

PLANNING APPLICATIONS COMMITTEE 22 MARCH 2018

APPLICATION NO.
18/P0235

DATE VALID
15/12/2017

Address/Site: Sustha, 7a Cannon Close, Raynes Park SW20 9HA

Ward: West Barnes

Proposal: ERECTION OF A FIRST FLOOR AND TWO STOREY SIDE EXTENSION.

Drawing No.'s: 13 Rev.E, 14 Rev.E and 15 Rev.C

Contact Officer: Cameron Brooks (020 8545 3297)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: 0
- Controlled Parking Zone: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination at the request of Councillor Gilli Lewis-Lavender and due to the number of the objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a single storey detached bungalow (with loft level). The subject site is situated at the end of a cul-de-sac on the southern side of Cannon Close and is the only detached dwelling. The adjacent properties located on the western and eastern sides of Cannon Close are blocks of terrace dwellings, and the dwellings to the south being large semi-detached dwellings. The subject site is approximately 407sq.m.

The application site is not within a Conservation Area.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the erection of an additional floor (bringing the dwelling to two storeys) and a two storey side extension.
- 3.2 Additional Level: Maximum height 7.75m (increased from 5.67m) and an eave height of: 5.5m (increased from 2.42m). It is noted that the additional level will be within the existing foot print of the existing dwelling.
- 3.3. The proposed two storey side extension would have the following dimensions: Maximum height 7.4m, an eave height of 5.5m and side extension 3m width and 5.4m depth. The side extension will be setback from the front façade by 1m and will have a tapered roof which is set down from the main ridge line of the host dwelling by 0.47m. The extension would maintain a minimum setback from the front (northern) boundary of 3.3m, the rear (southern) boundary by 5m and the side (eastern) boundary of 12m.

4. PLANNING HISTORY

18/P0222: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY SIDE EXTENSION – Issue Certificate.

MER164/79: DOUBLE GARAGE– Granted.

5. CONSULTATION

Public:

- 5.1 Public consultation was undertaken by way of post sent to neighbouring properties – 9 objections were received, the summary of objections is as follows:
- The proposal will dominate the skyline
 - Loss of light to adjacent properties.
 - Would like it to remain as a single household occupancy.
 - Overlooking and loss of privacy
 - Increased traffic and parking issues
 - Adversely impact adjacent outdoor amenity space
 - Inconsistent with the existing character
 - The proposal will dominate the existing site and adjacent properties
 - Adverse impact on value/rent ability of properties
 - Possible negative stormwater and wastewater drainage effects

Councillors:

- 5.2 Councillor Gilli Lewis-Lavender – requests the application be determined at Planning Applications Committee due to the number and nature of the objections.

6. POLICY CONTEXT

- 6.1 NPPF - National Planning Policy Framework (2012):
Part 7 Requiring Good Design
- 6.2 London Plan Consolidated 2016:
7.4 Local character

7.6 Architecture

- 6.3 Merton Sites and Policies Plan July 2014 policies:
DM D2 Design considerations in all developments
DMD3 Alterations and extensions to existing buildings

- 6.4 Merton Core Strategy 2011 policy:
CS 14 Design

7. **PLANNING CONSIDERATIONS**

- 7.1 The planning considerations for an extension to an existing building relate to the impact of the proposed extension on the character and appearance of the host building along with the surrounding area and the impact upon neighbouring amenity.

Character and Appearance

- 7.2 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.

- 7.3 The proportions, massing and bulk of the additional level is not considered to be excessive for the plot, or to result in an excessively dominant or overbearing addition to the street scene. In addition, it is recommended to include a condition requiring external materials of the development to match those of the host dwelling.

Neighbouring Amenity

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

- 7.5 The proposal will include windows at the first floor level, which may give rise to an increase in overlooking potential and loss of privacy to adjacent properties. With regards to the eastern face, the applicant has proposed a large window at the first floor level. However, the window will be located approximately 11m from the eastern boundary and more than 25m from the adjacent property. Regarding the western elevation, there will be a single window at the first floor level and the bottom of the window will start at 1.7m thereby eliminating direct overlooking. The southern elevation will have three windows at the first floor level and the bottom of the windows will also start at 1.7m. The northern face will have a number of windows, however these windows will be street facing. In light of the above it is not considered that the proposal will have an adverse impact on the adjacent properties in terms of overlooking and loss of privacy.

- 7.6 Given the proposal would increase the existing dwelling from single storey to

a 2 storey dwelling, visual intrusion should be assessed. With regards to 9 to 15 Heath Drive (dwellings to the south) the proposal will be located approximately 23m away from the closest dwelling. With regards to 7 Cannon Close Heath Drive (dwelling to the north-west) the proposal will be located approximately 7m away from the dwelling. It is noted that the applicant has setback the first floor level on the western face therefore the first floor will be located approximately 9m from the adjacent dwelling. With regards to 8 Cannon Close Heath Drive (dwelling to the north-east) the proposal will be located approximately 6.3m away from the dwelling. It is noted that all of the adjacent buildings are two storey in height so the proposed resulting building would be an appropriate addition to the street scene.

- 7.7 The application site has a large garden area and the extension would not dominate the outdoor amenity space to an unacceptable degree. The proposal will retain approximately 230sq.m of outdoor amenity space.
- 7.8 Given the scale, setback from the boundaries and adjacent properties and positioning of the proposal, it is not considered that the proposal would unduly impact upon neighbouring amenity.

Other matters

- 7.9 It is noted that the narrow nature of the cul-de-sac and the potential impact the construction phase upon highway safety and parking provisions. As such, in this instance it is considered to be appropriate to include a condition which would require details of vehicle parking and (un)loading to be submitted to, and approved by, Merton Council in accordance with policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

8. CONCLUSION

The scale, form, design, positioning and materials of the proposed extensions are not considered to have an undue detrimental impact upon the character or appearance of the area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016. It is not considered that there are any other material considerations that would warrant refusal of this application.

It is therefore recommended to grant permission subject to conditions.

9. RECOMMENDATION

Grant planning permission

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 Matching Materials
4. H09 Construction Vehicles: The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the

construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

[Click here](#) for full plans and documents related to this application.

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