

**PLANNING APPLICATIONS COMMITTEE
10 OCTOBER 2013**

Item No: 07

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	13/P2245	22/7/13

Address/Site 20 Cottenham Park Road, West Wimbledon, SW20 0RZ

(Ward) Raynes Park

Proposal: Application for variation of condition 2 (plan numbers) attached to Planning Permission LBM Ref: 11/P1461 (dated 13.02.12) in respect of alterations and extensions to the existing dwelling, with proposed changes to the approved plans comprising alterations to first floor windows, front dormer windows, and front gable and roof above.

Drawing Nos: Existing Site Plan, SNA/P/102, SNA/788/P/103, SNA/788/P104, SNA/788/P/105, SNA/788/P106, and SNA/788/P107

Contact Officer: Sabah Halli (8545 3297)

RECOMMENDATION

Permission be **GRANTED** subject to conditions

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
- Number of neighbours consulted: 55
- External consultations: No
- Controlled Parking Zone: No

1. INTRODUCTION

1.1 This application is brought before the planning committee due to the number of objections received.

2. SITE AND SURROUNDINGS

2.1 The application site comprises a detached two-storey 5-bedroom single family dwellinghouse located on the north side of Cottenham Park Road. Cottenham Park Road is a well-established residential road comprising a mixture of mainly detached, with some semi-detached and terraced residential properties, of varying sizes and designs. The properties on this side of the road are set at a higher level than the road and the properties opposite. The properties to the rear of the site are higher than those along Cottenham Park Road.

2.2 The site is not located within a conservation area or subject to any other designations.

3. CURRENT PROPOSAL

3.1 The proposal comprises the variation of condition 2 (plan numbers) attached to allowed appeal LBM ref. 11/P1461, which reads as follows:

'2. The development hereby permitted shall be carried out in accordance with the following approved plans: SNA/788/P/001, SNA/788/P/002 Revision A, SNA/788/P/003 Revision B, SNA/788/P/004, SNA/788/P/005 Revision C, SNA/788/P/006 Revision B, and SNA/788/P/007.'

3.2 It is intended to substitute the drawings in order to make minor material amendments to the approved scheme. Those amendments are as follows:

- Alteration in design of central first floor, front window
- Increase in height of front dormer windows and alteration from pitched roofed to flat roofed
- Removal of roof to front gable, insertion of recess to front roof above front gable, installation of French doors, and addition of balustrades to create a front roof terrace area

3.3 Other relevant conditions attached to the planning permission by the appeal Inspector were condition 5 (permitted development rights), condition 6 (obscure glazing to side window), and condition 7 (no use of flat roofed areas). Condition 7 removes access to the flat roofed area/s of the extensions approved aside for maintenance and emergency purposes. Condition 5 removes permitted development rights for any new windows, dormer, or roof lights. This is in order to allow the Council to formally consider, through a planning application, the impact of any new windows or other openings, and use of any flat roofed areas.

4. PLANNING HISTORY

13/P2550 - APPLICATION FOR DISCHARGE OF CONDITIONS 1-13 ATTACHED TO LBM PLANNING PERMISSION 11/P1461 (DATED 22/11/2011) RELATING TO THE PROPOSED TWO STOREY FRONT, SIDE, AND REAR EXTENSIONS, EXTENSION TO EXISTING ROOF INCLUDING

RAISING OF RIDGE HEIGHT, INSTALLATION OF TWO FRONT DORMERS AND THREE REAR DORMERS, AND INSTALLATION OF SIDE ROOF LIGHTS, REBUILDING AND EXTENSION OF EXISTING FRONT SINGLE GARAGE TO CREATE NEW DOUBLE GARAGE, RECONFIGURATION OF FRONT CURTILAGE WITH ASSOCIATED LANDSCAPING, AND INCLUDING EXTENSION OF EXISTING VEHICULAR ACCESS, CONSTRUCTION OF NEW VEHICULAR ACCESS, AND INSTALLATION OF NEW FRONT BOUNDARY TREATMENT – Pending consideration

13/P1402 - APPLICATION FOR VARIATION OF CONDITION 2 (PLAN NUMBERS) ATTACHED TO PLANNING APPROVAL 11/P1461 COMPRISING AN AMENDMENT TO THE STYLE OF WINDOWS, REPLACEMENT OF TWO WINDOWS ON THE GROUND FLOOR WITH BI FOLDING DOORS, AND REPLACEMENT OF A DOOR IN A SIDE ELEVATION WITH A SMALL WINDOW – Granted

13/P0461 - DEMOLITION OF EXISTING DETACHED HOUSE AND ERECTION OF A NEW THREE STOREY DETACHED DWELLING WITH BASEMENT LEVEL – Withdrawn

12/P3263/NEW - PRE APPLICATION ADVICE FOR PLANNING APPLICATION REF 12/P2469 (DEMOLITION OF EXISTING DETACHED DWELLING AND ERECTION OF A THREE STOREY DETACHED DWELLING WITH BASEMENT FLOOR) – Pre-Application submission.

