

**PLANNING APPLICATIONS COMMITTEE
17 NOVEMBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2487	07/07/2016
Address/Site	5 Rushmere Place, Wimbledon Village SW19 5RP	
(Ward)	Village	
Proposal:	Reconstruction of roof involving increasing the roof pitch by 9 degrees from 36 to 45 degrees and ridge height by 300mm and installation of two roof lights to rear roof elevation	
Drawing Nos	Site location plan, 1504/402 Rev C, 1504/203/PA Rev C, 1504/405, 1504/402 Rev D and Design and Access Statement	
Contact Officer:	Richard Allen (8545 3621)	

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted –
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

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**

- 2.1 The application site comprises a two-storey detached dwelling house located on the northern side of Rushmere Place, a small development of houses constructed in the 1990's with an access from Marryat Road and situated in between the rear gardens of houses in Marryat Road and Lancaster Road and the rear of Eagle House. A single storey extension has previously been added to the application site property. The application site is within the Merton (Wimbledon North) Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the reconstruction of the existing roof with a pitch increased by 9 degrees and the ridge height increased by 300mm. The new roof would allow the provision of a guest bedroom and bathroom in the roof space lit by two roof lights on the rear roof elevation. The existing cupola feature would be re-instated.

4. **PLANNING HISTORY**

- 4.1 In June 2008 planning permission was granted for the erection of a single storey rear extension (LBM Ref.08/P0436). This permission has been implemented.
- 4.2 In April 2016 planning permission was refused under delegated powers for the erection of a roof extension involving increasing the ridge height by 600mm alterations to roof pitch, erection of a first floor rear extension over which the new roof would extend, erection of dormer windows to front roof elevation, and alterations to doors and windows (LBM Ref.15/P4747). Planning permission was refused on the grounds that:-

'The proposed roof extension, would by virtue of its height, alterations to the roof pitch, rearward projection and front dormer windows, constitute a visually intrusive form of development that would be out of scale with neighbouring dwellings within the Rushmere Place development and would fail to complement the design of the original building or the Merton (Wimbledon North) Conservation Area contrary to policy CS14 (Design) of the Adopted Merton Core Planning Strategy (July 2011) and policies DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets) of the Adopted Merton Sites and Policies Plan (July 2015).'

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 5 letters of objection and 3 letters commenting on the proposal have been received. The representations are set out below:-

Objections

- The Rushmere Place development was an award winning design and should not be compromised with alterations that do not accord with the design of the original building.
- The increased mass would affect the amenities of 6 and 7 Rushmere Place due to loss of light and visual intrusion.
- The increase in roof height, depth and pitch significantly alters the form, bulk and proportions of the property.
- The roof would be overly dominant in comparison with the original property.
- Number 5 was built to replicate an original stable house within the site.
- The proposal would set an unwelcome precedent.
- The existing development of Rushmere Place has consistent ridge heights and the proposal changes the roof pitch so much that it would fail to respect the original building.
- The proposed roof extension would affect the character of the conservation area.

Comments

- The occupier of 9A Lancaster Road would like the windows in the rear to be obscure glass to preserve privacy.
- The occupier of 10 Marryat Place has stated that although the alterations unfortunately increase the visual bulk of the roof, the proposal is less intrusive than previous applications.
- The occupier of 9 Lancaster Road requests that windows and the rear be obscure glazed and non-opening.

5.2 Conservation Officer

The Conservation Officer has confirmed that they consider that the alterations to the roof would not have a negative impact upon the conservation area.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011) CS14 (Design).

6.2 Sites and Policies Plan (July 2014) DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2015) as Amended by the Mayor of London's Housing Standards, Minor Alterations to the London Plan (March and 2016 and Housing SPG (March 2016) The relevant policies within the London Plan are 7.4 (Local Character) and 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design/conservation and neighbour amenity issues.

