

## PLANNING APPLICATIONS COMMITTEE – 30 APRIL 2014

Application No. 14/P0279  
Address/Site: 92 Ashridge Way, Morden, SM4 4ED  
(Ward) Cannon Hill  
Proposal Erection of a single storey rear infill extension.  
Drawing Nos 1035/01, 1035/02, 1035/03, 1035/04, and 1035/05  
Contact Officer Ganesh Gnanamoorthy (020 8545 3119)

## 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  
" Design Review Panel consulted - No  
" Number of neighbours consulted - 2  
" Press notice - No  
" Site notice - Yes  
" External consultations: No  
" Density - N/A  
" Number of jobs created N/A

## 1. INTRODUCTION

1.1 This application is brought before the Planning Applications Committee at the request of Councillors Windsor and Shears

## 2. SITE AND SURROUNDINGS

2.1 The application site is a 2-storey mid-terraced property located on the western aspect of Ashridge Way. The property is in use as a single dwelling house.

2.2 This property benefits from a full width rear dormer which would appear to have been constructed under permitted development. There is also a single storey rear extension to the left hand side of the rear elevation although there is no record of planning permission being sought for this.

2.3 To the rear of the site is a large playing field.

2.4 The site is not within a designated Conservation Area, and the property is not a listed building.

### 3. CURRENT PROPOSAL

3.1 This application proposes a single storey rear infill extension to the right hand side of the rear elevation– extending from the existing original rear elevation and terminating in line with the single storey rear extension constructed to the left hand side of the rear elevation. Two rooflights would be inserted into the roof of the enlarged rear projection. There is a corrugated plastic ‘roof’ held up with timber legs over the majority of this area at present which would be removed to facilitate the extension.

3.2 The extension would measure 4.24m in depth, have width of 2.31m and a flat roof with height of 2.95m, in line with the roof of the existing extension.

3.3 The plans demonstrate that the proposal would allow for a larger kitchen area.

3.4 Facing materials comprise rendered elevations to match the existing.

### 4. PLANNING HISTORY

4.1 There is no relevant planning history on this site.

### 5. CONSULTATION

5.1 The application was advertised by means of site and press notices, and neighbour notification letters.

5.2 Three letters of objection have been received raising the following concerns:

- " Loss of sunlight/daylight to adjoining properties
- " Overdevelopment of the garden
- " Impact on party walls
- " Impact on drains

### 6. POLICY CONTEXT

Merton Unitary Development Plan (2003)

- 6.1 The relevant policies in the Council's Unitary Development Plan (October 2003) are:  
BE.15: Privacy, Visual Intrusion and Noise;  
BE.23: Alterations & Extension to buildings

- Merton Local Development Framework Core Planning Strategy (2011).  
6.2 The relevant policy in the Council's Core Planning Strategy 2011 is:  
CS 14:- Design

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

## 7. PLANNING CONSIDERATIONS

- 7.1 The main issues to be addressed are design and the impact on the residential amenities of neighbouring properties.

- Design & Appearance  
7.2 Adopted UDP policy BE.23 requires that proposals respect the design of and be sympathetic to the proportions of the original building and also seeks to ensure that external materials would be sympathetic to the original building. The thrust of this policy is to ensure that extensions and additions are subordinate to the host property and local surroundings.

- 7.3 Whilst the proposed extension is relatively deep, it is noted that the proposed depth is only 1.24m deeper than what could be constructed under permitted development. The application drawings demonstrate the incorporation of a set of 4x bi-folding doors and a window to the rear elevation. This provides a lightweight feel to the rear addition, helping to provide a sense of subordination to the main dwelling. The applicant has also indicated that the materials to be used in the construction of the extension would match those of the host dwelling, in accordance with Policy BE.23.

- 7.4 The Council's SPG states that applications for extensions should not result in the loss of garden space to the extent which it is reduced to less than 50 square metres. It is noted that the garden space left if the extension were to be built would be approximately 57 square metres. It is noted that a rear outbuilding exists with a footprint of approximately 8 square metres. Deducting this from the garden space would leave an area of 49 square metres. Although marginally under the SPG recommended amount, this is very marginal and is not considered to be an acceptable reason for refusal in isolation.

- 7.5 With the above in mind, it is considered that the proposal is acceptable in design terms.

## Neighbour Amenity

- 7.6 Policy BE.15 seeks to protect neighbours from reduction in daylight levels and privacy, additional noise and visual intrusion. Each of the properties that could be affected by the proposal will be addressed in turn.

### 90 Ashridge Way

- 7.7 The proposed extension would not extend beyond the rear elevation of the existing rear extension. As such, the proposal would not be visible from the windows of this property, and so there would not be any loss of sunlight, daylight or outlook to this property.