12/P2470/INVALID/INV - DEMOLITION OF EXISTING FOUR BEDROOM DWELLING HOUSE AND THE ERECTION OF 2 X FOUR BEDROOM DWELLING HOUSES – Withdrawn

12/P2469 - DEMOLITION OF EXISTING DETACHED DWELLING AND ERECTION OF A THREE STOREY DETACHED DWELLING WITH BASEMENT FLOOR – Withdrawn

11/P1461 - PROPOSED TWO STOREY FRONT, SIDE, AND REAR EXTENSIONS, EXTENSION TO EXISTING ROOF INCLUDING RAISING OF RIDGE HEIGHT, INSTALLATION OF TWO FRONT DORMERS AND THREE REAR DORMERS, AND INSTALLATION OF SIDE ROOF LIGHTS, REBUILDING AND EXTENSION OF EXISTING FRONT SINGLE GARAGE TO CREATE NEW DOUBLE GARAGE, RECONFIGURATION OF FRONT CURTILAGE WITH ASSOCIATED LANDSCAPING, AND INCLUDING EXTENSION OF EXISTING VEHICULAR ACCESS, CONSTRUCTION OF NEW VEHICULAR ACCESS, AND INSTALLATION OF NEW FRONT BOUNDARY TREATMENT – Refused, and appeal allowed.

The Inspector attached conditions in respect of the time limit for implementation, approved plan numbers, materials, removal or permitted development rights in respect of increasing the front hard standing size and insertion of any new openings, the obscure glazing of first floor side windows and rear dormer, access to the flat roofed areas for maintenance only,

boundary treatments, details of hard and soft landscaping, materials for the front hard standing, and demolition/construction times.

10/P1472 - THE DEMOLITION OF AN EXISTING DWELLING AND CONSTRUCTION OF TWO NEW DETACHED HOUSES INCLUDING BASEMENTS AND ROOMS IN THE ROOF - Withdrawn

10/P0553/NEW - TWO SEMI DETACHED HOUSES OVER FOUR STOREYS INCLUDING BASEMENT AND ROOMS IN THE ROOF – Pre-application Submission.

MER784/70 - OUTLINE-SINGLE STOREY EXTENSION AT SIDE - Approved

5. CONSULTATION

5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response, 11 letters of objection were received and the grounds for objection are as follows :-

- The proposed amendments whereby a new opening is being created is contrary to the condition imposed by the Inspector
- The applicant is proposing larger extensions than those approved at appeal
- Loss of privacy as a result of the front windows of the property
- Loss of privacy as a result of the new roof terrace
- Proper analysis of the water table needs to be carried out because the area is noted for subsidence

6. POLICY CONTEXT

The relevant policies contained within the Adopted Merton Unitary Development Plan (October 2003) are BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.23 (Alterations and Extensions to Buildings) and NE.11 (Trees-Protection),

The relevant policy contained within the Adopted Merton Core Planning Strategy (2011) is CS 6 (Wimbledon Sub - Area), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), and CS 20 (Parking, Servicing, and Delivery)

Residential Extensions, Alterations, and Conversions – SPG

7. PLANNING CONSIDERATIONS

7.1 The principal planning considerations are the design and appearance of the

proposed amendments to the approved scheme and the effect upon neighbour amenity.

7.2 Design

7.3 The proposed amendments are considered acceptable in design terms. The amendment in design of the first floor front windows and front dormer windows is minor in scale and the use of flat roofs for the dormer windows would reduce their scale.

7.4 The removal of the roof to the front gable and the recess created in the main roof behind it would reduce the overall bulk of the roof and the installation of balustrades to create a terrace is considered acceptable on design ground also. There are other similar developments in close proximity to the site and these have not been to the detriment of the appearance of the street scene.

7.5 Neighbour Amenity

7.6 It is not considered that there would be a detrimental impact on the outlook or daylight/sunlight of the occupiers of adjoining and surrounding properties as a result of the proposed amendments.

7.7 The amendments are small in scale and the works at second floor would still appear subordinate within the roof.

7.8 It is not considered that there would be a loss of privacy to the occupiers of the adjoining properties. The alteration in design of the first floor front windows and increase in height of the front dormer windows are minor alterations which would not result in any more overlooking than from the approved scheme. It is not considered that there would result an unacceptable level of overlooking from the second floor terrace area due to the set back of the dwelling from the road and properties opposite. The property is located 25m from no.31 and 30m from no.31A (properties across the road from the site).

7.9 Trees and Landscaping

7.10 No trees or hedgerows would be removed as part of the amendments.

8. **CONCLUSION**

8.1 The proposed alterations are proportionate in size to the property, in keeping with the varied character of the road, and would not result in a detrimental impact on neighbour amenity, or parking and highway safety.

