

**PLANNING APPLICATIONS COMMITTEE**  
**16<sup>th</sup> July 2015**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

15/P0870

09/03/2015

**Address/Site:**

13 Chester Road, West Wimbledon, London, SW19 4TS

**(Ward)**

Village

**Proposal:**

Erection of part single/part two-storey side and rear extension.

**Drawing Nos:**

EX\_01, P\_01, P\_02(A) & P\_03(A)

**Contact Officer:**

David Gardener (0208 545 3115)

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**RECOMMENDATION**

**Grant Planning Permission Subject to Conditions**

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**CHECKLIST INFORMATION**

- Heads of agreement: No
- 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: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 2
- External consultations: No
- Number of jobs created: N/A

**1. INTRODUCTION**

- 1.1 This application is being brought before the Planning Applications Committee for determination due to the number of objections received.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two-storey end of terrace property, which is located at the north end of Chester Road, West Wimbledon.

2.2 The surrounding area is residential in character. The Grade II\* listed Cannizaro Park, which is also designated as Metropolitan Open Land, adjoins the rear boundary of the site. The property is also located within the Merton (Wimbledon West) conservation area.

### **3. CURRENT PROPOSAL**

3.1 The applicant seeks planning permission to erect a part two-storey, part single storey rear extension. The extension would have a gable roof and measure 3.2m in depth at first floor level and 4.65m at ground floor level. A front porch also forms part of the application.

3.2 It should be noted that the application has been amended since it was first submitted with the front porch reduced in depth and the rear bay window removed.

### **4. PLANNING HISTORY**

No relevant planning history.

### **5. POLICY CONTEXT**

5.1 The relevant policies in the Adopted Sites and Policies Plan and Policies Maps (July 2014) are:

DM D2 (Design considerations in all developments)  
DM D3 (Alterations and extensions to existing buildings)  
DM D4 (Managing Heritage Assets)  
DM O1 (Open Space)  
DM O2 (Nature Conservation, Trees, hedges and landscape features)

5.2 The relevant policies in the Adopted Core Planning Strategy are:  
CS.13 (Open Space, Nature Conservation, Leisure and Culture)

5.3 The following Supplementary Planning Guidance (SPG) is also relevant:  
Residential Extensions, Alterations and Conversions (November 2001).

### **6. CONSULTATION**

6.1 A conservation area site notice was displayed and a press notice was issued. A number of neighbours were also consulted via letter. Three letters of objection were received on the following grounds:

- Detrimental impact on character of conservation area;
- Harmful impact on views from Grade ii\* listed Cannizaro Park;
- Loss of privacy and overlooking;
- Set a poor precedent;
- Loss of daylight/sunlight and natural light;
- Overshadowing;

- Front porch extension is too large;
- Loss of outlook;
- Loss of stability of adjoin house,
- Visually intrusive, overbearing and too dominant;
- Contribute to the terracing effect between Nos. 13 & 15;
- Overdevelopment.

## **7. PLANNING CONSIDERATIONS**

The main issues to consider concern the impact that the proposed extension would have on visual and residential amenity.

### **7.1 Design and Impact on Street Scene**

- 7.11 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.
- 7.12 The proposed part two-storey part single storey extension is not considered to be excessive in terms of its size projecting only 3.2m in depth at first floor level, which is a similar depth to a number of other first floor extensions approved on Chester Road, including at numbers 22, 24 & 28. The extension would feature a gable roof and matching materials and is located at the rear of the house, which means it would not only integrate well with the existing house but also have a very limited impact on views from Chester Road, with only its flank wall visible from the street.
- 7.13 The front porch has been reduced in depth from the original submission from 1.8m to 1.4m. Other similarly sized front extensions already exist on the same type of properties within Chester Road. The proposed front extension has a traditional roof form and materials that match the original building. As amended, it is not considered that the size of the porch provides sufficient grounds for refusal based on impact on the street scene.
- 7.14 **Impact on Metropolitan Open land (MOL) and Listed Park**  
Policy DM 01 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design.
- 7.15 Grade II\* listed Cannizaro Park, which is also Metropolitan Open Land (MOL) adjoins the rear garden boundary of the application site. It is considered that the proposal complies with policy DM 01 as the extension would be viewed against the backdrop of the existing house, is only 3.2m in depth and of matching materials and is separated from the boundary with the park by the depth of its rear garden. It would not sit as close to the boundary with the park

at first floor level than other neighbouring houses at 9, 15 and 25 Chester Road. It should be noted that a row of trees, which are located immediately behind the site, will screen views of the extension when viewed from Cannizaro Park.

## **7.2 Residential Amenity**

- 7.21 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.22 It is considered that the proposed extension will have an acceptable impact on both adjoining properties. No.11 has a single storey rear extension of approximately 3.65m in depth. The proposed single storey element will project only 1m beyond the rear wall of this extension, which is considered acceptable. The impact of the proposed first floor extension on no. 11 is reduced by both the existing single storey rear extension at this property and the proposed 2.2m gap between the first floor extension and the side boundary. The 2.2m gap also means that there would not be an unacceptable impact on the level of outlook from first floor windows at this property.
- 7.23 With regards to No.15 it should be noted that this property is deeper at both ground and first floor levels than the proposed extension part ground/part first floor rear extension. No.15 also features a number of windows on its side elevation facing the proposed rear extension; however these are either secondary windows or windows to non habitable rooms. The proposal is not therefore considered to be unacceptable in terms of visual intrusion or outlook when viewed from No.15. Overall, it is considered that the proposal accords with policies DM D2 and DM D3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) and is acceptable in terms of residential amenity.

## **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 It is considered that the proposal is not excessive in terms of its size and is of an acceptable design, integrating well with the existing house, and would preserve or enhance the character and appearance of the conservation area and Grade ii\* listed Cannizaro Park an area of MOL. It is also considered that the extension would not have any impact on outlook, daylight/sunlight or privacy to neighbouring occupiers sufficient to warrant refusal. The proposal

therefore accords with policies DM D2, DM D3, DM D4 and DM 01 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) and is acceptable in terms of visual and residential amenity.

### **RECOMMENDATION**

#### **GRANT PLANNING PERMISSION**

Subject to the following conditions:

1. A.1 (Commencement of Development for full application)
2. B.2 (Matching Materials)
3. C.2 (No Permitted Development (Windows and Doors))
4. C.8 (No use of flat roof)

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