

## PLANNING APPLICATIONS COMMITTEE

16<sup>th</sup> June 2016

<b>UPRN</b>	<b>APPLICATION NO.</b> 16/P0749	<b>DATE VALID</b> 19.02.2016
<b>Address/Site</b>	231 Coombe Lane, Raynes Park, SW20 0RG	
<b>(Ward)</b>	Raynes Park	
<b>Proposal</b>	Application for the erection of single storey and two storey front and rear extensions; the incorporation of the garage into the main house involving an increase in the footprint and alterations and enlargements to the existing garage roof to create a new garage and garden room; the erection of a rear roof extension including alterations to the roof and internal alterations to the main house.	
<b>Drawing No's</b>	Site location plan and drawings;1847/03 R, 1847/04R, 1847/05T & 1847/06K	
<b>Contact Officer:</b>	Leigh Harrington (020 8545 3836)	

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**RECOMMENDATION:**  
**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.**

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### CHECKLIST INFORMATION.

- S106 Heads 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 – 8
- Press notice – Yes
- Site notice – Yes
- External consultations: Nil
- Number of new jobs created – n/a

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### 1. INTRODUCTION

- 1.1 This application is brought before Members due to the level of residents objection.

### 2. SITE DESCRIPTION.

- 2.1 The application site comprises a large semi-detached house with ancillary single storey garage located on a large corner plot at the junction of Coombe Lane and Westcoombe Avenue. The site is surrounded by residential development which exhibits a variety of

styles and designs but is predominantly formed of large semi-detached single family dwellings.

- 2.2 The site is adjacent to the Westcoombe Avenue Conservation Area. It is an area at low risk of flooding with some surface flooding to the rear garden. It is not within an Archaeological Priority Zone or a Controlled Parking Zone and has a Public Transport Accessibility Level – 2 with low accessibility to public transport.
- 2.3 There are Leylandi trees on site. There are two public trees on the verge to the west of the site including a large London Plane tree on the pavement on Westcoombe Avenue.

### **3. PROPOSAL**

- 3.1 On the ground floor the front elevation on the Westcoombe Avenue side would be extended forward of the existing kitchen to provide a square fronted bay in line with the existing bay window flanking the front door. A forward facing window would provide natural light to a home office space whilst the existing kitchen space behind would be reconfigured to provide a cloak room, staircase and store and a utility room. At the rear the existing back wall would be opened up to create a new open plan family and dining room that would be located within a 2.7m deep part single storey rear extension, the rear of which will tie in with the rear of the adjoining property. This element would feature two sets of aluminium framed double glazed bifold doors opening out into the back garden. The part single storey element would feature a large skylight above it.
- 3.2 To the side of the house the front elevation of the existing garage would be brought forward to a point level with the existing front door and feature garage doors for a 5.35m wide new double garage at the front of the side element which would also have a doorway entrance leading to the garage and house with a garden room to the rear, again with bifold doors out to the garden. This garage and garden room element would feature a tiled hipped roof with a 2.52m eaves height and a ridge height of 4.73m. The overall length of the garage would be 9.23m.
- 3.3 At first floor level there would be a new bedroom above the square bay, a number of internal reconfigurations to the layout and a new bedroom above part of the new rear extension. The first floor front bedroom would have a small bay type window to reflect the design common in this locality whilst the rear bedroom would have windows to match the fenestration at the rear of the house. This side extension element would have a hipped roof to reflect the existing situation and to mirror works on the adjoining house.
- 3.4 The extension of the roof will provide space in the loft for a rear roof dormer extension to provide a master en-suite bedroom with dressing

room and storage in the roof space. Two Velux windows would be inserted into the front roof slope.

#### **4. CONSULTATION**

- 4.1 Consultation was via a site notice and letters to 8 neighbouring addresses. Five objections were received on the grounds of:
- The garage may be turned into another dwelling or set precedent for a detached house in the future.
  - Application is trying to put a detached building on the site which is out of keeping with the area.
  - Velux windows will cause overlooking.
  - Second storey addition is out of keeping with the area.
- 4.2 Councillor Jill West objected to the proposals on the grounds that;
- It would be unduly prominent and visually intrusive, failing to complement the character and appearance of adjoining dwellings.
  - Detract from views into and out of the Westcoombe Avenue Conservation Area.
  - The owners do not live here and have no regard for local residents and the developer is just trying to maximise profits.

#### **5. PLANNING HISTORY.**

- 5.1 MER877/83 Planning permission granted for erection of first floor extension over existing double garage.
- 5.2 13/P2211 Planning permission refused and appeal dismissed for demolition of existing garage and 2 storey side extension and erection of new five bedroom dwelling house with living accommodation over three floors. Erection of part single and part two storey rear extension and rear roof extension to original property.