### 94 Ashridge Way

- 7.8 The proposed extension would infill the open area directly at the boundary with this property. This property benefits from a rear structure with an open rear element. This has a depth of approximately 1.3m. With this in mind, the proposed extension would extend beyond this structure by just 2.94m. In addition to this, this property would have an aspect value of between 1 and 2 in accordance with the Council's SPG. This indicates that the orientation of the proposed extension would be likely to have a minimal impact only on the sunlight and daylight received by this property.

## Other affected properties

- 7.9 There are no residential properties to the rear of the site and the proposal would not be visible from the front of the site.
- 7.10 With the above in mind it is not considered that the proposal would have a significant adverse impact on the amenity of nearby residential properties.

## 8.0 OTHER MATTERS

- 8.1 With regard to the representation responses made regarding party walls and drains, these are not material planning considerations and so cannot be taken into account.

## 9. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there are no requirements in terms of an EIA submission.

## 10. CONCLUSION

- 10.1 With the above in mind, it is considered that the proposal would be acceptable in design terms and would not have a significant adverse impact on the amenity of nearby residential properties.

## RECOMMENDATION

Grant planning permission subject to the following conditions:

### A1 Commencement of development

The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

### A7 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: 1035/01, 1035/02, 1035/03, 1035/04, and 1035/05.

Reason: For the avoidance of doubt and in the interests of proper planning

### B2 Matching Materials

The facing materials used in the development hereby permitted shall match those of the existing building in materials, style, colour, texture and, in the case of brickwork, bonding, coursing and pointing.

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

### C2 No Permitted Development (Windows and Doors)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no window, dormer, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission first obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies BE.15 and BE.23 of the Adopted Merton Unitary Development Plan 2003.

C8 No Use of Flat Roof

Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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



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

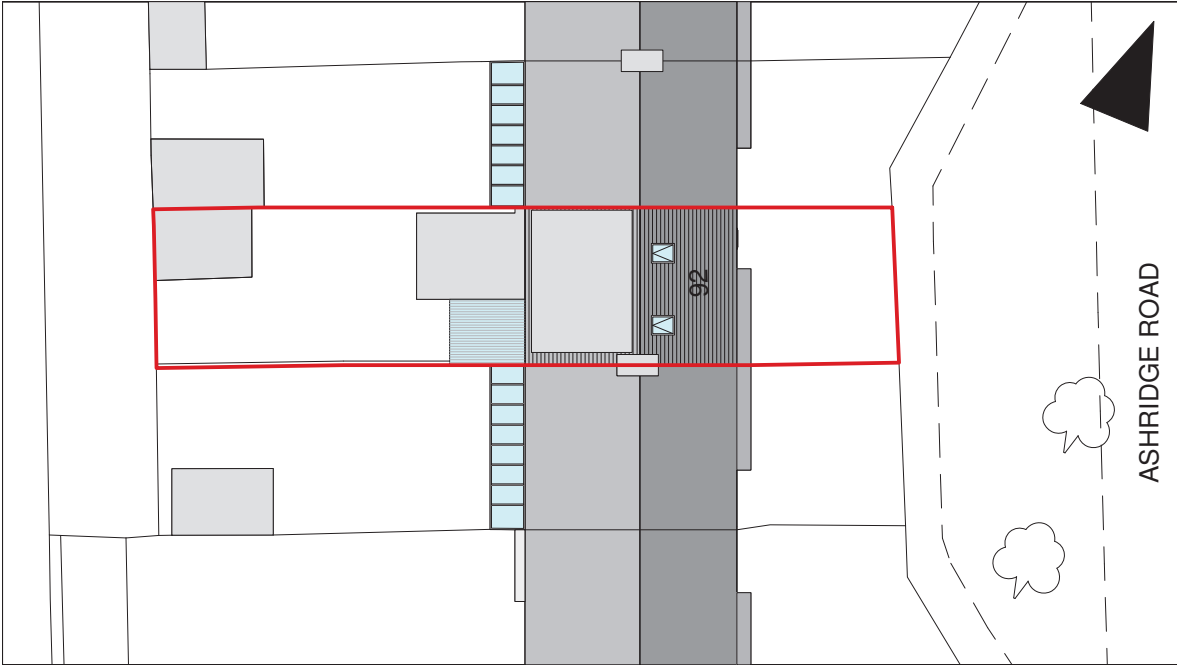
Scale 1/1250

Date 15/4/2014

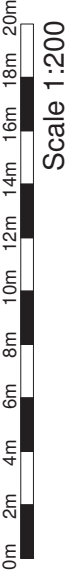
92 Ashridge Way

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Merton 100019259. 2012.

