

PLANNING APPLICATIONS COMMITTEE 8 DECEMBER 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P1812	03/05/2016
Address/Site	4 Alan Road, Wimbledon SW19 7PT	
(Ward)	Village	
Proposal:	Erection of a part single/part two storey rear extension, a gable ended rear roof extension and rear dormer window, installation of new window to front elevation, new hard landscaping to front garden, new front wall and gates and new landscaping to rear garden.	
Drawing Nos	636/015 P3, 016 P3, 017 P3, 018 P3, 019 P3, 020 P3, 021 P3, 022 P3, 023 P3, 024 p3, 026 P3, 027 P3, SK50 P3, SK 51 P3, SK52 P2, SK 53 P2 and Design and Access Statement	
Contact Officer:	Richard Allen (8545 3621)	

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 – 4
- 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

- 2.1 The application site comprises a two storey detached dwelling house (with rooms within the roof space) situated on the south side of Alan Road. The application site is within the Merton (Wimbledon North) Conservation Area.

3. CURRENT PROPOSAL

- 3.1 The current proposal involves the erection of a part single/part two storey rear extension with rooms within the roof space, installation of new dormer window and new window to front elevation, new hard landscaping, boundary wall and gates to front elevation.
- 3.2 The proposed rear extension would be 6.5 metres in length and 11.5 metres in width. The single storey extension would be between 3 metres in height at ground floor level. The first floor of level of the rear extension would project 6.5 metres from the rear wall of the original building. At second floor level the extension would project 4.2 metres from the rear of the original building. The two storey section of the rear extension would have an eaves height of 5.5 metres and have a shallow pitched roof, whilst the second floor accommodation would be in the rear gable which would have an eaves height of 6.5 metres and a ridge height of 9.5 metres. It is proposed to erect a dormer window to the rear roof elevation. A single dormer window would be provided on the existing rear roof elevation.
- 3.3 Internally, an enlarged kitchen/dining room would be formed at ground floor level, a new bedroom at first floor level and an additional bedroom at second floor level.
- 3.4 It is also proposed to erect a new front boundary wall and new timber sliding gates. The existing garage would be refurbished and a new garage door provided. New timber window and doors would be installed and new clay tiles are proposed to match the original clay tiles.
- 3.5 The current application has been submitted in order to overcome the reasons for refusal of application LBM Ref.15/P4043 which was refused on 21/12/2015.

4. PLANNING HISTORY

- 4.1 In December 2015 planning permission was refused for the erection of a part single/part two storey rear extension with rooms within the roof space, installation of new rear dormer window and new window to front elevation, new hard landscaping and new boundary wall and front gates (LBM Ref.15/P4043). Planning permission was refused on the grounds that:-

‘The proposed extension by virtue of its length, height and bulk and design would fail to complement the original dwelling house and would fail to preserve or enhance the character and appearance of the Merton (Wimbledon

North) Conservation Area contrary to policy CS14 (Design) of the adopted Merton Core Planning Strategy (July 2011) and policy DM D4 (Managing Heritage Assets) of the Merton Sites and Policies Plan (July 2014) and

The proposed two storey rear extension would by virtue of its length, height and siting constitute an unneighbourly form of development that would be visually intrusive and detrimental to the amenities of neighbouring properties at 2A Alan Road and 6 Alan Road and be contrary to policy CS14 (Design) of the Adopted Merton Core Planning Strategy (July 2011) and policies DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and extensions to Buildings) of the Merton Sites and Policies Plan (July 2014)'.

5. **CONSULTATION**

5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers on neighbouring properties. In response 5 letters of objection have been received. The grounds of objection are set out below:-

- The proposed rear extension remains very large at 7 metres in length at both ground and first floors and 3 metres at second floor level.
- The reduction in bulk is minimal close to 2A Alan Road...
- The extensions are substantial in terms of footprint, bulk and mass.
- The scale of development is out of proportion to the original house.
- The proposal is contrary to policy DM 2 which seeks to ensure that all developments achieve high quality of design and protects amenity.
- The proposed extensions would reduce the gaps between properties.
- A smaller rear extension was refused at 20 Belvedere Grove and dismissed on Appeal.
- The proposal does not preserve or enhance the conservation area.
- The proposal would result in loss of daylight and sunlight to neighbouring properties.
- The proposals would constitute over development of the site.
- The rear extension extends too far into the rear garden.
- The bulk of the extension has not been significantly reduced.
- The extension would obscure views of St. Mary's Church from the garden of 4 Belvedere Avenue.
- The application site is within a conservation area and the Council is obliged to protect such areas.
- The changes are a limited reduction in scale of the rear extension by omitting one element of the first floor extension and by cutting back by one square metre at the corners of the central first floor extension. The length and height of the rear extension has not changed nor has its siting.
- The design and detailing of the roof and eaves is at variance with the original building.
- The visual gap between 2A and 4 Alan Road would be reduced by the ground floor extension.
- The proposed rear extension would compromise outlook from the kitchen, first floor bedroom and from the ground floor conservatory of 2A.

- The daylight and sunlight currently enjoyed by 2A would be reduced.