8.2 Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

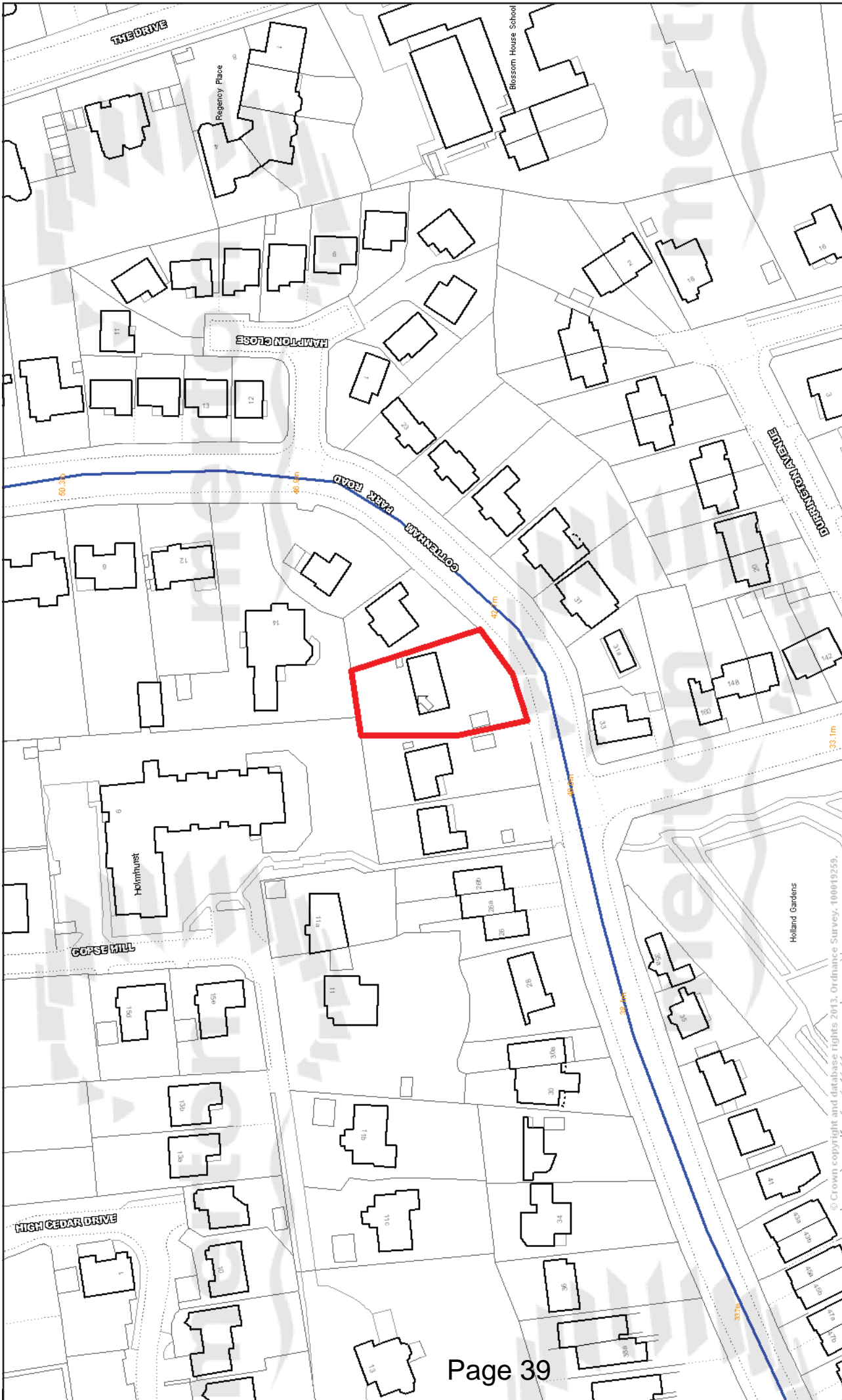
Condition 2 to be varied as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site Plan, SNA/788/P/001, SNA/P/102, SNA/788/P/103, SNA/788/P/004, SNA/788/P104, SNA/788/P/105, SNA/788/P106, and SNA/788/P107

Reason: For the avoidance of doubt and in the interests of proper planning.

Informative:

Other conditions attached to LBM ref. 11/P1461 by the Planning Inspectorate will continue to apply.



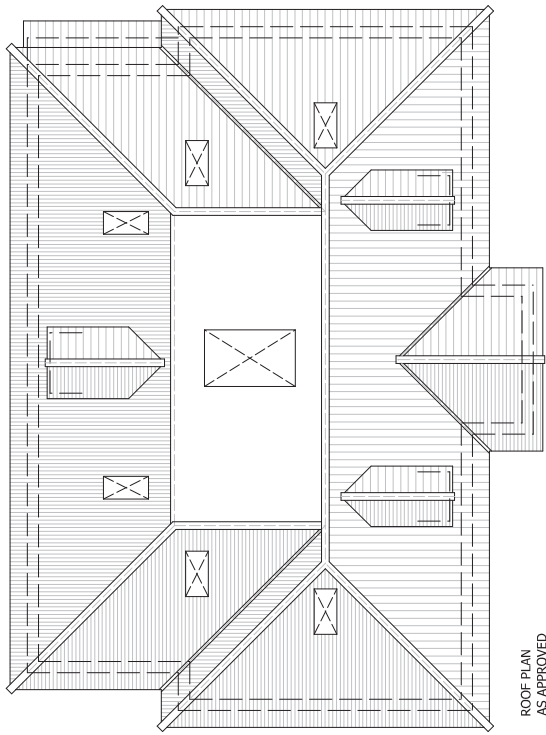
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 Surrey
 SM4 5DX

