

PLANNING APPLICATIONS COMMITTEE  
12 November 2015

| UPRN | Item No:<br>APPLICATION NO. | DATE VALID |
|------|-----------------------------|------------|
|      | 15/P2222                    | 06/07/2015 |

Address/Site: Flats 1 & 2, 137 Seaforth Avenue New Malden KT3 6JW

Ward: West Barnes

Proposal: Erection of a hip to gable and rear roof extension; erection of a single storey rear extension.

Drawing No's: 001, 007, 008 Rev A, 009 & 010 Rev A

Contact Officer: Joyce Ffrench (020 8545 3045)

Recommendation: GRANT PLANNING PERMISSION subject to conditions

## CHECKLIST INFORMATION.

- " S106: N/A
- " 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 - 8
- " External consultations - No
- " Density - N/A
- " Additional employment - N/A.

## 1. INTRODUCTION

- 1.1 This application is presented to the Planning Committee as an objection has been received from the adjoining neighbour and the rear extension marginally fails the LBM light test.

## 2. SITE AND SURROUNDINGS

- 2.1 The application site is an end-of-terrace 1930's built residential property which has been divided in to 2 flats and extended with a flat roof side extension.

- 2.2 The ground floor flat currently consists of 2 bedrooms and the upper flat 1 bedroom
- 2.3 Due to its position at the end of Seaforth Avenue the plot is triangular with the majority of amenity space to the side.
- 2.4 At the time of the site visit (30 July 2015) the roof extension was under construction. Building control records indicate a commencement date of 18/06/2015; no completion date is currently recorded.
- 2.5 No. 135 has a modest part width rear extension
- 2.6 The property is not in a conservation area.

### 3. CURRENT PROPOSAL

- 3.1 The application seeks permission to erect a single storey extension to a depth of 3m and a hip to gable and rear roof extensions.
- 3.2 The extensions will provide larger accommodation to the ground floor 2-bed flat and an additional bedroom with an en-suite bathroom to the upper flat

### 4. PLANNING HISTORY

- 4.1 15/P3013 - erection of 3 bedroom house on ground and first floors with further accommodation at roof level with a rear dormer on land at 137 Seaforth Avenue – currently being assessed

15/P3012 - erection of a 3 bedroom detached house on ground and first floors with further accommodation at roof level with dormers in rear roof slope on land at 137 Seaforth Avenue – currently being assessed

07/P1554 - demolition of garage and erection of a single storey side extension – approved

MER753/83 - erection of single storey extension to rear of garage – approved

### 5. RELEVANT POLICIES.

National Planning Framework [March 2012]

- 5.1 The National Planning Framework was published on the 27 March 2012. This document is put forward as a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'.

- 5.2 The document reiterates the plan led system stating that development which accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework states that the primary objective of development management should be to foster the delivery of sustainable development, not to hinder or prevent development. To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, local planning authorities need to approach development management decisions positively and look for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.
- 5.3 Merton Site and Policies Plan (2014).  
DM D2: Design considerations in all developments.  
DM D3: Alterations and extensions to existing buildings
- 5.4 Merton LDF Core Planning Strategy (2011).  
CS 14: Design
- 5.5 Supplementary Planning Guidance – Residential Extensions, Alterations and Conversions
6. CONSULTATION
- 6.1 The application has been advertised with a site notice and neighbour letters. One letter of objection has been received from the adjoining neighbour raising the following concerns
- Works have commenced without planning consent
  - Development is inconsistent with submitted plans
  - Loss of privacy
  - Not in keeping with extensions in the vicinity
  - Loss of light
  - Loss of enjoyment of garden
7. PLANNING CONSIDERATIONS
- 7.1 The main planning consideration is an impact on neighbour amenity
- 7.2 The proposed rear ground floor extension is to a depth of 3m. and a height of 2.5m. rising to 3.5m and would provide more space in the existing 2 bedroom flat.
- 7.3 It is close to the boundary of No. 135 and marginally fails the LBM light test.

- 7.4 It is considered relevant that the rear extension would fall under permitted development had this property been a single family dwelling and not flats.
- 7.5 It is considered that although failing the light test, the extension would not have any significant impact on the living conditions of the occupier of No. 135 Seaforth Avenue as the extension is of reasonably modest dimensions and would be an acceptable addition to the ground floor flat subject to a condition to ensure materials match existing.
- 7.6 The roof extension, which was built in accordance with amended plans received 10/08/2015, is acceptable in terms of its appearance and design and would provide an additional room for the upper flat.
8. CONCLUSION
- 8.1 Due to the modest nature of the extensions and the marginal failure of the LBM light test, I would recommend that permission be granted subject to conditions

#### RECOMMENDATION

Grant planning permission subject to the following conditions:

- 1 A.1 – Time limits
2. A.7 The development hereby permitted shall be retained in accordance with the approved plans\_001, 007, 008 Rev A, 009 & 010 Rev A  
  
Reason. For the avoidance of doubt and in the interests of proper planning.
- 3 B2 – matching materials