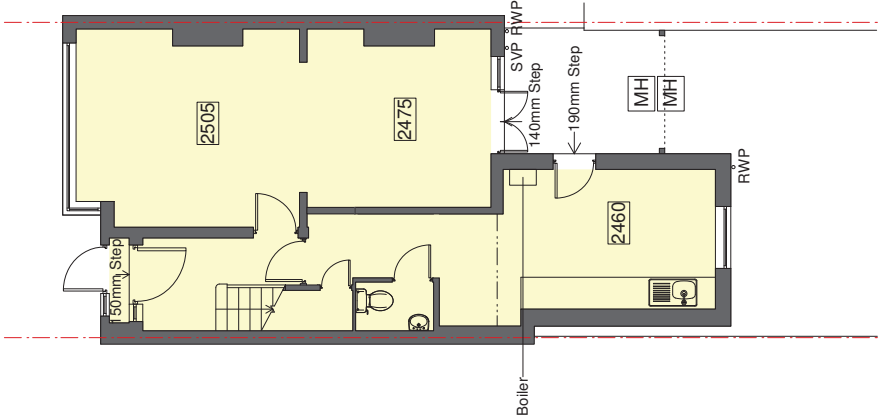
DEVELOPMENT CONTROL



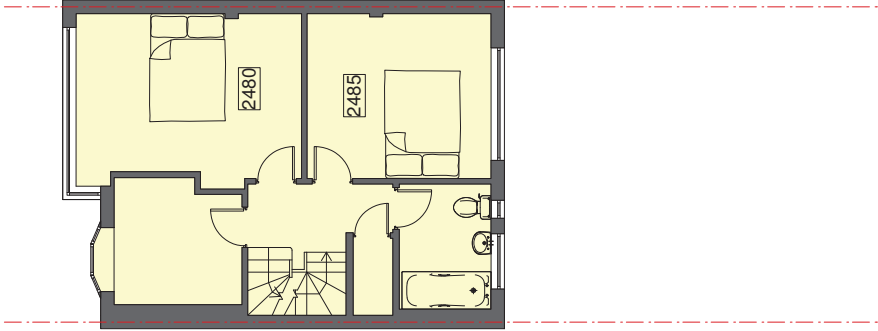
Ideal Planning and Design Ltd. Hyde Park House 5 Manfred Road, London, SW15 2RS Tel - 0208 8230750 Web: www.idealplanningdesign.co.uk Email: info@idealpd.co.uk	Drawn by <b>Indeep Mahal</b>	Date <b>02/08/2013</b>	Drawing Name <b>Location &amp; Site Plan</b>
	Checked by <b>Chris Gwilliam</b>	Date <b>02/08/2013</b>	Client <b>Alina Yegorova</b>
Job Title	Drawing Scale <b>1:1250 &amp; 1:200 @ A3</b>		
Single Storey Rear Infill Extension 92 Ashridge Way, Morden, SM4 4ED			Layout ID <b>1035/01</b>
			Status <b>P</b>
			Revision



