

**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

APPLICATION NO.	DATE VALID
16/P1092	11/03/2016

Address/Site: 17 Merton Hall Road, Wimbledon SW19 1BQ

Ward Dundonald

Proposal Retention of an outbuilding for use as a summerhouse

Drawing No's 1305/20, 1305.P2.01

Contact Officer Isaac Liu (020 8545 4805)

ITEM NOW WITHDRAWN FROM AGENDA

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning 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 -
- Press notice - No
- Site notice - No
- External consultations: Nil
- Density - N/A
- Number of jobs created N/A

1. INTRODUCTION

This application is brought before the Planning Applications Committee at the request of Councillor David Dean and also based on receiving 6 objections.

- 1.1 The application was submitted as a result of a planning enforcement investigation regarding the erection of an outbuilding at the end of the rear garden at 17 Merton Hall Road, Wimbledon in breach of a given permission (11/P1412).
- 1.2 Planning permission (ref 11/P1412) was granted in July 2011 for the erection of an outbuilding. However a different structure with an altered roof was erected with roof lights and positioned closer to the shared boundary with 96 Dundonald Road. The roof light was to improve the level of light into the building and the repositioning was to increase garden space at the property.
- 1.3 The current outbuilding has therefore no permission and does not qualify under permitted development due to its height.

2 SITE AND SURROUNDINGS

- 2.1 The application building is a semi-detached two-storey dwellinghouse, which is located on the northeast side of Merton Hall Road, close to the junction with Dundonald Road. The property is sited on a long plot which shares boundary on its southern side with both 19 Merton Hall Road and 96A Dundonald Road. The rear garden of the property abuts the rear side boundary of No.96 Dundonald Road. No.96a Dundonald Road is a two storey yellow brick building which is used by Building Business.
- 2.2 The application property has been extended with a loft conversion and rear single storey extensions both with planning permission. The application site is located within the Dundonald ward of the London Borough of Merton and the site is not in a conservation area.

3. CURRENT PROPOSAL

- 3.1 The current proposal is for the retention of an outbuilding for use as a summerhouse. The structure is 4.8 metres deep and 10 metres wide. The structure has a flat roof at 3.2 metres at the highest point. The structure covers less than 50% of the garden area and is located about 10 metres from the main house. The rear wall of the structure is built parallel to the side boundary of 96 Dundonald Road separated away from the boundary by between 0.62 to 0.67 metres. Three roof lights (0.4 in height) are installed protruding on top of the flat roof of the outbuilding. The roof is then wrapped by a parapet wall so the roof lights are not visible.
- 3.2 The structure is currently used as a summerhouse as ancillary to the main house at 17 Merton Hall Road.

4. PLANNING HISTORY

4.1 99/P0746 - Application for the erection of a single storey rear extension was granted.

11/P1409 – Full application for the erection of a single storey rear extension and rear roof extension was refused permission on 15/7/11.

11/P1412 – Full application for the provision of a single storey summer house in the rear garden was granted permission on 15/7/11.

11/P2093 – Full application for the erection of a single storey rear extension and roof extension was granted permission on 27/09/11.

13/P0602 – Full application for single storey rear extension was granted permission on 18/04/13.

ENFORCEMENT HISTORY

The current application has resulted from an enforcement investigation following a neighbour complaint regarding the size, positioning and rooflights installation of the outbuilding as this appears to be different from the planning permission (11/P1412) originally approved.

5. CONSULTATION

5.1 The application was advertised by sending letters to adjoining neighbours in Merton Hall Road and Dundonald Road.

Six objections were received as a result of the consultation. The main concerns were;

- Inappropriate materials
- Closeness of outbuilding to adjoining boundaries
- Overlooking
- The loss of light

6. POLICY CONTEXT

6.1 The relevant policies are:
Sites and Policies Plans 2014

DM D2:- Design considerations in all developments
DM D3:- Alterations and extensions to existing buildings

6.2 Merton Core Strategy 2011 policy
CS 14 Design

7.0 PLANNING CONSIDERATIONS

- 7.1 The principal planning consideration in relation to this application is the effect of the retention of the structure as an outbuilding and its impact upon visual and residential amenity of the adjoining neighbours.
- 7.2 The principle of the development has been considered acceptable with the grant of permission for an outbuilding of a similar size at the location. The structure is a standard garden outbuilding design and has been constructed with bricks matching that of the main house.
- 7.3 SPP policy DM D2 and CS 14 require well designed proposals to respect the siting, rhythm, scale, proportions, height, materials and massing of surrounding buildings. The height and bulk are relatively modest such that the outbuilding is only just beyond the permitted development allowance of 2.5 metres for garden structures if located within 2 metres from the boundary. The main consideration therefore is the potential harm caused by the additional 0.725 metres in ridge height. Indeed, were the roof to be lowered by a 0.725 metres the structure would be allowable under permitted development. It is considered that the slight increase in height of the structure and installation of additional roof lights is not visually intrusive and does not cause sufficient harm to neighbour amenity to warrant a refusal of planning permission.
- 7.4 SPP policy DM D2 and DMEP2 require proposals not to impact on neighbour amenity in terms of loss of light, outlook, privacy, visual intrusion. It is considered that the design of the outbuilding is appropriate in terms of form and scale and would not detract from the character of the existing dwelling or the area. Given the size, siting and distance between neighbouring properties it is considered that there would be no adverse impact upon neighbouring amenity. This is a single storey structure and there are no external windows at the side and rear to allow overlooking.
- 7.5 The outbuilding originally approved under application (ref 11/P1412) would be located approximately 6m from the nearest facing windows at No.96 Dundonald Road. The current outbuilding though positioned closer to the boundary would be around 5 metres away from the windows of the same property. The main house at 96 Dundonald Road is located some distance from the shared boundary with 17 Merton Hall Road and given that it has a north-west facing garden, the overshadowing and any potential loss of light would be minimal.
- 7.6 Concerns from consultees relating to the close location of the outbuilding to the boundary, the inappropriateness of materials and the potential for overlooking and loss of light have been considered. The location is considered to be acceptable as this is almost similar to the previously approved scheme. Further there is no rear or side window to allow

overlooking and the height is not too high to adversely affect light to the adjoining properties. The outbuilding is built with brick materials similar to the main house. The same brick material was previously approved and is therefore considered to be in keeping with the character and appearance of the area.

8. CONCLUSION

8.1.1 The proposed retention of the garden outbuilding as a summerhouse will not result in harm to the amenities of neighbouring residents, as it will not cause overshadowing, loss of light or outlook.

8.1.2 The application is recommended for approval.

RECOMMENDATION

1. **GRANT PLANNING PERMISSION** subject to planning condition
 1. A7 According to plans drawing 1305/20 dated 6th July 2016.
 2. E06 Ancillary Residential Accommodation - The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17 Merton Hall Road SW19 3PP.

Reason for Approval

The size, height, location and design of the outbuilding are such that they are considered acceptable and therefore the proposal accords with policies contained in the Council's Sites and Policies Plan (2014) and Core Strategy (2011). The policies listed below are relevant to the determination of this proposal:

Council's Sites and Policies Plan (2014)

DM D2:- Design considerations in all developments
DM D3:- Alterations and extensions to existing buildings

Merton Core Strategy 2011

CS 14 Design

[Click here](#) for full plans and documents related to this application.

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