

**PLANNING APPLICATIONS COMMITTEE**  
**16 June 2016**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P0796	15/03/2016
<b>Address/Site:</b>	20 Church Lane, Merton Park SW19 3PD	
<b>Ward:</b>	Merton Park	
<b>Proposal:</b>	Demolition of existing concrete shed in rear garden and erection of a single storey wooden outbuilding to be used as an office ancillary to main dwellinghouse	
<b>Drawing No.'s:</b>	Site Location Plan, Block Plan, Plans & Elevations – Drawing 1 (Amended 27.05.2016), Drawing 2 & Drawing 3.	
<b>Contact Officer:</b>	Felicity Cox (020 8545 3119)	

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**RECOMMENDATION**

**Grant planning permission subject to conditions.**

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**CHECKLIST INFORMATION**

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Conservation area: Yes
- Number of neighbours consulted: 2
- External consultations: 0
- Controlled Parking Zone: No

**1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination given the level of public interest.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site is a two-storey, semi-detached property located on the eastern side of Church Road. The property is located within the John Innes-Merton Park conservation area.
- 2.2 The site currently has two outbuildings; one adjacent to the southern boundary and a second adjacent to the rear boundary of the site.
- 2.3 The area is characterised by semi-detached housing of a similar scale and design, with properties commonly having 1-2 outbuildings within the rear garden areas.

### **3. CURRENT PROPOSAL**

- 3.1 The application is for the demolition of the existing concrete garage in the rear garden and erection of a single storey wooden outbuilding to be used as an office ancillary to the main dwelling house.
- 3.2 The outbuilding would be located 0.4m from the southern side boundary, in a location similar to the existing outbuilding.
- 3.3 The outbuilding would have the following dimensions:
- Width of 3.4m
  - Depth of 5.8m
  - Eaves Height of 2.1m
  - Maximum Height of 3.2m (hipped roof)
- 3.4 The outbuilding is to be constructed from cedar shingle roofing, painted softwood walls, painted wood framed doors and windows and glazed garden facing bi-fold doors.
- 3.5 The applicant has identified that the use of the outbuilding is as a home office and for occasional guest accommodation. The outbuilding will include a toilet/shower.

### **4. PLANNING HISTORY**

- 4.1 15/P3334 – Planning permission granted for the erection of a single storey rear extension and rear roof extension with side bay window, dormer to front roof slope and roof light to front roof slope.

15/P1266 – Planning permission refused for the erection of a timber fence on the boundary of 20 and 21 Church Lane.

**Reasons for refusal: By reason of their size, position, massing and design, the timber fence would result in an overly large form of development out of keeping in the Church Lane streetscene and would be out of character with, and harmful to appearance of the John Innes Merton Park Conservation Area, contrary to policies DM D1, DM D2, DM D3 and DM D4 of the Merton Sites and Policies Plan. (July 2014).**

14/P4381 Erection of a rear roof extension and installation of one dormer and a roof light to front roof slope. Application withdrawn.

14/P4377 Erection of a single storey rear and part side extension and erection of a single storey garden office. Application withdrawn.

### **5. CONSULTATION**

- 5.1 A press notice was published in the Wimbledon, Mitcham and Morden Guardian, a site notice was posted outside the property and letters sent to neighbours.
- 5.2 Six representations were received objecting to the proposal; five from neighbours and one from the John Innes Conservation Group. The objections were on the basis of the following matters:
- Outbuilding has shower/toilet facilities and will be used as permanent accommodation. Any home office should be contained within main house.

- Outbuilding would be an intrusive, out of scale extension that is visually intrusive on neighbours.
- Out of character with conservation area.
- Scale of outbuilding impinges on privacy of neighbours.
- Set precedent for development of gardens in area.
- Description of application should reference previous extensions approved.
- More detailed drawings and light impact calculations should be submitted.
- Overdevelopment of the garden given approved extension and existing large timber outbuilding at the rear.
- Rooflights will be intrusive and impact amenity of adjoining living space.
- Cumulative effect of additional higher outbuilding built close to boundary of property will increase intrusion into adjoining living space and garden in terms of light, noise and proximity.