5.2 Belvedere Estates Residents Association

The Belvedere Estates Residents Association state that the proposal involves a full height rear extension increasing the depth of the current house by 7 metres on the ground and first floor and 3 metres on the second floor. The first floor extension would remove a significant amount of daylight and sunlight to the patio, garden and rear rooms of number 6. The current gap between the rear of number 4 and the Copper Beech tree allows daylight and sunlight to pass through. The extension would largely remove this amenity. The proposed rear extension would also break the building line at the rear of the houses in Alan Road.

6. **POLICY CONTEXT**

6.2 Adopted Merton Core Strategy (July 2011)

CS14 (Design).

6.3 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).

6.4 London Plan (March 2015)

7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

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

7.2 Design/Conservation Issues

The proposal involves the erection of a part single/part two storey side/rear extension with rooms within the roof space. The current application has been submitted in order to overcome the reasons for refusal of the previous application LBM Ref.15/P04043. The rear extension would be two and a half storeys in height, with the massing of the extension designed so that is within the centre of the rear elevation in the middle of the plot, well away from the boundaries with neighbouring properties. The first floor section adjacent to number 2a Alan Road previously proposed has been removed from the current scheme. The ridge and form of the extension follows that of the original gabled dormer window and would be set below the ridge height of the main roof. The single storey sections of the rear extension would have low pitched metal roofs to reduce the visual impact of the extension. The proposed extension would be 'asymmetrical' in design and is influenced by the Arts and Crafts style that forms part of the character of the area. The proposed extension would have a rendered finish to match the existing elevations of the house which will be over clad in insulated render. The pitched roof would be of clay tiles and would match the existing roof, with the shallow pitched roofs at ground and first floor level would be copper sheet.

New timber windows would be used for both the extension and the existing house together with new stone or cast stone lintels. In design terms the proposed extension and refurbishment of the house is considered to be acceptable and the proposal would preserve the character of the Merton (Wimbledon North) Conservation Area and would comply with policies CS14, DM D2, DM D3 and DM D4.

7.3 Neighbour Amenity

The previous planning application LBM Ref.15/P4043 was refused permission on both design grounds and its impact upon neighbour amenity. A number of objections have however been received from neighbours and local residents who are concerned about the scale and massing and rearward projection of the proposed extension. Although the section of the extension immediately adjacent to the boundary with number 2A Alan Road would be 6.5 metres in length, this section of the extension would be single storey with a shallow pitched roof with an eaves height of 3 metres. The extension would also be sited 1 metre away from the garden boundary and would be 4.5 metres separation between the flank wall of the single storey section of the extension and the side elevation of the conservatory to number 2A. The first floor section of the extension would be sited 7 metres away from the boundary with number 2A Alan Road. Although the first floor section of the extension would project 6.5 metres from the rear elevation of the original house the extension would only be 5 metres in width and would be sited in the centre of the rear elevation. At second floor level the side elevation of the extension would be 7 metres from the boundary with 2A Alan Road but would only project 4.2 metres from the rear elevation from the original dwelling house. It is therefore considered that the revised design of the proposed rear extension has a satisfactory relationship to 2A Alan Road.

- 7.4 In terms of the impact of the extension upon 6 Alan Road, the flank wall of the extension would be 4 metres from the boundary with 6 Alan Road and would project 7 metres from the rear elevation of the original house. Although the extension would have an eaves height of 7 metres and incorporate a gable roof with an overall height of 9.5 metres, the only window at first floor level would be obscure glazed to a height of 1.8 metres and fixed shut. It should also be noted that number 6 Alan Road is being extensively renovated including major alterations to the roof form and erection of ground floor extensions (LBM Ref.15/P1115). Although the approved extensions to number 6 Alan Road do not project into the rear garden (apart from a single story section adjacent to the boundary with number 8 Alan Road), the part of number 6 Alan Road closest to the application site would comprise a garage and plant room with a play room above. The main part of the house would be 4.8 metres from the boundary with number 4 Alan Road. Given the separation distances between the proposed rear extension to number 4 and number 6 Alan Road it is not considered that the proposal would be of such detriment to neighbour amenity as to warrant refusal of the application. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Trees

The tree officer has no objections to the proposed development subject to appropriate tree protection conditions being imposed on any grant of planning permission in order to protect the mature Beech tree situated in the rear garden of the application site. The proposal is therefore acceptable in terms of policy DM O2 (Trees, Hedges and Landscape Features).

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 current application for the erection of a part single, part two storey rear extension (with accommodation within the roof space) has addressed the reasons for refusal of application LBM Ref.15/P4043. The bulk of the extension facing number 2A Alan Road has been reduced and the proposed extensions are now considered to be acceptable in design terms. Although the extension would project into the rear garden, it is considered that there is sufficient separation distance between the proposed extension and the site boundaries so as not to be detrimental to neighbour amenity. 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 OUTLINE PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development Doors/Windows)
7. C.4 (Obscure Glazing)
8. D.11 (Construction Times)

9. F5 (Tree Protection)
 10. F8 (Site Supervision-Trees-Fourtnightly)
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