Scale 1/1250
 Date 24/9/2013

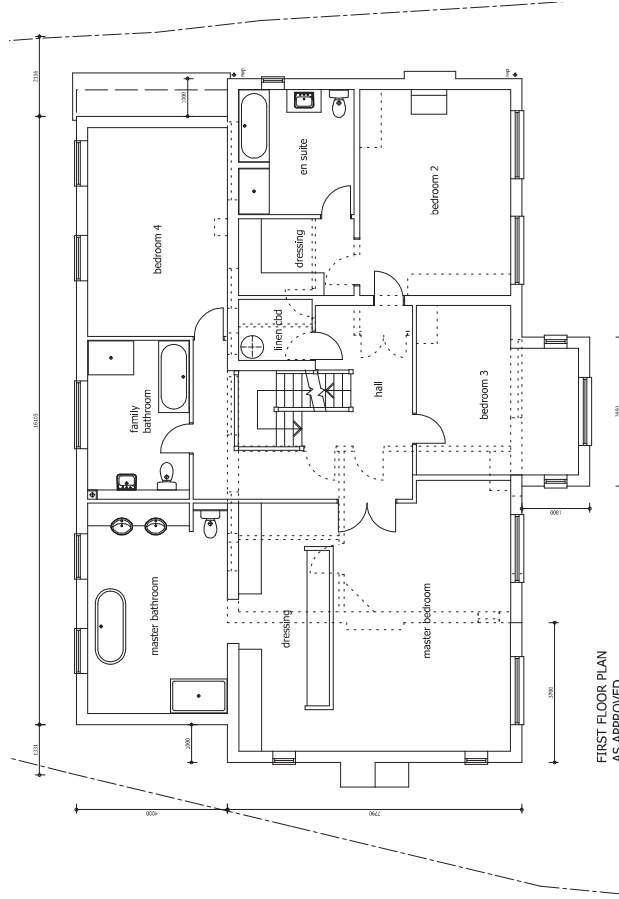
20 Cottenham Park Rd

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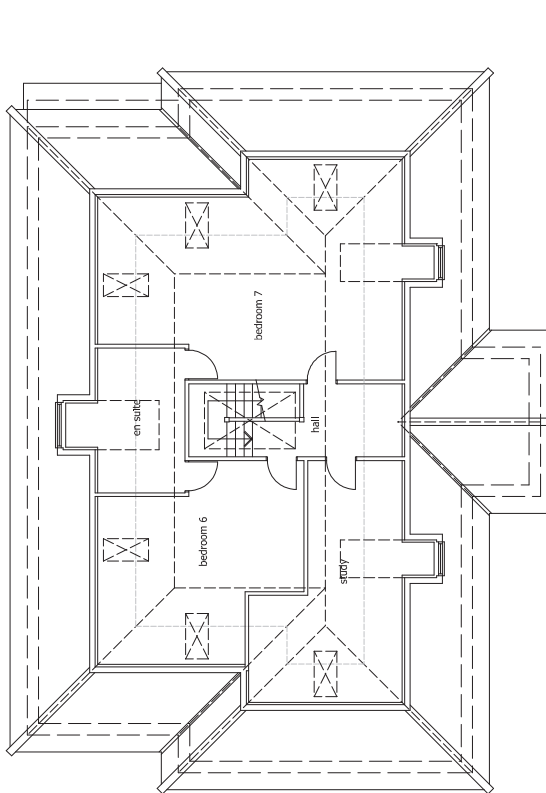
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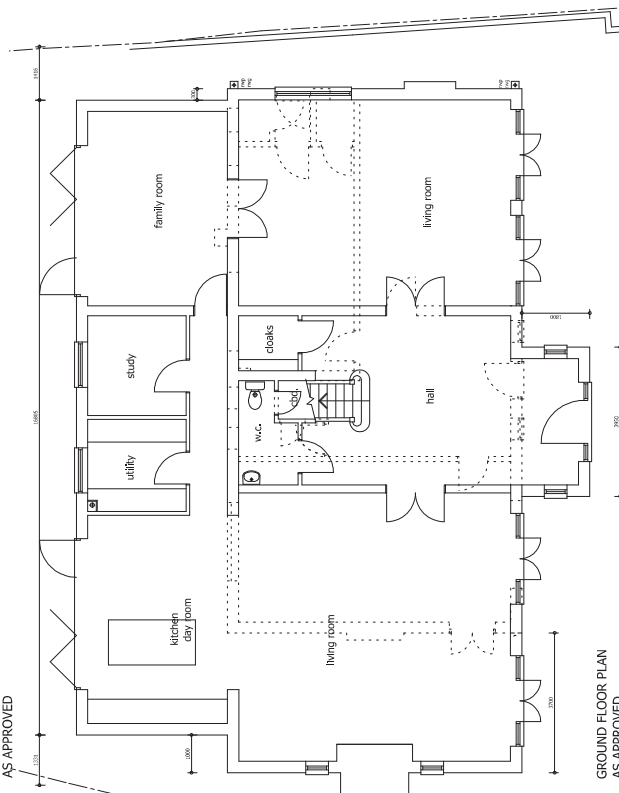
ROOF PLAN
AS APPROVED



FIRST FLOOR PLAN
AS APPROVED

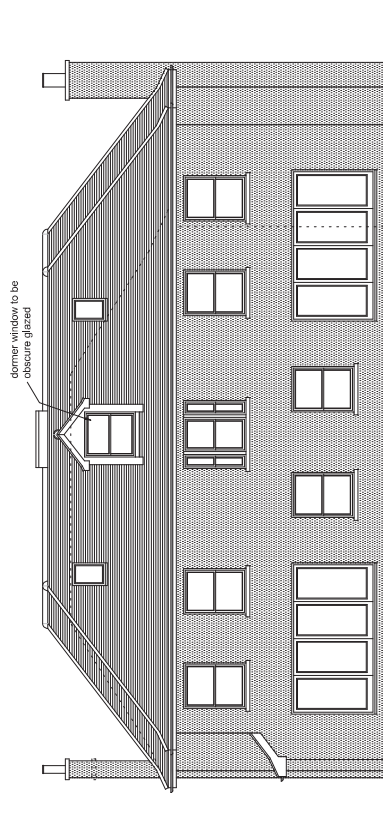


LOFT PLAN
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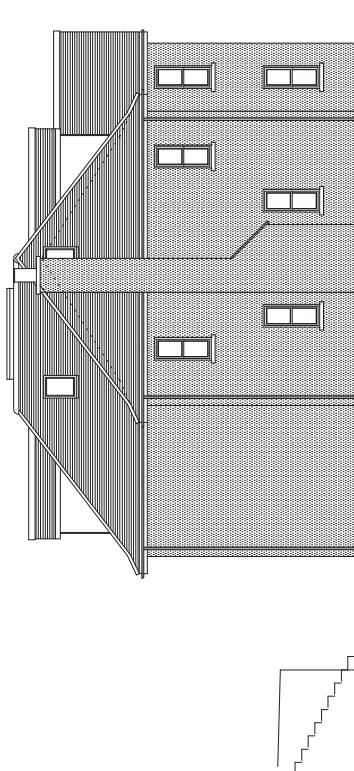