## **6. POLICY CONTEXT**

6.1 NPPF - National Planning Policy Framework (2012):  
Part 7 Requiring Good Design

6.2 London Plan Consolidated 2015:  
7.4 Local character  
7.6 Architecture  
7.8 Heritage assets and archaeology

6.3 Merton Sites and Policies Plan July 2014 policies:  
DM D2 Design considerations in all developments  
DM D3 Alterations and extensions to existing buildings  
DM D4 Managing Heritage Assets

6.4 Merton Core Strategy 2011 policy:  
CS 14 Design

6.5 Supplementary Planning Guidance:  
Merton Council Supplementary Planning Guidance – Residential Extensions, Alterations and Conversions

## **7. PLANNING CONSIDERATIONS**

7.1 The planning considerations in this case relate to the scale and design of the proposed outbuilding, and the impact on the conservation area and neighbour amenity.

### Character and Appearance

7.2 London Plan 7.8 and SPP policy DM D4 seek to ensure that alterations and extensions to properties within conservation areas should conserve and enhance such areas whilst Core strategy policy CS14 and SPP Policy DMD3 require well designed proposals that will respect the appearance, materials, scale bulk, proportions and character of the original building and its surroundings.

7.3 The outbuilding is single storey and of similar scale to the existing outbuilding. Whilst the overall height to the roof ridge is 3.2m, the height to eaves is only 2.1m. The additional height above permitted development allowances of 2.5m provides for a hipped roof that is considered to complement the character of the conservation area without being visually overbearing.

- 7.4 It is noted that the outbuilding is comparable in scale to surrounding outbuildings within the conservation area, including a 'garden room' outbuilding approved at 22 Church Lane. The timber materials proposed will assist the building to blend into the garden setting.
- 7.4 In response to submitted concerns of overdevelopment, it is noted that the outbuilding is only slightly larger than the existing structure and even with the existing/approved improvements to the dwelling house and garden, will leave a substantial amount of space for the rear garden, therefore not detracting from the open character of the conservation area. It is also noted that several other dwellings within the conservation area have more than one outbuilding.
- 7.5 Although the outbuilding will be positioned along the side boundary in line with the side passage, it will be located approximately 24 metres from the site frontage. Given the distance from the street frontage combined with the modest scale of the proposal and presence of an existing outbuilding in this location, it is not considered the outbuilding will compromise the streetscene or surrounding conservation area.
- 7.6 It is therefore considered that the proposed outbuilding would preserve the character and appearance of the conservation area and meet the objectives of policies DM D2 and DM D4 of the Sites and Policies Plan (2014).

#### Neighbouring Amenity

- 7.5 Policy DM D2 and DM D3 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.
- 7.6 Given the siting of the building adjacent to the southern side boundary, the proposal is not considered to adversely impact the amenities of 19 Church Road (to the north) or 4 Melrose Road (to the east).
- 7.7 In terms of amenity impacts on 21 Church Lane, no loss of privacy is considered to result as the windows and doors are oriented to the garden/front passage of the site. Although the rooflights are oriented to the south for maximum solar benefit, as rooflights they will not allow for overlooking into 21 Church Lane and being flush with the roof are not considered to be visually intrusive to neighbours.
- 7.8 The outbuilding is located adjacent to the adjoining outbuilding on 21 Church Lane and a reasonable distance from the rear wall of the dwelling house, so that from the rear windows of 21 Church Lane the proposed outbuilding will be largely concealed by this property's existing outbuilding. The siting and scale of the outbuilding is therefore considered appropriate to not be visually intrusive on neighbouring occupiers, and will not result in loss of light into adjoining habitable rooms or significant overshadowing of the adjoining garden.
- 7.9 In terms of noise intrusion, the outbuilding is to be used for activities ancillary to the enjoyment of the dwelling house and is therefore considered unlikely to detract from neighbour amenity.
- 7.10 It is recommended that a condition be attached to any approval restricting the use of the outbuilding to activities ancillary to the main dwelling house to address residents' concerns in relation to the potential use as a self-contained unit of accommodation.
- 7.11 It is therefore considered that the proposed outbuilding would not be detrimental to the amenities of neighbours, and would be compliant with Policy DM D2 and DM D3.

## **8. CONCLUSION**

- 8.1 The scale, form, design, positioning and materials of the proposed outbuilding are not considered to have an undue detrimental impact upon the character or appearance of the conservation area, the host building or on neighbouring amenity. Suitably conditioned the use of the building would be unlikely to detract from neighbour amenity in terms of noise and disturbance or allow for the creation of an additional self-contained unit of accommodation. Therefore, the proposal complies with the principles of policies DMD2, DMD3 and DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2015. It is therefore recommended to grant permission subject to conditions.

### Conditions:

- 1) A1 Commencement of works
  - 2) A7 Built according to plans;
  - 3) B3 External Materials as Specified
  - 4) E06 Ancillary Residential Accommodation
  - 5) NPPF Informative
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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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