an obscured glazed finish measuring 1.8m in height and projecting 0.8m along the existing raised platform of the external rear staircase.

3.4 The rear bi-folding doors would be arranged in a set of 4 white painted softwood doors. The doors would measure 2.1m high by 2.9m wide.

## 4. **PLANNING HISTORY**

4.1 12/P0948 - Erection of an L shaped rear mansard roof extension with Juliette balcony, including increasing the height of the ridge level and 4 x rooflights to front roof slope – Grant - 08/08/2012

## 5. **CONSULTATION**

5.1 The application has been advertised by site notice procedure and letters of notification to the occupiers of neighbouring properties.

5.2 One letter of objection received in relation to the original plans, the adjoining property raises the following points:

- Overlooking, potential of screens to be omitted in future
- Concern over the quality of the screens
- Existing landing not suitable for extra weight of screens (this is a building control matter)

5.3 Following consultation on amended plans, 1 letter of objection and 1 letter of comment have been received.

5.3.1 The objection received (from the same property as original objection) raises the following points:

- Loss of privacy
- Increase noise from within the property when bi-folding doors are open.
- Potential for screens to be removed
- Existing landing not suitable for extra weight of screens (this is a building control matter)
- Long term quality of screens

5.3.2 The letter of comment states that they doubt whether planning permission was ever granted to erect the external staircase.

## 6. **POLICY CONTEXT**

6.1 The relevant policies within the Adopted Unitary Development Plan (October 2003) are:

BE.15 New buildings and extensions - daylight, sunlight, privacy, visual intrusion and noise

BE.23 Alterations and extensions to buildings

PE.2 Pollution and Amenity

6.2 The following Supplementary Planning Guidance notes are also relevant:

6.3 The relevant policies within the Adopted Core Strategy (July 2011) are:  
CS14 - Design

## 7. **PLANNING CONSIDERATIONS**

7.1 The main issues to consider are the design of the side screen, rear bi-folding doors and impact upon neighbouring amenity.

### 7.2 Amendments

The scheme has been amended from its original form which included the demolition of the existing first floor addition, installation of rear doors and the erection of 1.8m high rear/side screens. The amendments to the application now include the partial demolition of the existing first floor rear addition, retaining a 1.5m high side/rear brick wall and the erection of a 1.8m high side screen and rear bi-folding doors. It must be noted that planning permission is not required for the partial demolition of the first floor addition, therefore planning permission is only required for the side screen and rear bi-folding doors.

### 7.3 Design

The proposed side screen would be 1.8m high, projecting 0.8m from the rear wall of the property to the edge of the existing external rear staircase landing. The side screen would have an obscured glazed finish which is a common design solution for a balcony. It is considered that in this instance given the limited size and side location of the screen, the proposal would have a limited impact upon the design of the host building. The proposed rear bi-folding doors would be situated behind the retained 1.5m high brick wall. The doors would therefore be partly screened from surrounding properties by the retained wall. In any event, it is considered that the proposed doors would satisfactory relate to the host property and would not justify refusal of planning permission.

### 7.4 Impact On Neighbours

7.41 There already exists a rear facing window within the first floor rear addition (proposed to be partly demolished) and a first floor rear door leading out to the external rear staircase. Therefore the existing situation already results in a degree of overlooking of neighbouring properties and rear gardens. A number of other properties within the vicinity of the application site have similar situations due to external rear staircases. The existing situation is therefore a material consideration in the assessment of neighbouring amenity.

7.4.2 The part demolition of the first floor rear additional would create the enlarged open area. However this floor space already exists and therefore as a result of the part demolition, the balcony itself, would not require planning permission. In any event, the enlarged balcony has a limited usable area given its size and shape and is therefore unlikely to

accommodate more than two persons at any one time. The balcony would be 1.5m wide by 0.8m deep at its narrowest point (the part demolition of the first floor addition would create a depth of 1.6m).

- 7.4.3 The enclosure of the balcony with a 1.8m high obscured side screen and 1.5m high retained side/rear wall of the first floor addition would mitigate overlooking of neighbouring properties. As stated above, the existing situation already results in a degree of overlooking. In this respect, it is considered that the proposed development would not be materially different compared to the existing situation. The impact upon each of the most affected neighbours will be discussed below.

7.4.4 4 & 6 Ridley Road (Ground floor Flat)

Whilst it is noted that the rear bi-folding doors are 2.9m wide, there already exists an existing first floor window and door. In addition, the existing door leads out onto the first floor platform which has no solid screens (wooden balustrades). Whilst the proposed bi-folding doors would be wider than existing, outward views from within the first floor rear room, served by the proposed doors, would be restricted from downward views due to the retained 1.5m high brick wall and new side screen. Given the existing situation, retained wall and proposed new side screen, this would mitigate direct overlooking of adjoining properties and gardens. As such, this would not be materially different compared to the existing situation and thus the proposed works would have no undue impact upon these neighbours amenity to warrant refusal of planning permission. A planning condition requiring the screen to be maintained as such thereafter would safeguard neighbouring amenity.

7.4.5 61 Quicks Road

This neighbour is located directly to the rear of the application site. The separation distance between the proposed rear bi-folding doors and this neighbour is approximately 22m. As stated above, there already exists a rear door and rear window at first floor level. The proposal would still retain a 1.5m high rear brick wall and therefore it is considered that there would be no undue loss of this neighbours amenity.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.

8.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.

