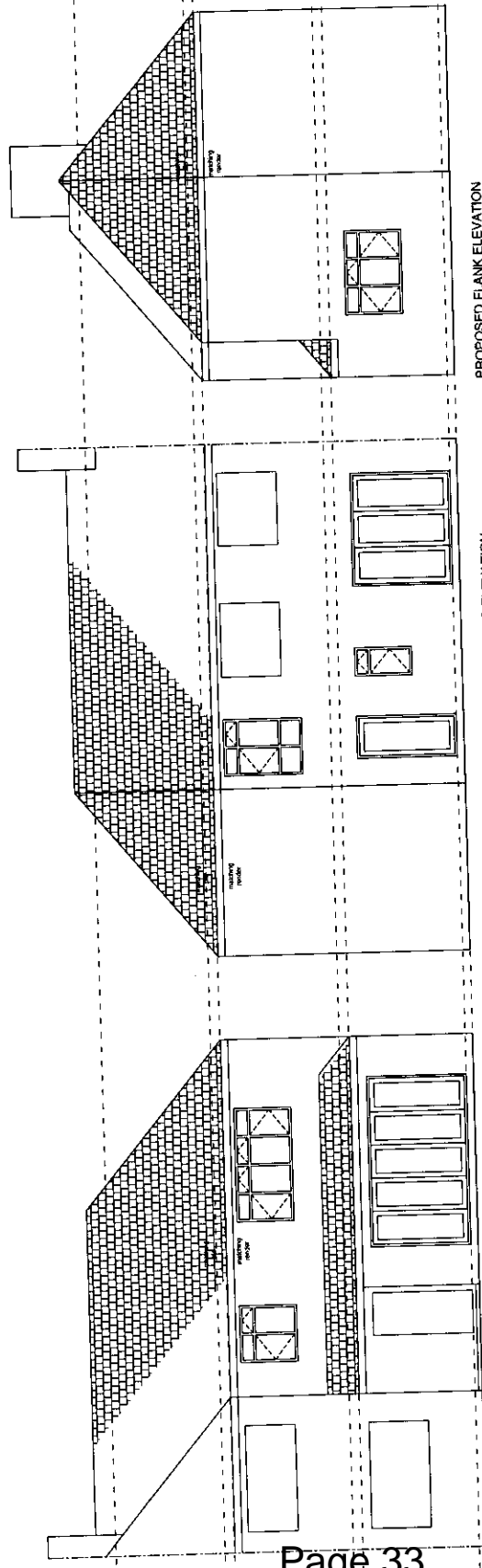


APPENDIX 1 ELEVATIONS  
 REFUSAL 15/P 3489



- GENERAL NOTES**
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
  2. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER.
  3. ALL WORK MUST BE IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS, PARTS A AND B, AND THE RELEVANT CODES OF PRACTICE, AND IN ACCORDANCE WITH THE RELEVANT STANDARDS.
  4. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS, WHICH ARE REFERRED TO BY THE RELEVANT NOTES.
  5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
  6. ALL MATERIALS ARE TO BE USED AND INSTALLED IN STRICT COMPLIANCE WITH THE RELEVANT MANUFACTURER'S INSTRUCTIONS.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY PROTECTION TO THE BUILDING AND ANY ADJACENT STRUCTURES.

**MATERIALS LEGEND**

Brickwork	Brickwork
Concrete	Concrete
Stone	Stone
Roofing	Roofing
Windows	Windows
Doors	Doors

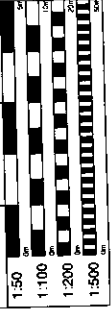
REVISED	DESCRIPTION	DATE

DAVID BALKIND DESIGN  
 12 Oak Close, Sutton, SM1 3LQ  
 T: 07790 443798  
 E: info@davidbalkind.com  
 W: www.davidbalkind.com

Location  
**29 CARLINGFORD GARDENS  
 LONDON  
 CR4 2AT**

Drawing title  
**GENERAL ARRANGEMENT  
 OF PROPOSED EXTENSION**

Date	20/07/15	Scale	1:50@A1
Job no.	351	Dwg no.	401
Revision	-		



APPENDIX 1 PLANS  
REFUSAL 15/19489

**GENERAL NOTES**

- THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND AS NECESSITY BRING TO THE ATTENTION OF THE DESIGNER.
- ALL WORK MUST CONFORM TO CURRENT BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE AND N.B.C.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS OR PRELIMINARY DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
- ALL MATERIALS ARE TO BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY FOUNDATION SUPPORT TO THE BUILDING AND ANY ADJACENT STRUCTURES.