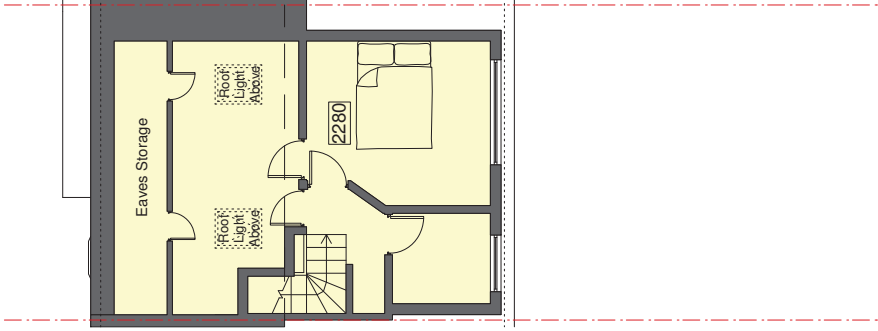





EXISTING GROUND FLOOR



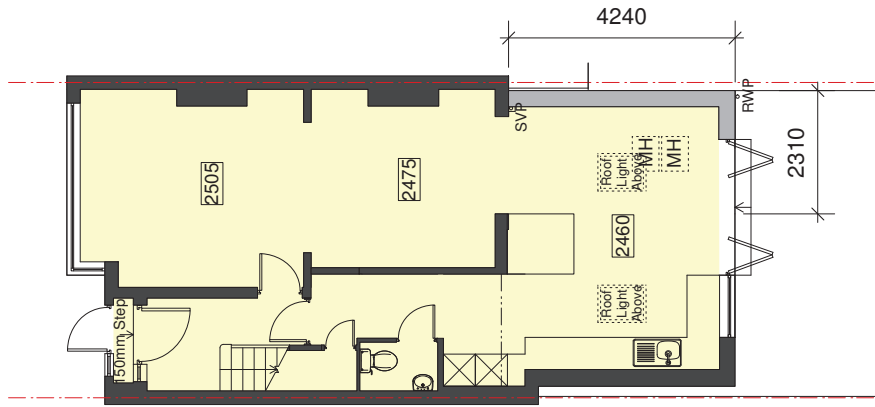
EXISTING FIRST FLOOR



EXISTING SECOND FLOOR

 Ideal Planning and Design Ltd. Hyde Park House 5 Manfred Road, London, SW15 2FS Tel - 0208 8230750 Web: www.idealplanningdesign.co.uk Email: info@idealpd.co.uk	Drawn by <b>Indeep Mahal</b>	Date <b>02/08/2013</b>	Drawing Name <b>Existing Ground, First &amp; Second Floorplans</b>
	Checked by <b>Chris Gwilliam</b>	Date <b>02/08/2013</b>	Client <b>Alina Yegorova</b>
Job Title <b>Single Storey Rear Infill Extension</b> 92 Ashridge Way, Morden, SM4 4ED		Drawing Scale <b>1:100 @ A3</b>	
		Layout ID <b>1035/02</b>	Status <b>P</b>
		Revision	

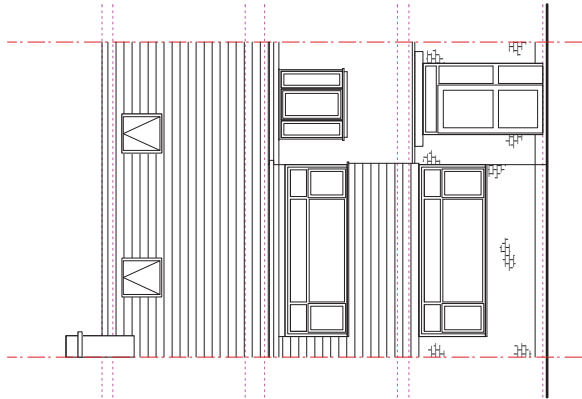




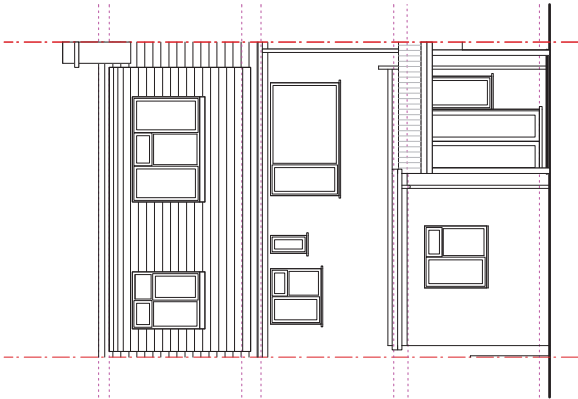
PROPOSED GROUND FLOOR



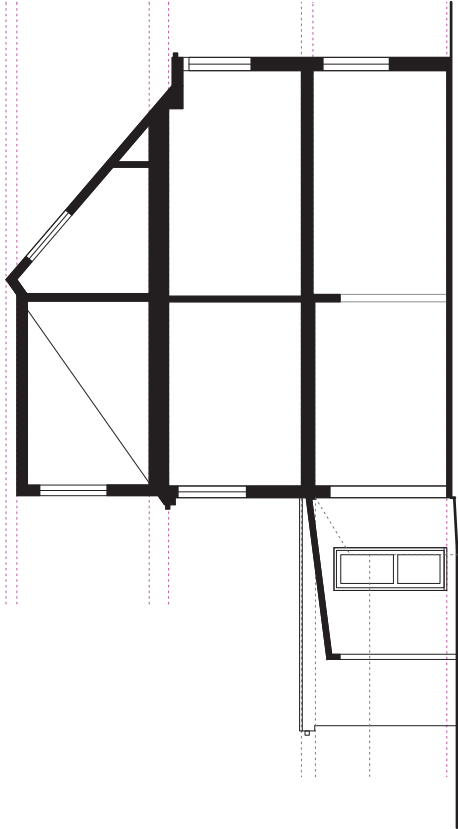
 Ideal Planning and Design Ltd. Hyde Park House 5 Manfred Road, London SW15 2PS Tel - 0208 8230750 Web: www.idealplanningdesign.co.uk Email: info@idealpd.co.uk	Drawn by <b>Indeep Mahal</b>	Date <b>02/08/2013</b>	Drawing Name <b>Proposed Ground Floorplan</b>
	Checked by <b>Chris Gwilliam</b>	Date <b>02/08/2013</b>	Client <b>Alina Yegorova</b>
	Job Title <b>Single Storey Rear Infill Extension</b> 92 Ashridge Way, Morden, SM4 4ED		
Drawing Scale <b>1:100 @ A3</b>			Layout ID <b>1035/04</b>
			Status <b>P</b>
			Revision



