

PLANNING APPLICATIONS COMMITTEE
17 March 2016

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P3969	22/10/2015

Address/Site 81 Dora Road, Wimbledon Park SW19 7JT

(Ward) Wimbledon Park

Proposal: Conversion of an integrated garage into habitable rooms, with alterations to front elevation including new timber front door and entrance canopy.

Replacement of ground floor conservatory and erection of part single, part two storey rear extension and the erection of rear roof extension. (Revised plans: revisions comprising of amendments to design and reduction in size of proposed dormers at second floor level, reduction in size of windows at first floor level)

Drawing Nos E01, P01 rev B, P05 rev D, P08 rev F, P07 rev F, P10 rev C, P11 rev C, P16 rev A, P18 rev B, P19, P21 rev A, P24 rev A

Contact Officer: Arome Agamah (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- Yes
- Site notice-Yes
- Design Review Panel consulted-No

- Number neighbours consulted – 5
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

1. **INTRODUCTION**

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

2. **SITE AND SURROUNDINGS**

The application site is a late 1980s two storey detached single dwelling property on the western side of Dora Road, which is in the Vineyard Hill Road conservation area. The surrounding area is predominantly residential, with a mix of detached and semi-detached properties. The area is designated as a Controlled Parking Zone (CPZ).

3. **CURRENT PROPOSAL**

- 3.1 The current application is for the following works:

- Conversion of an integrated garage into habitable rooms, with alterations to front elevation including new timber front door and entrance canopy.
- Removal of existing ground floor conservatory and erection of part single, part two storey rear extension and the erection of rear roof extension.

- 3.2.1 The proposed single rear storey extension has a depth of 5.3 metres and width of 6.72 metres to match that of the existing building. The first floor element comprises a 1.5 m deep extension. At the second floor the dormers would be set 0.75m further forward than the existing ones.

- 3.2.2 As originally proposed the depth of the addition at both first and second floor levels was to be 1.5 metres with two zinc clad flat roof dormers at roof level, each with a height of 2.7 metres and width of 2.5 metres. Much larger first floor windows than existing were proposed in the rear elevation of the extended first floor. Amendments were made in response to neighbours' concerns about the size of the windows at first and second floor and about impact of the proposal on privacy. The depth of the extension at second floor/loft level has been reduced to 0.75 metres and the size of the dormers now matches that of the existing rather than being much larger and of a bolder contemporary design and the existing roof will be extended over the first floor addition, retaining its current form and slope. The first floor rear windows will be the same size as existing.

4. **RELEVANT PLANNING HISTORY**

- 4.1 87/P1378 – Erection of a four bedroom three storey detached house with integral garage. Granted 17/12/87.
- 4.2 87/P1333 – Renewal of outline planning permission for the erection of a detached house with two garages at rear. Granted 26/11/87.
- 4.3 MER863/84 – Outline application for erection of a detached house and two garages. Granted 08/11/1984.
- 4.4 MER332/66 – Erection of 2 prefab asbestos clad garages in rear garden with access onto Dora Road. Granted 03/11/66.
- 4.5 Various approved tree works.

5. **CONSULTATION**

- 5.1 The proposal has been publicised by means of Conservation site and press notice procedure and individual letters of notification to adjoining properties.

Five objections have been received from neighbours on the following grounds:

- Visual intrusion and overlooking of properties at rear of application site due to increased footprint and reduced distance to rear boundary.
- Negative impact on privacy resulting from larger windows.
- Development that is inappropriate and out of keeping with local character of area
- Overdevelopment and over dominating due to bulk, scale and height
- Overshadowing and reduction of sunlight/daylight due to massing of proposal
- Negative impact on overall character of area due to reduced size of rear garden

- 5.2 Transport and Highways officers were consulted and passed comments on the impact on street parking provision due to proposals for the garage, with respect to the CPZ designation of the area.

6. **POLICY CONTEXT**

- 6.2 Adopted Merton Core Strategy (July 2011)

CS14 (Design), and CS20 (Parking)

- 6.3 Sites and Policies Plan (July 2014)

DM D2 (Design Considerations in all Developments), DM T3 (Car Parking and servicing standards), DM T5 (Access to the Road Network)

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the acceptability of the design, the impact on neighbouring amenity and the impact on parking provision.

7.2 Design

The architectural style of the extensions is of a more contemporary character than that of the existing property on the front elevation and the ground floor rear. However it is considered that the use of matching brickwork is in keeping with the character and the contrast that comes from the use of aluminium fittings is acceptable and appropriate for its setting. It is also considered that the proposed additions are subordinate to the existing building in terms of scale and proportion.

There is a small overall increase in footprint, by a depth of 0.83 metres at ground floor level. However this does not significantly decrease the curtilage at the rear. The increase in bulk brought about by the extension (0.75 metres at first and second floor levels) is proportionate with the scale of the existing building.

7.3 Impact on Residential Amenity

The orientation of the site is such that the only property that may have overshadowing effects is located at number 83. Given the massing of the proposed extensions, it is considered that there would not be any overshadowing that will be significantly greater than with the existing building.

The single storey extension replaces an existing conservatory. It will be set into the sloping garden at the rear and is set away from the rear boundary. It will also be largely screened by the existing side boundary treatment.

In relation to the first and second floor extensions, it is considered that they are very modest in scale. In response to the neighbour concerns about perception of overlooking and loss of privacy from the very large windows proposed for the first and second floors, the applicant has reduced them to the same scale as the existing.

The separation distance between the second floor extension and the ground floor of the property directly to the rear of the application site is 34 metres and is in accordance with the Council's Supplementary Planning Guidance for Residential Extensions, Alterations and Conversions (November 2001) which recommends a minimum distance of 20m for first floor windows and 25m for roof level. The objectors have referred to the requirement for greater separation where there are significant differences in levels in the New Residential Development SPG. In this instance, it is the properties at the rear that are at a relatively higher level rather than the application property and the proposed separation distance is considered to be more than adequate. The upper floor windows are only between 0.75m-1.5m closer to the rear boundary than the existing situation.

7.4 Impact on parking provision

The original planning permission for the house (87/P1378) was conditioned that the internal garage be kept available for parking. However, the property has a front driveway that is of a sufficient size to accommodate a single

parking space, and the conversion of the garage to a habitable room is therefore considered to be acceptable.

8.0 SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. CONCLUSION

9.1 The proposal is considered to be acceptable in terms of neighbour amenity, given the siting, massing and the separation distances involved. The applicant has reduced the size of the proposed upper floor windows in response to neighbours' concerns in relation to overlooking and privacy. The design of the proposed changes to the existing house are considered to be acceptable in relation to its impact on the appearance of the Conservation Area and the street scene. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
3. A.7 Approved Plans
2. B.1 (Approval of Facing Materials)
3. B.3 (External Materials as Specified)
4. C.2 (No Permitted Development Doors/Windows)

Note to Applicant

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