##### **Reasons;**

**The proposed development, by reason of scale, design, and siting, would be unduly prominent and visually intrusive, would fail to complement the character and appearance of the existing and adjoining dwellings and would detract from views into and out of the Westcoombe Avenue Conservation Area, contrary to policy 7.6 of the London Plan (2011), CS.14 of the Merton LDF Core Planning Strategy (2011) and policies BE.3, BE.16, BE.22 and BE.23 of the Merton Unitary Development Plan (2003).**

**In the absence of a unilateral undertaking to secure a financial contribution towards the provision of affordable housing off site, the proposal would fail to contribute to meeting affordable housing targets in the borough and would therefore be contrary to policy CS.8 of the London Borough of Merton Core Strategy (2011).**

#### **6. PLANNING POLICIES**

6.1 **Relevant policies, London Plan (2015)**

- 3.5 Quality and design of housing developments
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

6.2 **Merton Local Development Framework Core Strategy (2011)**

Relevant policies include:

- CS 13 Open space and leisure
- CS 14 Design
- CS 15 Climate Change

6.3 **Merton Sites and Policies Plan (2014)**

Relevant policies include:

- DM D1 Urban Design
- DM D2 Design considerations
- DM D3 Alterations and extensions to buildings
- DM D4 Managing heritage assets
- DM F1 Support for flood risk management
- DM O2 Nature conservation

7. **PLANNING CONSIDERATIONS.**

- 7.1 Key Issues for consideration relate to the scale and design of the proposed extensions to the main house and garage, the impact on the adjacent Westcoombe Avenue Conservation Area and the amenity of local residents.

7.2 **Design of the proposals**

Sites and Policies Plan policies DM D1 (Urban design), DM D2: (Design considerations) and DM D3: (Alterations and Extensions to existing Buildings) as well as LBM Core Strategy Policy CS14 are all policies designed to ensure that proposals are well designed and in keeping with the character of the local area. The houses are of a similar style and extensions should be sympathetic to their character and appearance. The extension works to the main house have been designed to reflect the scale, bulk and massing of the adjoining house and the house at 227 Coombe Lane and whilst the first floor element and roof elements are not set back, as is the case with the neighbouring houses, the proposals are considered to be in keeping with the neighbouring houses, both on the front and rear elevations as is demonstrated on the Context Elevation drawings. Slight differences would not justify grounds for a refusal of the application.

**7.3 Impact on the area and the adjacent Conservation Area.**

London Plan policy 7.8 and SPP policy DM D4 seek to ensure that developments associated with the borough's heritage assets or their setting will be expected to conserve and where appropriate enhance such areas. The site is opposite the Westcoombe Avenue Conservation Area and as such this is a material consideration in determining the application.

- 7.4 Whereas previous attempts at redeveloping the site sought a new dwelling in the side garden, a feature that would be alien to this location, this application has been designed to reflect the overall design of houses in the area with the main difference being the presence of the garage. Although there have been concerns that the garage was a detached structure it is to be physically linked to the main house with a flat roofed section and as such it forms part of the overall house. Although it is to have the front elevation brought forward the front of the garage building will remain in use as a garage and no part of the structure will be any closer to the side boundary than is currently the case. In view of these considerations the proposals are not considered to have a detrimental impact on views into and out of the Conservation Area.

**7.5 Trees**

Core strategy policy CS 13 expects development proposals to incorporate and maintain appropriate elements of open space and landscape features such as trees which make a positive contribution to the wider network of open spaces.

- 7.6 There are two large street trees adjacent to the boundary that contribute to the visual amenities of the area. In order to ensure that the works do not impact the their root systems a condition requiring the submission and approval of an Arboricultural Impact Assessment and Tree protection plan is recommended.

**7.7 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. The works are predominantly on the opposite side of the house to the adjoining neighbour and the single storey rear extension has been designed to tie in with the rear elevation of the neighbour's house and the first floor extension is located away from their windows at first floor level. Consequently the proposals are not considered to have a harmful impact on neighbour amenity through loss of light and outlook and there have been no objections in this respect. There was an objection on the grounds of loss of privacy from the accommodation in the roof but this could be provided as permitted development and this would not constitute reasonable grounds for refusal.

**7.8 Use of the extension.**

Given the applicant's previous efforts to create a new house on this site the majority of objections have related to the possibility of the works forming a separate detached unit of accommodation. The works are to be attached to the main house and the use of the side element can be made ancillary to the use of the main house through the imposition of a condition to that effect.

**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**

- 9.1 The proposed additions to the existing house and garage building represent a significant downsizing in terms of previous attempts to develop the site. The extensions will broadly reflect the extension works that have already taken place at the adjoining house and at 227 and have been designed so as not to have a negative impact on neighbour amenity whilst still preserving the character and appearance of the adjoining Westcoombe Avenue Conservation Area. In view of these considerations the proposals are considered to accord with relevant planning policy and are recommended for approval subject to conditions

**RECOMMENDATION**

**Grant planning permission subject to planning conditions**

**Conditions**

1. A1 Commencement of works
2. A7; Site location plan and drawings; 1847/03 R, 1847/04R, 1847/05T & 1847/06K
- 3 B3 Materials as stipulated
- 4 E6 Ancillary residential use
- 5 F5 Tree Protection

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To view Plans, drawings and documents relating to the application please follow this [link](#)

Please note that this link, and some of the related plans, may be slow to load