EXISTING FRONT ELEVATION

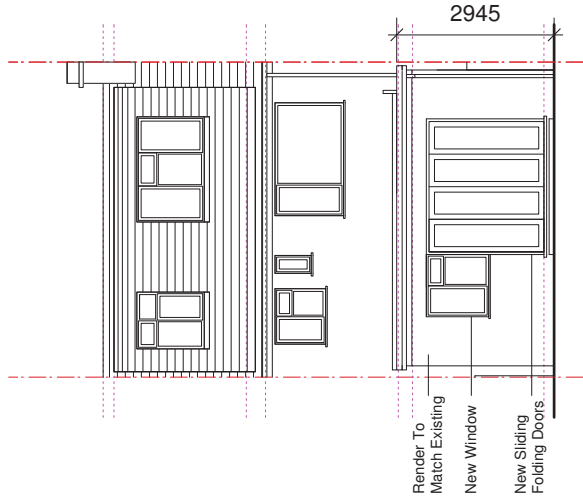


EXISTING REAR ELEVATION

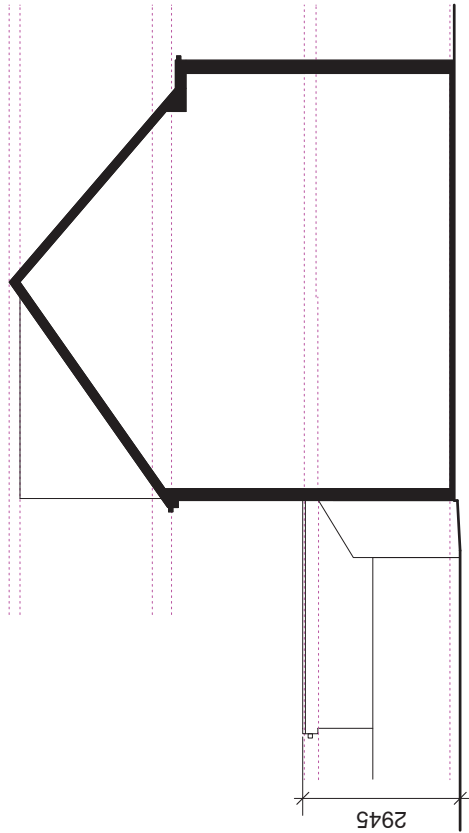


EXISTING SIDE SECTION ELEVATION

 Ideal Planning and Design Ltd. Hyde Park House 5 Manfred Road, London, SW15 2RS Tel - 0208 8230750 Web: www.idealplanningdesign.co.uk Email: info@idealpd.co.uk	Drawn by <b>Indeep Mahal</b>	Date <b>02/08/2013</b>	Drawing Name <b>Existing Front &amp; Rear Elevations &amp; Side Section Elevation</b>
	Checked by <b>Chris Gwilliam</b>	Date <b>02/08/2013</b>	Client <b>Alina Yegorova</b>
Job Title <b>Single Storey Rear Infill Extension</b> 92 Ashridge Way, Morden, SM4 4ED		Drawing Scale <b>1:100 @ A3</b>	
		Layout ID <b>1035/03</b>	Status <b>P</b>
		Revision	




PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



 Ideal Planning and Design Ltd. Hyde Park House 5 Manfred Road, London, SW15 2RS Tel - 0208 8230750 Web: www.idealplanningdesign.co.uk Email: info@idealpd.co.uk	Drawn by <b>Indeep Mahal</b>	Date <b>02/08/2013</b>	Drawing Name <b>Proposed Rear &amp; Side Elevations</b>
	Checked by <b>Chris Gwilliam</b>	Date <b>02/08/2013</b>	Client <b>Alina Yegorova</b>
Job Title <b>Single Storey Rear Infill Extension</b> 92 Ashridge Way, Morden, SM4 4ED		Drawing Scale <b>1:100 @ A3</b>	
		Layout ID <b>1035/05</b>	Status <b>P</b>
		Revision	