GROUND FLOOR PLAN
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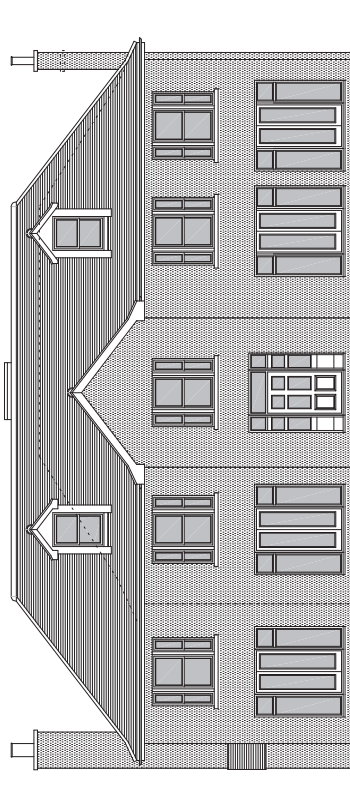
PROJECT 20 Cottenham Park Road Wimbledon SW20 0RZ	REVISIONS Rev A - rear dormer windows reduced in height Rev B - minor design amendments 23/05/2013 Rev C - size glazing removed from front dormer windows 25/06/2013 Rev D - as approved 02/07/2013	
	SCALE 1 : 100 @ A2	DATE April 2011
PROPOSED Proposed plans	DRAWING NO SNA / 788 / P / 002	
STATUS AS APPROVED	DRAWING NO SNA / 788 / P / 002	
stephen nutkins & associates 17 Portway Close Bexley Kent DA5 2AC T: 07771198568 E: mail@sna.co.uk		



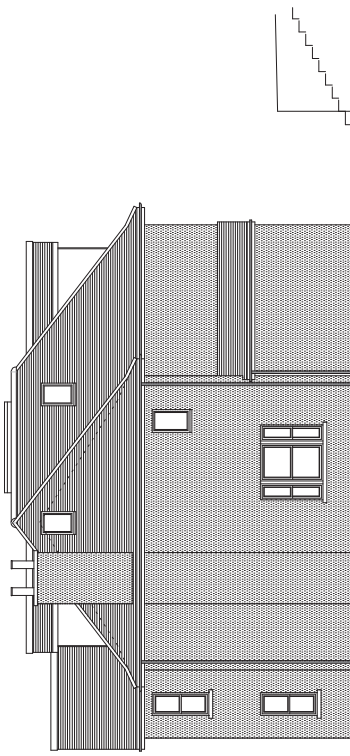
REAR ELEVATION
AS APPROVED



SIDE ELEVATION
AS APPROVED



FRONT ELEVATION
AS APPROVED



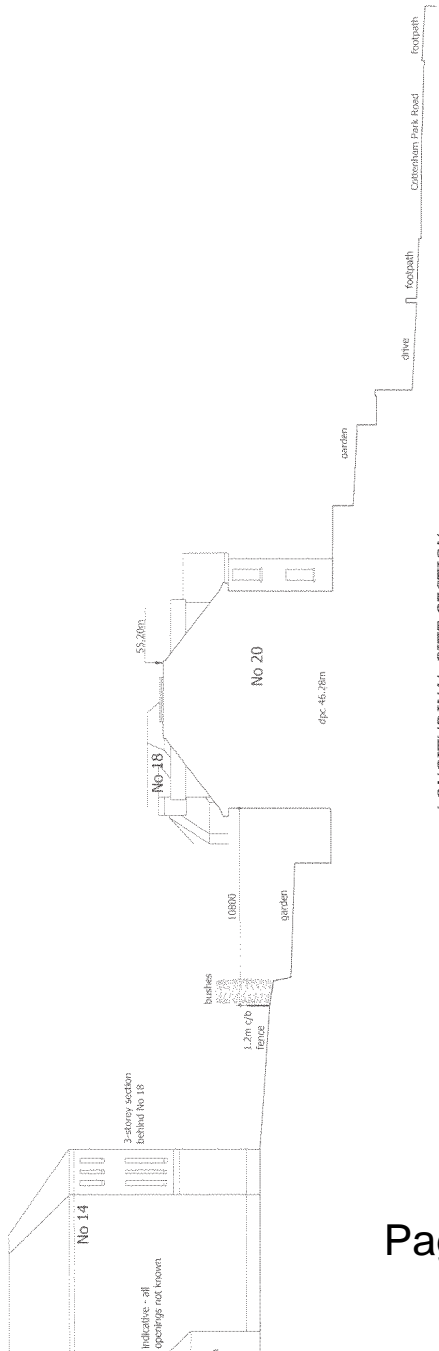
SIDE ELEVATION
AS APPROVED

<p>PROJECT 20 Cottenham Park Road Wimbledon SW20 0RZ</p>	<p>REVISED 20/06/2013 Rev A - rear dormer windows noted as obscure glass 27/02/2011 Rev B - rear dormer windows reduced in number 27/02/2011 Rev C - floor design amendments 18/04/2013 Rev D - side glazing removed from front dormer windows 26/06/2013 Rev E - as approved 02/07/2013</p>
<p>SCALE 1 : 100 @ A2</p>	<p>DATE April 2011</p>
<p>PROPOSED Proposed elevations</p>	<p>STATUS AS APPROVED</p>
<p>REF: SNA / 788 / P / 003</p>	
<p>stephen nutkins & associates 17 Downy Close Buckley Kent DA5 2AC T: 0777119856 E: snan@stephen-nutkins.co.uk</p>	

