

PLANNING APPLICATIONS COMMITTEE
16th June 2016

Item No:

UPRN

APPLICATION NO.

DATE VALID

16/P1164

21/04/2016

Address/Site:

100 Ashen Grove, Wimbledon Park, SW19 8BN

(Ward)

Wimbledon Park

Proposal:

Change of use from communal alleyway to part of private curtilage of 100 Ashen Grove and rerouting of existing alleyway with security gate and new fencing (existing garage to be demolished).

Drawing Nos:

Block Plan - Existing and Proposed, Proposed Plan showing new fence line

Contact Officer:

Jonathan Gregg (0208 545 3297)

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: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 40
- External consultations: None

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee due to the number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 This application relates to an end of terrace dwelling on the south western side of Ashen Grove. The property is sited opposite the junction with Durnsford Avenue to the north and is the first property along Ashen Grove

when entering the road from Durnsford Road. This property has a detached garage to the west which is in a dilapidated state and which is separated from the property by an alleyway. This alleyway serves the rear of properties along Durnsford Road, Ashen Grove and Stewart Road. There are alternative access points on Stewart Road and further west along Ashen Grove.

- 2.2 The site is not within a Conservation Area or covered by any other relevant planning designations.

3. CURRENT PROPOSAL

- 3.1 This application proposes to demolish the garage and incorporate the alleyway within the curtilage of 100 Ashen Drive for use as a parking area, re-routing the communal alleyway around the edge of the land within the applicant's ownership, adding a kink into the previously straight alleyway. The alleyway would be retained at its current width (0.85m) for the whole of this route and would finish in line with the front of the house, as per the existing. New fencing would be provided and the existing security gate re-located.

4. PLANNING HISTORY

- 4.1 10/P2532 - application for lawful development certificate for a single storey rear and side extension - Issue Certificate of Lawfulness 27-10-2010

5. POLICY CONTEXT

- 5.1 London Plan 2015;
7.4 (Local Character), 7.6 (Architecture)
- 5.2 Merton Sites and Policies Plan July 2014 policies;
DMD2 (Design considerations in all developments), DMD3 (Alterations and extensions to existing buildings)
- 5.3 Merton Core Strategy 2011 policy:
CS 14 (Design)
- 5.4 The following Supplementary Planning Guidance is also relevant;
Residential Extensions, Alterations & Conversions (November 2001)

6. CONSULTATION

- 6.1 Public consultation was undertaken by letters sent to neighbouring properties. The applicant also placed an advert in the local paper as it the application was accompanied by Certificate D (as they couldn't determine all of the owners of the land in question):
- 6.2 Eight objections were received, summarised as;
- Changes would make the alleyway have more turns thus harder to carry items through the alley
 - Creates blind spots along the alley

- Issues with maintenance
- Plans are incorrect
- Width of the alleyway would not be sufficient

7. PLANNING CONSIDERATIONS

7.1 The main considerations for this application are the principle of the change of use, the character and appearance of the area and the impact on neighbour amenity.

7.2 Principle of the Change of Use

7.3 There is no objection in planning terms to the alleyway being incorporated into the curtilage of 100 Ashen Road.

7.4 Character and Appearance

7.5 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

7.6 The application property is well kept as are others within the immediate vicinity and the dilapidated timber garage detracts from the character and appearance of this part of the street scene. It is considered that its removal and the erection of fencing around the proposed parking space would be a welcome change that would improve the street scene. Details would be required of the surface treatment.

7.7 The proposed fencing would be standard close boarded timber fence panels erected around the edge of the site and around the alley. This is considered acceptable and would match the rear boundary treatments of the properties which front onto Durnsford Road to the east.

7.8 Neighbouring Amenity

7.9 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an adverse impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

7.10 The alleyway would run along the rear of the gardens of no.350-356 Durnsford Road rather than being separated by the garage, however this would continue the relationship found along the rest of the alley and on this basis it is not considered to have any adverse impact on the residential amenities of neighbouring occupiers.

7.11 In relation to security it is appreciated that the alterations would introduce a sharp turn within the alley, however the other accesses to the alley, from

Ashen Grove and Stuart Road, are all gated with the same security gates and access would therefore still be restricted to residents as at present.

7.12 Other Matters

- 7.13 A number of representations have raised issues about maintenance, width of the access to the alley and ease of using it for large items. These are considered to be private civil matters relating to a non-public alleyway. The granting of planning permission does not override any other consent or private legal requirement relating to the accessway that may be required to actually undertake the proposal. An informative to this effect can be added to any decision notice

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

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

9. CONCLUSION

- 9.1 The principle of development is considered acceptable and it is considered that the removal of the garage and erection of fencing would be an improvement to the street scene. Moreover it is considered that there would be no adverse impacts on the residential amenities of the occupiers of neighbouring properties. Therefore, the proposal complies with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2015.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A1 Commencement of Development (Full Application)
2. A7 Approved Plans
3. Non Standard condition:

No development shall take place until details of the surfacing of the area of the site between the alleyway (highlighted in green on drawing 'Proposed Plan showing new fence line') and Ashen Grove have been submitted to and approved by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning

Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

Informatives:

1. Note to Applicant – Approved Schemes
 2. Non-standard Informative: This Planning Permission does not grant or imply any other permissions or requirements that it may be necessary to obtain prior to undertaking the works hereby approved.
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To view Plans, drawings and documents relating to the application please follow this [link](#)

Please note that this link, and some of the related plans, may be slow to load

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