

PLANNING APPLICATIONS COMMITTEE

12 November 2015

Item No:

| UPRN | APPLICATION NO. | DATE VALID |
|------------------------|--|-------------------|
| | 15/P3231 | 19/08/2015 |
| Address/Site: | 58 Daybrook Road Merton Park SW19 3DH | |
| (Ward) | Merton Park | |
| Proposal | The proposal is for the erection of an outbuilding in the rear garden to be used for separate living accommodation | |
| Drawing No's | 1205/5, 6 & 7A, site location plan | |
| Contact Officer | Joyce Ffrench (020 8545 3045) | |

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions

CHECKLIST INFORMATION

- Head of agreement: No
- 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 Councillor Sargeant

2 SITE AND SURROUNDINGS

- 2.1 The application site is currently an unaltered semi-detached property
- 2.2 The site is not within a conservation area
- 2.2.1 A certificate of lawfulness has been recently issued to allow a rear extensions and extensions to the roof.

3. CURRENT PROPOSAL

- 3.1 The proposal would involve the construction of an outbuilding to a maximum height of 3.6m. in the rear garden [REDACTED]

3.2 [REDACTED]

4. PLANNING HISTORY

- 4.1 15/P1970 - erection of a flat roof single storey detached outbuilding for use as living accommodation incorporating solar panels with an overall height of 3.9m – refused – currently under appeal

Reasons for refusal:-

- 1) The proposed unit by reason of its layout and design, incorporating a kitchen/living/dining area, bedroom and bathroom, thereby providing facilities that would enable self-contained living, would provide a cramped and unsatisfactory standard accommodation for occupation by one person, failing to meet the objectives of policy 3.5 of the London Plan (2011) and contrary to policy DM.D2 of the Council's Sites and Policies Plan (July 2014) and policy CS.14 of the Merton LDF Core Planning Strategy (2011).

2) The proposed unit by reason of its size, height, siting and design would be unduly prominent and visually intrusive, and out of character with the surrounding pattern of the development, and would be detrimental to the visual amenities of neighbouring occupiers. The proposals would therefore be contrary to policies DM D2 and DM D3 of the Sites and Policies Plan (2014) and policy CS 14 of the Merton LDF Core Planning Strategy (2011)

4.2 15/P1967 - application for a lawful development certificate in respect of the proposed erection of a single storey rear extension and a hip to gable and rear roof extension with the installation of 4 x rooflights to front roof slope - issued

5. CONSULTATION

5.1 The application was advertised by means of neighbour notification letters and a site notice.

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

- Visually intrusive
- Out of character with the area
- Sets a bad precedent
- Proposal is not described correctly

6. POLICY CONTEXT

6.1 The relevant policies in the Council's Adopted Sites and Policies Plan (July 2014) are:

DM D1 (Urban design)

DM D2 (Design considerations)

DM D3 (Alterations and Extensions to Buildings)

6.2 London Plan 2015

7.4 (Local character)

7.0 PLANNING CONSIDERATIONS

7.1 The main issues for consideration are any impact on neighbour amenity and on visual amenity.

7.2 Neighbour amenity

London Plan policy 7.6 and SPP policy DM D2 require that proposals will not have a negative impact on neighbour amenity in terms of loss of light,

privacy visual intrusion or noise and disturbance. [REDACTED]

[REDACTED] This will result in a certain amount of light emanating from the structure as the windows face the rear of the houses in the vicinity and, although no external lighting is proposed, [REDACTED]

lighting of some kind is likely to be necessary in the garden.

7.3.1 There have been objections to the scale and bulk of the proposals however it is considered that the outbuilding is placed in the most appropriate part of the garden in order to reduce any impact on neighbour amenity. The outbuilding will be 23.5m away from the rear of the properties and, as there are existing small trees and shrubs in the garden, it is considered that the outbuilding will not create an undue visual intrusion to neighbouring occupiers

7.4 From Kendor Gardens the development will not be immediately apparent as there are shrubs and trees that will shield it from public view.

7.5

[REDACTED]

7.6

[REDACTED]

7.7 Trees

There are trees which are not protected which are to be removed as a result of the development.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9 CONCLUSION



10 RECOMMENDATION

10.1 Grant planning permission subject to conditions

Conditions

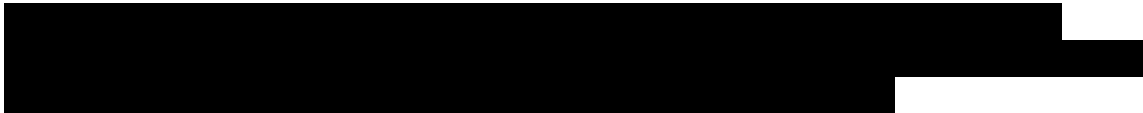
A1 Commencement of Development

A7 Construction in accordance with plans 1205/5, 6 & 7A, site location plan

B3 – Materials as specified

D9 – No external lighting

E4 – adapted



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