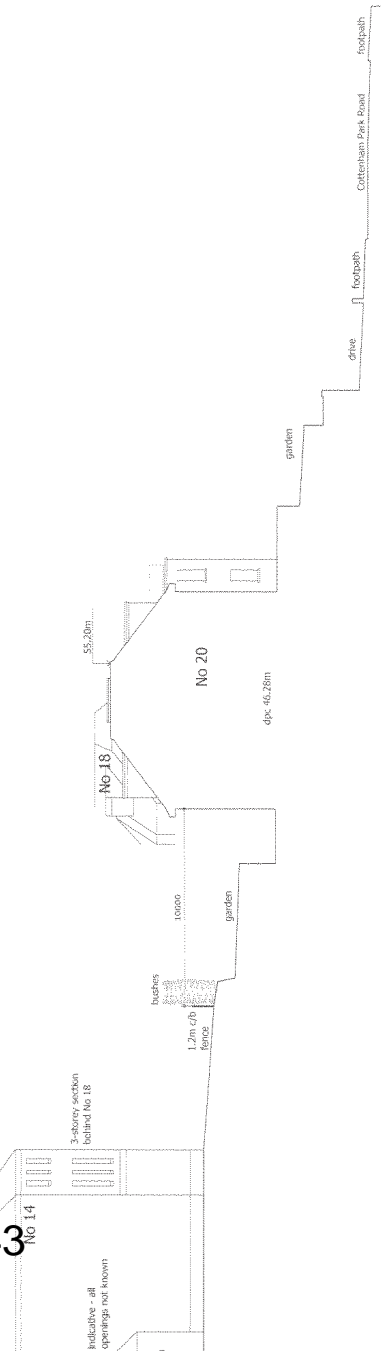
B/P 2248
 AMENDED PLAN

LONDON BOROUGH OF WIMBLEDON

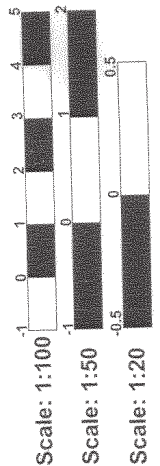
18 SEP 2013




LONGITUDINAL SITE SECTION
 AS APPROVED

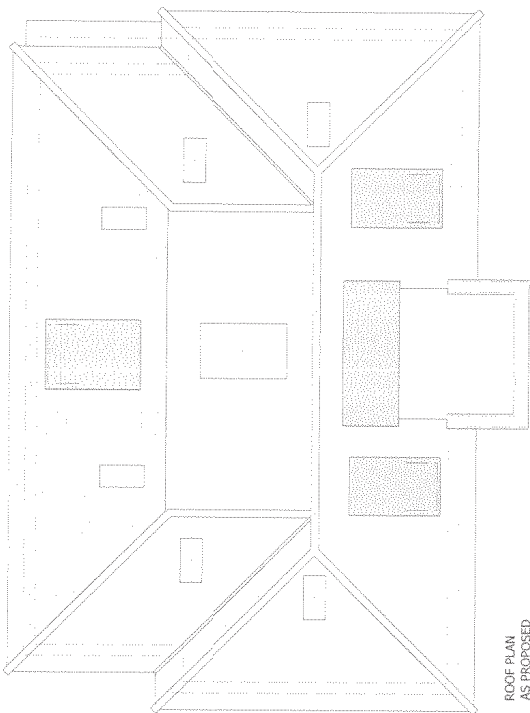


LONGITUDINAL SITE SECTION
 AS PROPOSED

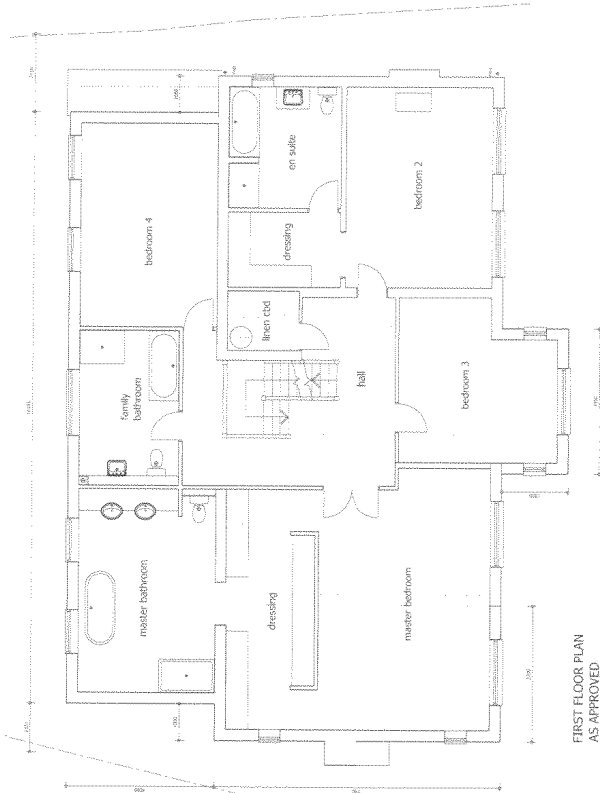


PROJECT 20 Cottenham Park Road Wimbledon SW20 0RZ	REVISIONS Rev A - schema amended 17/09/2013
DATE June 2013	SCALE 1:200 @ A2
PROJECT Longitudinal site section as approved and as proposed	DATE June 2013
PROJECT PLANNING	SCALE SNA / 788 / P / 107
 stephen nutkins & associates 77 Plymouth Place Bexley, London SE18 6JF 0203 1711000 E: info@sna.co.uk	

