

PLANNING APPLICATIONS COMMITTEE

23 April 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P0491	02/02/2015

Address/Site **Flat 2, 26 Kings Road, Wimbledon, SW19 8QW**

Ward **Trinity**

Proposal: **Erection of single storey rear infill extension to create a 2 bed flat.**

Drawing Nos: **EX-01, EX-02, PP-01 Rev P2, PP-02 Rev P2**

Contact Officer: **Jack Appleton (8545 3116)**

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 9
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a large detached property which has been subdivided into 5 self-contained flats (Planning permission MER703/83). The ground floor is sub-divided into 2 flats (Flat 1 and 2) and the current application is concerned with Flat 2. The property occupies the corner plot on the western side of Kings Road at the junction with Prince's Road.
- 2.2 The application site is located within South Park Gardens Conservation Area. The building is not statutorily or locally listed.

3. **CURRENT PROPOSAL**

- 3.1 The existing flat is a 1-bed property with a living room at the front, kitchen in the middle and a bedroom and bathroom at the rear with direct access to the rear garden from French doors leading from the bedroom. The proposal is for a 3.2m deep single storey extension abutting, and to the same depth as the single storey projection of adjoining flat 1. It would enable a re-orientation of the internal living space with the living room and kitchen moved to the rear, directly accessing the rear garden.
- 3.2 The extension would extend sideways towards the site boundary where it would have an eaves height of 2.4m. The extension would be under a hipped roof with a ridge height of 3.4m.
- 3.3 It would be constructed in brick to match the existing building with a slate roof and timber folding doors on the rear elevation.

4. **PLANNING HISTORY**

- 4.1 In September 1986 permission was granted for the erection of a single storey conservatory extension to the rear of flat 1 (LBM Ref: 86/P0096).
- 4.2 Permission was granted subject to condition in November 1983 for the conversion of the property from a single dwelling to five self-contained flats (LBM Ref: MER703/83).

5. **CONSULTATION**

- 5.1 Conservation Area site and press notice procedure.
Notice displayed.
Letters to occupiers of neighbouring properties.

In response seven letters of objection has been received from the occupants of flats within No. 26 as well as neighbouring properties in Kings Road and Princes Road. The grounds of objection are set out below:-

Flats 1, 4 & 5, 26 Kings Road

- Concerned about blocking off of side access in relation to the maintenance of the rear of the property.
- Concerned about drainage and structural arrangements and structural support for the proposed extension.
- Concerned about change in flat layout and its potential to cause disturbance due to the loss of symmetry between flats 2 & 4 and the addition of b-fold doors to the rear.
- Issues regarding the lease and consent require for structural alterations and additions.

6a Princes Road

- Consider that the glazed area of the new sliding doors is too large and should be reduced in order to reduce overlooking of garden 6a Princes Road.

28A and 28B Kings Road

- Concern about height of extension and loss of sunlight and daylight to the garden and ground floor flat.
- Concern relating to the extension being built onto the shared boundary.
- Noise concerns relating to the proximity of the living room and the folding back doors.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core 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), DM D4 (Managing Heritage Assets).

6.3 SPG: Residential Extensions, Alterations and Conversions (2001), SPD: South Park Gardens Character Assessment (2005) and Design Guidance: South Park Gardens Conservation Area.

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations in this case relate to the design and appearance of the development and its impact upon the character of the conservation area and the potential for the development to cause harm to the amenity of neighbouring properties.

Design & Visual Amenity/Conservation Issues

- 7.2 The extension is located to the rear of the property, and although views would be possible from the public realm as the proposed extension would extend beyond the existing flank wall of the property towards the northern site boundary, it is set a long way back from the front elevation at the end of the flank. Given the siting and the single storey nature of the extension, there is considered to be no adverse impact from the loss of the gap between the main building and the side boundary.
- 7.3 It is not considered that the proposed extension would result in harm being caused to the character of the conservation area or the appearance of application property and would therefore comply with the aims of Policies DM D2 and DM D3. The proposed extension represents a modest and subordinate addition which is acceptable in terms of design and appearance.

Neighbour Amenity

- 7.4 The occupants of three of the other flats within the application property have raised concern relating to the loss of the side access to the rear garden in relation to maintenance concerns. Whilst their objections have been considered they cannot be afforded significant planning weight. There is no principle planning objection to blocking off the side access and it is not unusual for properties to do so. In terms of the potential of the proposed extension to cause disturbance to the occupants of neighbouring properties (Flats A & B at 28 Kings Road and 6A Princes Road), it is considered that the separation between the properties and the extension in addition to its modest size will mean there would be no risk of loss of amenity either through increased disturbance, outlook or loss of light. The height of 2.4m along the boundary is considered to be acceptable. The neighbouring property has one small window and one glazed door along its flank, however these are set closer to the front of the dwelling and therefore the limited light received by these windows is not considered to be significantly harmed by the proposals. The brick wall that marks the boundary between the properties has a height of 2.1m.
- 7.7 The addition of the bi-fold doors is acceptable and would not increase disturbance in itself. It is highlighted that the property already has doors to the rear which could be left open. In addition, the existing internal arrangement could be altered without planning permission. Therefore the objection based on the internal rearrangement is not a valid planning objection.

10. **CONCLUSION**

- 10.1 It is considered that the development is appropriate in terms of size and scale and would not detract from the appearance of the property or the character of South Park Gardens Conservation Area. The scheme would also not affect neighbour amenity. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. INF1 Party Wall Act

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