**SYMBOLS LEGEND**

1:1	1:2	1:3	1:4	1:5	1:6	1:7	1:8	1:9	1:10
1:11	1:12	1:13	1:14	1:15	1:16	1:17	1:18	1:19	1:20

**DESCRIPTION**

1:1	1:2	1:3	1:4	1:5	1:6	1:7	1:8	1:9	1:10
1:11	1:12	1:13	1:14	1:15	1:16	1:17	1:18	1:19	1:20

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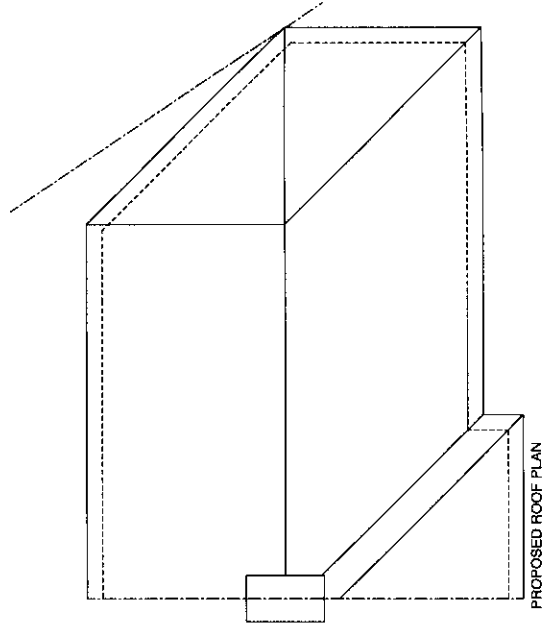
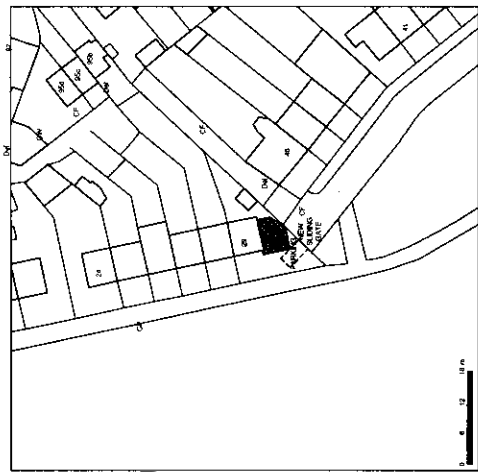
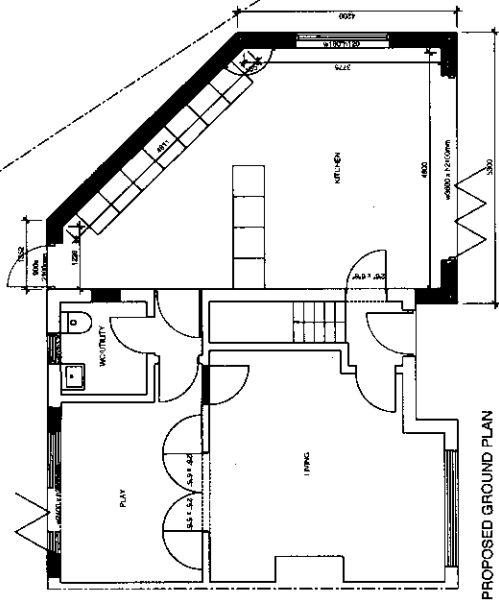
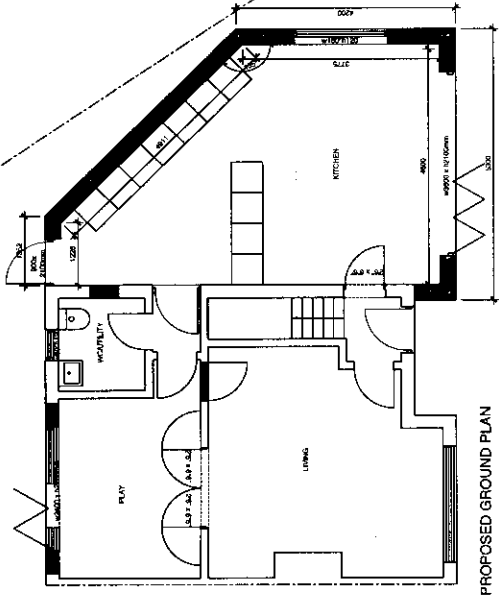
**Location**  
29 CARLINGFORD GARDENS  
LONDON  
CR4 2AT