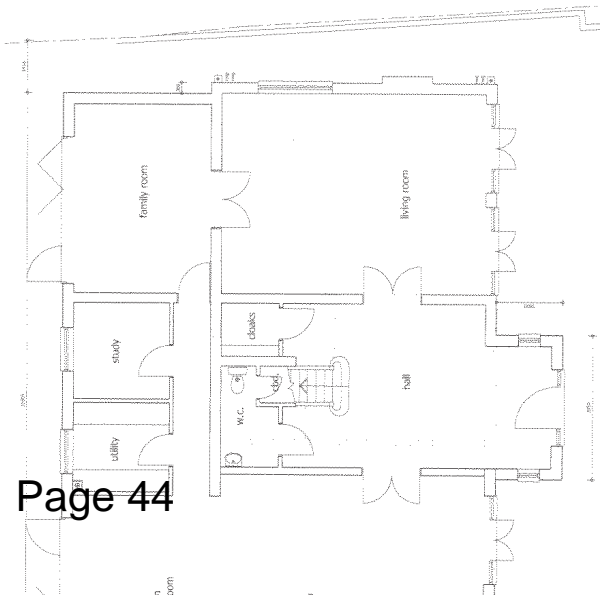
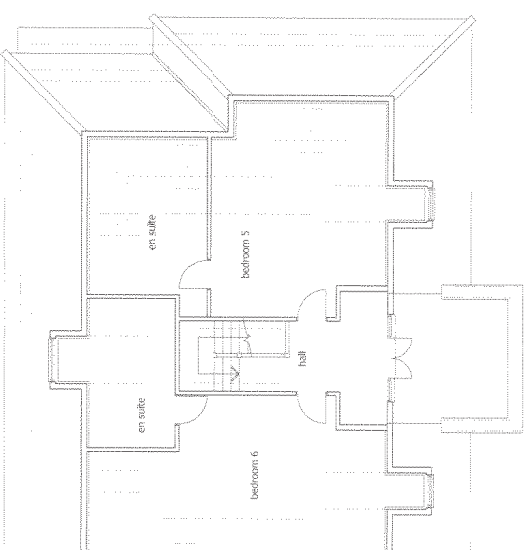
B/P 2295 AMENDED PLAN



ROOF PLAN AS PROPOSED



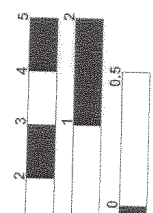
FIRST FLOOR PLAN AS APPROVED



LONDON BOROUGH OF MERTON

18 SEP 2013

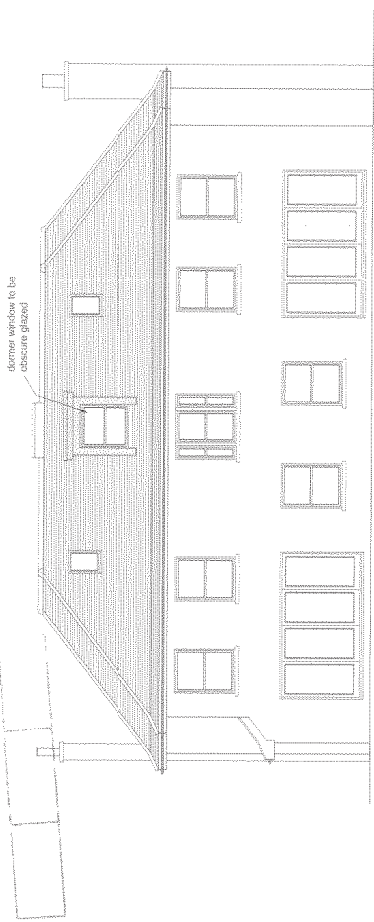
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DRAWING NO. Proposed plans	SCALE 1: 100 @ A2
DATE May 2013	DRAWING NO. SNA / 788 / P / 102
DRAWING NO. PLANNING	DRAWING NO. stephen nutkins & associates