7.2 Design/Conservation Issues

The application involves the erection of a new roof with steeper roof pitch and an increase in the ridge height to the existing dwelling house. The roof height would be increased by 300mm and the pitch of the roof increased by 9 degrees. The cupola roof feature would be reinstated on the new roof. A number of representations object to the impact of the proposed alteration to the roof form on the house itself and the group of buildings making up Rushmere Place. Rushmere Place is a development of mainly terraced houses with a mix of pitched and hipped roofs. The application property is detached and sited adjacent to the entrance archway into the development and is set back from the main mews of terraced housing that forms the majority of houses within Rushmere Place. Given that no. 5 Rushmere Place is a detached property, sited behind the main group of terraced dwellings, and that the alterations to the roof form are relatively minor, they are not considered to detract from the character and appearance of the development as a whole. Although a previous planning application was refused for alterations and extensions to the property (LBM Ref.15/P4747), it proposed much more extensive alterations to the roof and overall massing, involving extending the roof 1.5 metres rearwards over a first floor rear extension and erection of two front dormer windows as well as an increase in pitch and 600mm increase in the ridge height. The current application is a much more modest scheme involving a 9 degree increase in roof pitch, a 300mm increase in the ridge height and the installation of two rear roof lights. The 300mm increase in ridge height would not be very noticeable from ground level as the property is detached. It is not considered that the increase in roof pitch would be discordant since it is relatively modest and it relates to a stand alone property. The Conservation officer does not object to the proposed changes. The proposal is therefore considered to be acceptable in terms of policy DM D4.

7.3 Neighbour Amenity Issues

A number of representations have been made from local residents concerned at the impact of the proposed roof alterations upon the character and appearance of Rushmere Place. However, unlike the previously refused scheme (LBM Ref.15/P4747), the current proposal only involves a 300mm increase to the roof height, against the 600mm previously proposed. Although the roof pitch is increased to 45 degrees this would be visually less intrusive due to the lower ridge height than the previously refused scheme (which included a first floor rear extension with the enlarged roof extended over the rear extension and erection of two front dormer windows). The proposed roof extension would include two rear roof lights. The roof lights would be to a bedroom and landing and would be sited 850mm metres above finished floor level. Although a 1.7 metres height from finished floor level is normally recommended for roof lights in order to minimise potential overlooking, an

850mm height from finished floor level is required under the Building Regulations in order to provide a means of escape as the roof lights are the only windows within the roof space. However, the two roof lights within the rear roof slope would face towards the rear of the garden and oblique views over neighbouring gardens would be limited. It is therefore considered that the potential level of overlooking would be minimal and not warrant the use of obscure glazing. There would also be no windows facing properties in Lancaster Road. The proposal is therefore considered to be acceptable in terms of policy DM D2.

8. **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 proposed increase in roof pitch from 36 to 45 degrees and the 300mm increase in ridge height are considered to be acceptable in design terms. The proposed alterations to the pitch of the roof and increase in ridge height be 300mm would also not result in any loss of daylight or sunlight to number 6 Rushmere Place or result in any increase in overlooking and/or loss of privacy to occupiers of neighbouring properties. The proposal would also preserve the character and appearance of the Merton (Wimbledon North) Conservation Area. 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)
2. A.7 (Approved Drawings)
3. C.2 (Restriction on Permitted Development-No roof lights or dormers other than those approved)
4. B.1 (Approval of Facing Materials)
5. D.11 (Hours of Construction)
6. The cupola feature shall be reinstated on the replacement roof within two months of completion of the new roof.

Reason for condition: To ensure a satisfactory appearance to the completed development and to preserve and enhance the character and appearance of

the Merton (Wimbledon North) Conservation Area and to comply with policies DM D3 and DM D4.

7. The roof lights to be use for the development hereby approved shall be of the conservation type unless otherwise approved in writing by the Local Planning Authority.

Reason for condition: In the interest of neighbour amenity and to protect the character and appearance of the Merton (Wimbledon North) Conservation Area and to comply with policies DM D2 and DM D4.

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

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