

## PLANNING APPLICATIONS COMMITTEE 16 June 2016

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P0875	21/03/2016
<b>Address/Site:</b>	31 Salcombe Drive, SM4 4LD	
<b>Ward:</b>	Lower Morden	
<b>Proposal:</b>	Single Storey Rear Extension	
<b>Drawing No.'s:</b>	14115/07, 14115/08, 14115/09 & Site Location Plan	
<b>Contact Officer:</b>	Jock Farrow (020 8545 3114)	

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### RECOMMENDATION

**Grant planning permission subject to conditions.**

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### CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Conservation area: No
- Number of neighbours consulted: 2
- External consultations: 0
- Controlled Parking Zone: No

#### **1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination given the nature of the objections received.

#### **2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey (with loft level) end terrace dwelling positioned on the western side of Salcombe Drive. The host dwelling has an existing 1.5m deep single storey rear extension in the form of a conservatory.
- 2.2 The adjoining dwelling to the north, No. 33 Salcombe Drive, has an existing, part width, single storey rear extension which is approximately 2.8m deep; the extension is set away from the boundary shared with the host dwelling by approximately 2m, leaving a section of wall housing a rear window.

- 2.3 The dwelling immediately to the south of the application site, No. 29 Salcombe Drive, has an existing 4m deep single storey rear extension, as does No. 27.
- 2.4 The area is characterised by terrace housing of a similar scale and design; single storey rear extensions up to a depth of 4m are prevalent in the area. The site is not located within a conservation area.

### **3. CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for a full width, single storey rear extension.
- 3.2 The proposed extension would have a flat roof and would have the following dimensions: 4m long, 2.85m high and 5.5m wide.

### **4. PLANNING HISTORY**

- 4.1 16/P0057: Prior approval refused for the erection of a single storey flat roof rear extension with the following dimensions: 5.0m long, 2.6m high with 2.6 m high eaves.

**Reason: The proposed single storey rear extension, by reason of its height, depth massing and siting would be an overly dominant and un-neighbourly form of development leading to visual intrusion and loss of outlook to the detriment of the amenities of the neighbouring occupiers contrary to policies DM D2 and DMD3 of the Adopted Sites and Policies Plan 2014.**

### **5. CONSULTATION**

- 5.1 Public consultation was undertaken by way of site notice and by letters sent to neighbouring properties – one representation was received. The summary of the objection is as follows: Loss of light

### **6. POLICY CONTEXT**

- 6.1 NPPF - National Planning Policy Framework (2012):  
Part 7. Requiring Good Design
- 6.2 London Plan Consolidated 2015:  
7.4 Local character  
7.6 Architecture
- 6.3 Merton Sites and Policies Plan July 2014 policies:  
DM D2 Design considerations in all developments  
DMD3 Alterations and extensions to existing buildings
- 6.4 Merton Core Strategy 2011 policy:  
CS 14 Design
- 6.5 Supplementary Planning Guidance:  
Merton Council Supplementary Planning Guidance – Residential Extensions, Alterations and Conversions (2001).

### **7. PLANNING CONSIDERATIONS**

- 7.1 The planning considerations for an extension to an existing building relate to the impact of the proposed extension on the character and appearance of the host building along with the surrounding area and the impact upon neighbouring amenity.

#### Character and Appearance

- 7.2 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

- 7.3 It is highlighted that there are numerous 4m long single storey rear extensions to the terrace rows on the western side of Salcombe Drive, including to the two closest dwellings to the south. The proposed extension would be typical development for the area, it would be commensurate in terms of scale and would align with the established building line. It is further noted that the proposed extension would use materials matching those of the existing dwelling.

- 7.4 It is considered that the proposed extension would be acceptable in terms of its impact upon the character and appearance of the area.

#### Neighbouring Amenity

- 7.5 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

- 7.6 Given the proposal is single storey, it is not considered to impact upon the privacy of neighbouring properties.

- 7.7 The Residential Extensions, Alterations & Conversions SPG includes a methodology to undertake a visual intrusion and sunlight assessment, this assessment provides a benchmark against which to assess the impact of extensions on light received by neighbouring dwellings. However, it is acknowledged that there are notable shortcomings in the assessment as it does not take into account factors such as shadows already cast by existing buildings or where windows would already receive no direct sunlight as they are facing north; furthermore, where a window is facing north, the assessment can determine extensions to be inappropriate even when they are below permitted development dimensions. Given the above, it is considered the assessment can be used as a guide however it is important to be mindful of the shortcomings and to utilise a pragmatic approach.

- 7.8 While the use of the Aspect Value Test suggests an unacceptable impact on the neighbouring dwelling, when compared to an extension undertaken within permitted development dimensions, being 3m deep, 4m maximum height and 3m high to eaves, the impact of the application proposal would be marginally lower.

- 7.9 As mentioned above, a pragmatic approach must be taken when using the visual intrusion and sunlight assessment and other factors must also be considered. Given the orientation of the dwellings and as the affected window would be facing roughly in a north-western direction, it is considered that the affected window would only receive sunlight at the end of the day during the summer months; as such, any loss of light would be minimal. It is considered that any loss of sunlight, daylight and outlook would be exacerbated by the existing extension at No. 33 Salcombe Drive (neighbouring properties own extension), given it is part width it would enclose the rear window from the opposing side; however, it would not be considered reasonable to restrict the development based on the neighbour's own extension. Furthermore, it is highlighted that under permitted development the property would be eligible for a 3m deep, 4m high rear extension with the eaves height reduced to 3m; it is considered that the effects of the proposal would be no greater than those that might otherwise arise were proposals for an extension to come forward under permitted development.
- 7.10 For the reasons explained above, it is not considered the impact upon neighbouring amenity would be to such a degree as to warrant refusal of this application.

## **8. CONCLUSION**

- 8.1 The scale, form, design, positioning and materials of the proposed extensions are not considered to have an undue detrimental impact upon the character or appearance of the area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2015.

## **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Approved Plans
3. B2 Matching Materials
4. C02 No Permitted Development (windows and doors)
5. C08 No Use of Flat Roof

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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