**Drawing title**  
GENERAL ARRANGEMENT  
OF PROPOSED EXTENSION

**Date** 20/07/15  
**Scale** 1:50@A1

**Job no.** 351  
**Dwg no.** 400  
**Revision**

1:50  
1:100  
1:200  
1:500



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## Appeal Decision

Site visit made on 6 June 2016

by **J L Cheesley BA(Hons) DIPTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 June 2016

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**Appeal Ref: APP/T5720/D/16/3144276**

**29 Carlingford Gardens, Mitcham, Surrey CR4 2AT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Patrice Hugon against the decision of the Council of the London Borough of Merton.
  - The application Ref 15/P3489 was refused by notice dated 24 November 2015.
  - The development proposed is ground and first floor side extension.
- 

### Decision

1. The appeal is dismissed.

### Main Issues

2. I consider the main issues to be the effect of the proposal on the appearance of the existing dwelling and the character and appearance of the surrounding area.

### Reasons

3. Guidance in the Council's Supplementary Planning Guidance (SPG) Residential Extensions, Alterations and Conversions (November 2001) states that side extensions should be in sympathy with the design of the original building. Depending on the particular circumstances, this can be achieved either by integrating the extension into the original design so that it looks as though it has not been extended or by subordinating the extension.
  4. The appeal dwelling lies at the end of a row of two-storey dwellings fronting a large area of public open space. The appeal dwelling is of traditional design with a double storey front bay.
  5. The proposal includes a side extension to the same height as the existing roof. It would continue the existing roof line and include a hipped end. At ground floor level, the main façade would be in line with the existing front bay window; at first floor level the main façade would be in line with the main façade of the host dwelling.
  6. The proposed extension would be the full depth of the host dwelling and would be an irregular shape. Whilst this is an attempt to create an integrated approach to extending the dwelling, the irregular shape would not integrate
-

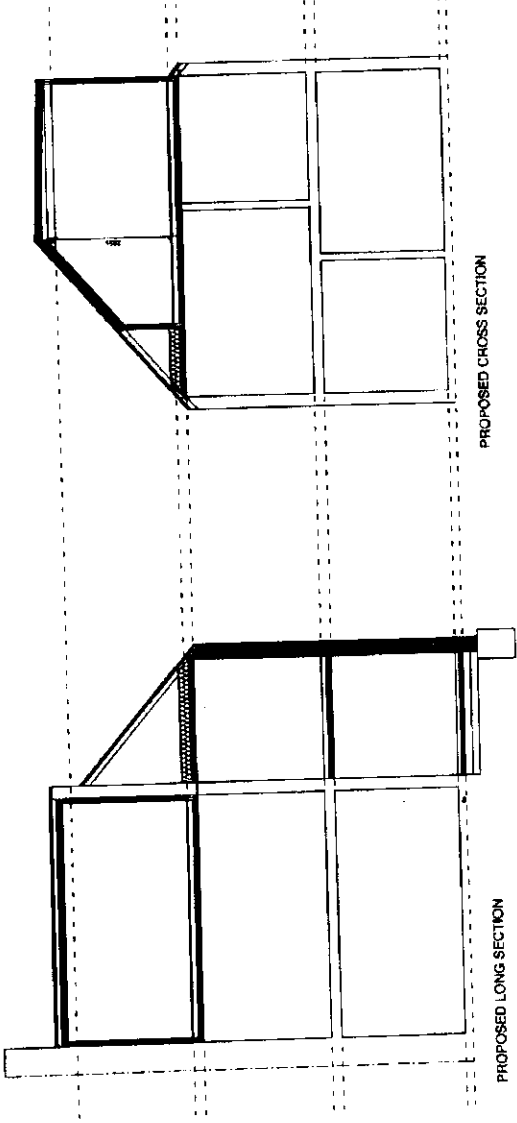
successfully into the existing design. In my opinion, due to the bulk, contrived shape and scale of the proposal, I consider that it would appear as a dominant incongruous addition, not in keeping with the traditional shape and appearance of the existing dwelling. The proposed extension would be clearly visible to a considerable extent from public view to both the front and side of the property. For the above reasons, I consider the proposal would have an adverse effect on the character and appearance of in the surrounding area, particularly to the detriment of the symmetry of the row of dwellings.

