

**PLANNING APPLICATIONS COMMITTEE  
11 FEBRUARY 2016**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

15/P3746

30/09/2015

**Address/Site:**

8 Pentney Road, Wimbledon, London, SW19 4JE

**(Ward)**

Hillside

**Proposal:**

Erection of a single storey rear extension

**Drawing No's:**

Site Location Plan, Site Location Plan and Block Plan SW19 4JE D01, Proposed plans and elevations SW194JE D02 Rev A, Existing Plan, section and elevation SW194JE D02 Rev B.

**Contact Officer:**

Lucas Zoricak (0208 545 3112)

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**RECOMMENDATION**

**GRANT Permission subject to Conditions**

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**CHECKLIST INFORMATION**

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: No
- Controlled Parking Zone: No

## **1. INTRODUCTION**

The applicant is an elected Ward Councillor, therefore the application must be determined by Planning Applications Committee rather than under delegated powers.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey mid-terrace property on the south-eastern side of Pentney Road, Wimbledon. The property has an existing rear dormer extension. It has a single storey part width centrally located rear projection with a monopitch roof which is an original feature of the terrace. It is not located within a conservation area. The neighbouring property at no. 7 has full width 3m deep rear extensions erected under permitted development either side of the deeper original projection. The other neighbour at no 9 retains the original rear projection but with a dual pitched rather than a monopitch roof.

## **3. CURRENT PROPOSAL**

- 3.1 The application involves the demolition of the existing original single storey central projection and its replacement with a full width single storey rear extension 4m in depth. It has a roof form which is part gable/part flat roof and has an eaves height of approximately 3m at the boundary with 7 Pentney Road and 2.4m at the boundary with 10 Pentney Road. The flat roofed element is 3m in height and the gable has a ridge height of 4m. The proposed materials are yellow London stock brick to match existing.

## **4. RELEVANT PLANNING HISTORY**

8 Pentney Road  
No planning history

7 Pentney Road  
14/P0529 – Certificate of Lawful Development for the proposed erection of 2 x single storey rear extensions – Granted – 10/04/2014

## **5. CONSULTATION**

- 5.1 The proposal has been publicised by means of site notice and individual neighbour notification letters.
- 5.2 In response to the initial consultation, 1 letter of objection was received from the occupiers of 7 Pentney Road with the following concerns:

- An extension of greater width and depth than allowed under permitted development will have an adverse impact on daylight and sunlight, will be visually intrusive and cause overshadowing
- The proposal would affect the character of the area and establish a damaging precedent.

### 5.3 Amended plans

The original proposal has been amended to change the roof form in order to reduce the eaves height adjacent to no.9 Pentney Road.

In response to re-consultation 1 letter of objection has been received from the occupiers of 9 Pentney Road (ground floor).

The stated objections and concerns relate to the following matters:

- An extension of greater width and depth than allowed under permitted development will have an adverse impact on daylight and sunlight, will be visually intrusive and cause overshadowing
- The proposal would create an extension which is out of scale with the terrace
- The proposal would affect the character of the area and establish a damaging precedent
- The design of the roof is unsympathetic, visually intrusive, will have an adverse impact on daylight and sunlight and cause overshadowing
- The proposal does not comply with the Party Wall Act
- The relocation of the sewage system will cause inconvenience.

## 6. POLICY CONTEXT

6.1 Adopted Merton Core Planning Strategy (July 2011):  
CS14 (Design)

6.2 Adopted Merton Sites and Policies Plan (July 2014):  
DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings).

6.3 Supplementary Planning Guidance: Residential Extensions, Alterations and Conversions (2001).

## **7. PLANNING CONSIDERATIONS**

7.1 The principal planning considerations in this case relate to the design and appearance of the development and the potential for the development to cause harm to the amenity of neighbouring properties.

### **7.2 Design and Visual Amenity**

7.3 The proposed extension is sited at the rear of the property and would only be publically visible from the adjacent railway line. It is not in a sensitive location and there a variety of rear extension designs in the surrounding area.

7.4 The proposed extension is relatively modest in scale and is designed in matching stock brick. It is considered to be acceptable in terms of its design, layout, and form and therefore complies with the aims and Policies DM D2 (Design Considerations in all Developments) and CS14 (Design). Its depth is no greater than the original part width projections on this terrace and it is not considered to set an undesirable precedent.

### **7.5 Impact on Residential Amenity**

7.6 Policy DM D3 (Alterations and Extension to Existing Buildings) and the Residential Extensions Supplementary Planning Guidance requires there to be no unacceptable impact on the residential amenities of the occupiers of the adjoining properties.

7.7 The proposed 4m deep single storey rear extension would only project 1m beyond the rear wall of the existing 3m deep single storey rear extension at 7 Pentney Road and would have the same eaves height on this boundary. Given this modest projection, there is not considered to be an unacceptable impact on this property it terms of daylight, sunlight, visual intrusion or overshadowing.

7.8 The extension has been amended from the original submission, reducing the eaves height from 3.1m to 2.4m adjacent to the boundary with 9 Pentney Road, which has not been extended full width at the rear. It is only 1m greater in depth than an extension that could be constructed under permitted development rights with 0.6m lower eaves. On this basis, the proposed extension is considered to be acceptable in terms of impact on daylight and sunlight. There would be no appreciable overshadowing given the orientation.

7.9 In light of the above, the proposal is considered to be acceptable in terms of its impact on occupiers of neighbouring properties and does not conflict with policy DM D3.

## **8. CONCLUSION**

- 8.1 It is considered that the proposed erection of a single storey rear extension is acceptable in terms of design and impact on neighbouring amenity. Accordingly, it is recommended that planning permission be granted.

## **RECOMMENDATION**

### **GRANT PLANNING PERMISSION subject to the following conditions:**

1. A1 Commencement of Development (Full Application)
2. A7 Plans
3. B2 Matching materials
4. D11 Hours of Construction

Informatives:

Party Walls Act

Note 1

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