9. **CONCLUSION**

9.1 The design of the proposed side screened and rear bi-folding doors are considered acceptable, they relate to the residential use of the property, respecting the host property, Ridley Road street scene and would have no undue impact upon neighbouring amenity.

**RECOMMENDATION**

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A.1 Commencement of Development (full application)
2. A.7 Approved Plans
3. B.3 The facing materials to be used for the development hereby permitted shall be those specified in the application form and email dated 7 November 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with Policy BE.23 of the Adopted Merton Unitary Development Plan 2003.

4. The screening or enclosure to the balcony as shown on the approved plans shall be implemented before the development is first occupied and retained permanently thereafter.

Reason: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003.

**REASON FOR APPROVAL.**

The design of the proposed side screened and rear bi-folding doors are considered acceptable, they relate to the residential use of the property, respecting the host property, Ridley Road street scene and would have no undue impact upon neighbouring amenity.

The proposal accords with Council's Adopted Unitary Development

Plan and London Plan Policies. The policies listed below were relevant to the determination of this proposal.

Adopted Merton Unitary Development Plan (October 2003).  
BE.15 New Buildings and Extensions - Daylight, Sunlight, Privacy,  
Visual Intrusion and Noise  
BE.23 Alterations and Extensions to Buildings  
PE.2 Pollution and Amenity

Adopted Core Planning Strategy (July 2011).  
CS14 - Design



London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1/1250

Date 27/11/2012

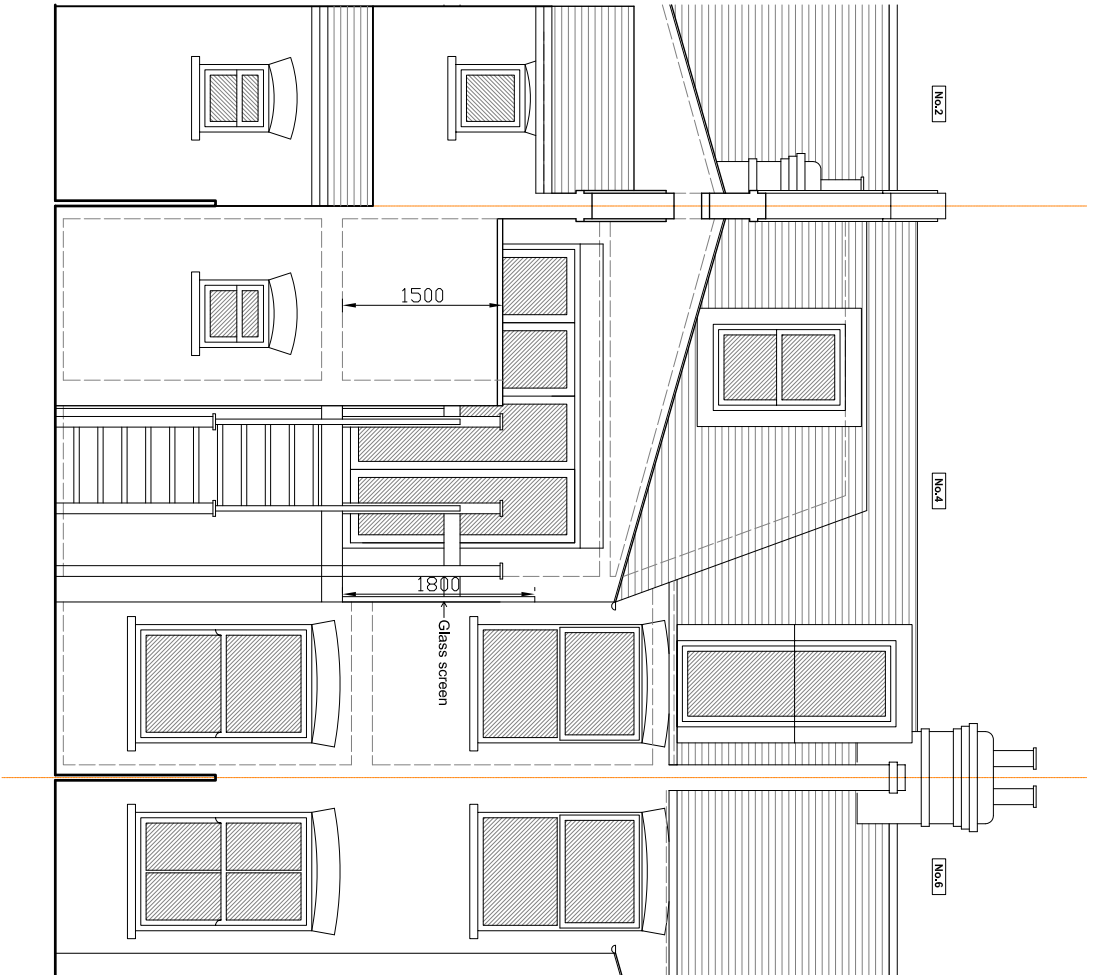
4 Ridley Road

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DEVELOPMENT CONTROL







**PROPOSED REAR ELEVATION**  
Scale 1:50

- Notes:
- 1) Do not scale from this drawing
  - 2) Any inconsistencies to be reported to drawing originator
  - 3) Dimensions and levels to be verified on site prior to construction

Rev	Date	Description
Rev/A	Nov 2012	

Client: Suzanne Evans  
 Project: 4 Ridley Road  
 Description: Alteration to Lean-to

Drawing Title:  
 Proposed Rear Elevation

Scale: 1:50  
 Drawing No.:

**A/2/04**

Paper Size: A3  
 Drawn By: KK  
 Date: September 2012



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