7. The Council has raised concern regarding loss of openness. From my observations, the sense of openness in this area is largely created by the adjacent public open space and the appeal site contributes little to this sense of openness. However, in the light of the harm I have identified above, I do not consider this matter justifies allowing the appeal.
8. In reaching my conclusion I have had regard to all matters raised, including the example of an extension to 14 Carlingford Gardens. This example is not directly comparable to the proposal before me as it is not an irregularly shaped extension and is not in such a prominent location. I have determined the proposal before me on its individual merits.
9. For the above reasons, the proposal would be contrary to guidance in SPG; Policies 7.4 and 7.6 in the London Plan (2015); Policy CS14 in the London Borough of Merton LDF Core Planning Strategy (2011); and Policies DMD2 and DMD3 in the Council's Sites and Policies Plan and Policies Maps (2014) where they seek to achieve high quality design and respect and reinforce local character.

*J L Cheesley*

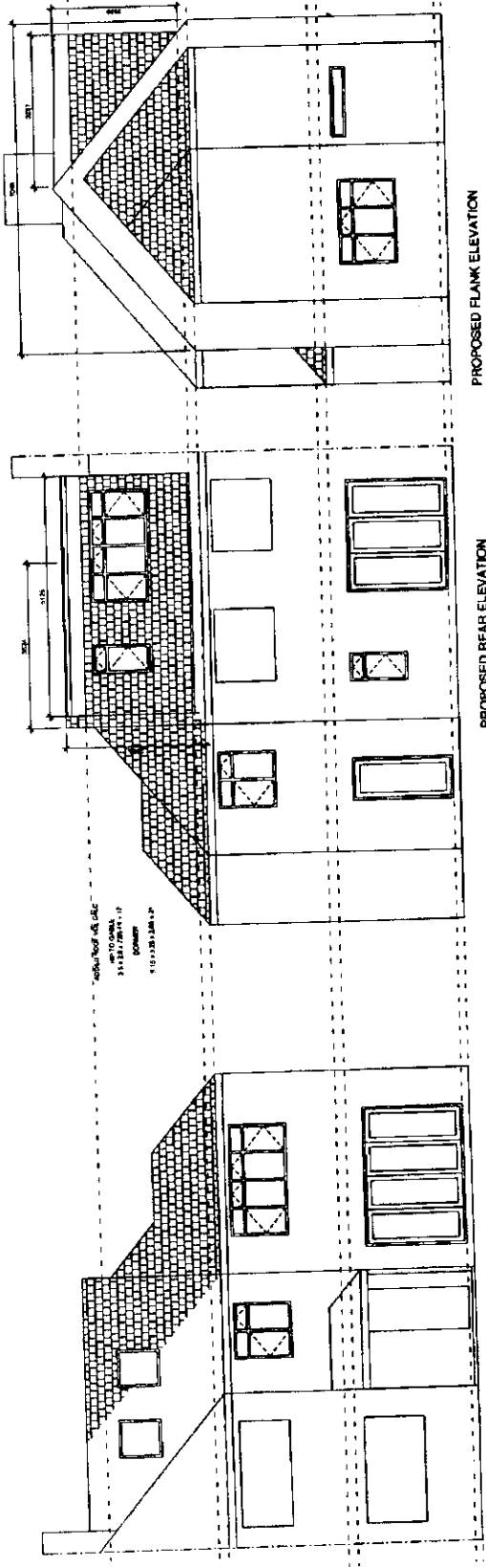
INSPECTOR

APPENDIX 2 ELEVATIONS  
 REFUSAL 16/P3826



PROPOSED CROSS SECTION

PROPOSED LONG SECTION



PROPOSED FLANK ELEVATION

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

**GENERAL NOTES**

1. THE CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BY SURVEY.
2. ANY DISCREPANCY BETWEEN THE DRAWING AND THE SURVEY SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

SYMBOL	DESCRIPTION	UNIT
□	Concrete	
▒	Brickwork	
■	Roofing	
○	Windows	
△	Doors	
◇	Chimneys	
□	Other	

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Location  
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 LONDON  
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Drawing title  
 GENERAL ARRANGEMENT  
 OF PROPOSED

Date  
 04/10/16

Scale  
 1:50 @ A1

Job no.  
 351

Dwg no.  
 201

Revision  
 A