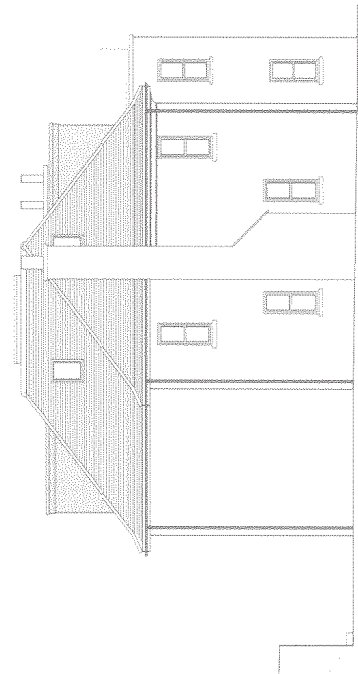
BIP 228
 AMENDED PLAN

LONDON BOROUGH OF MERTON

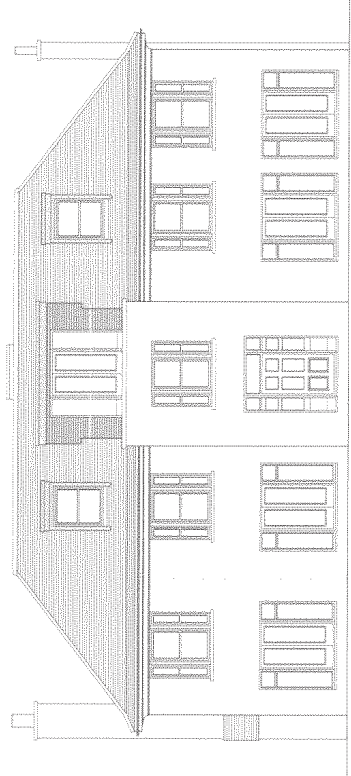
18 SEP 2013



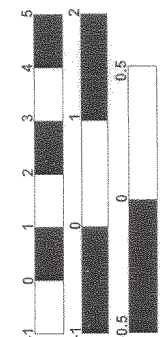
REAR ELEVATION
 AS PROPOSED



SIDE ELEVATION
 AS PROPOSED



FRONT ELEVATION
 AS PROPOSED



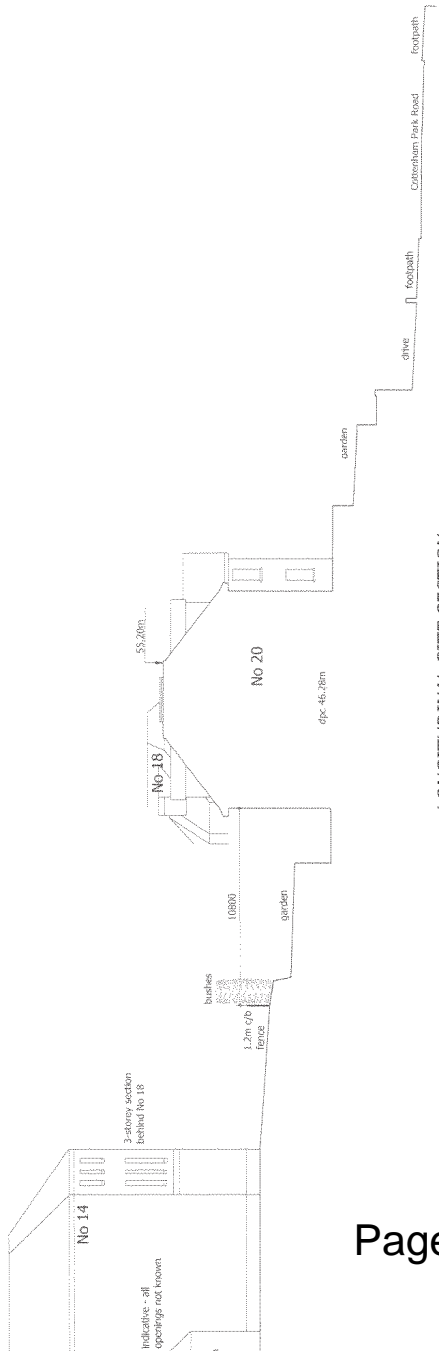
SIDE ELEVATION
 AS PROPOSED

PROJECT 20 Cottenham Park Road Wimbledon SW20 0RZ	REVISIONS Rev A - side glazing removed from front dormer windows 25/06/2013 Rev B - scheme updated 09/07/2013 Rev C - scheme amended 17/09/2013
DRAWING Proposed elevations	SCALE 1 : 100 @ A2
DRAWING PLANNING	DATE May 2013
DRAWING SNA / 788 / P / 103	DRAWN BY stephen nutkins & associates

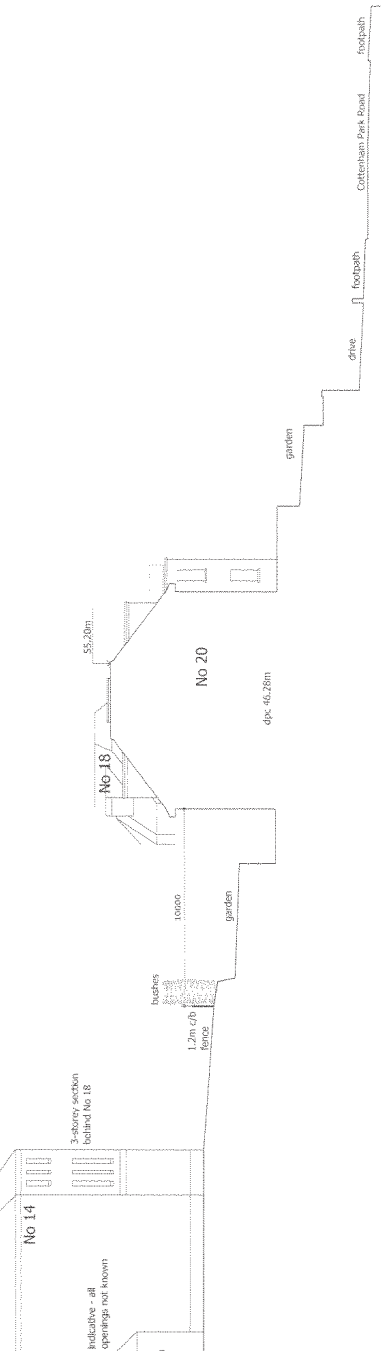
B/P 2248
 AMENDED PLAN

LONDON BOROUGH OF WIMBLEDON

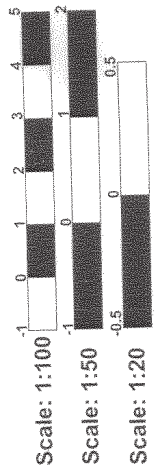
18 SEP 2013



LONGITUDINAL SITE SECTION
 AS APPROVED



LONGITUDINAL SITE SECTION
 AS PROPOSED

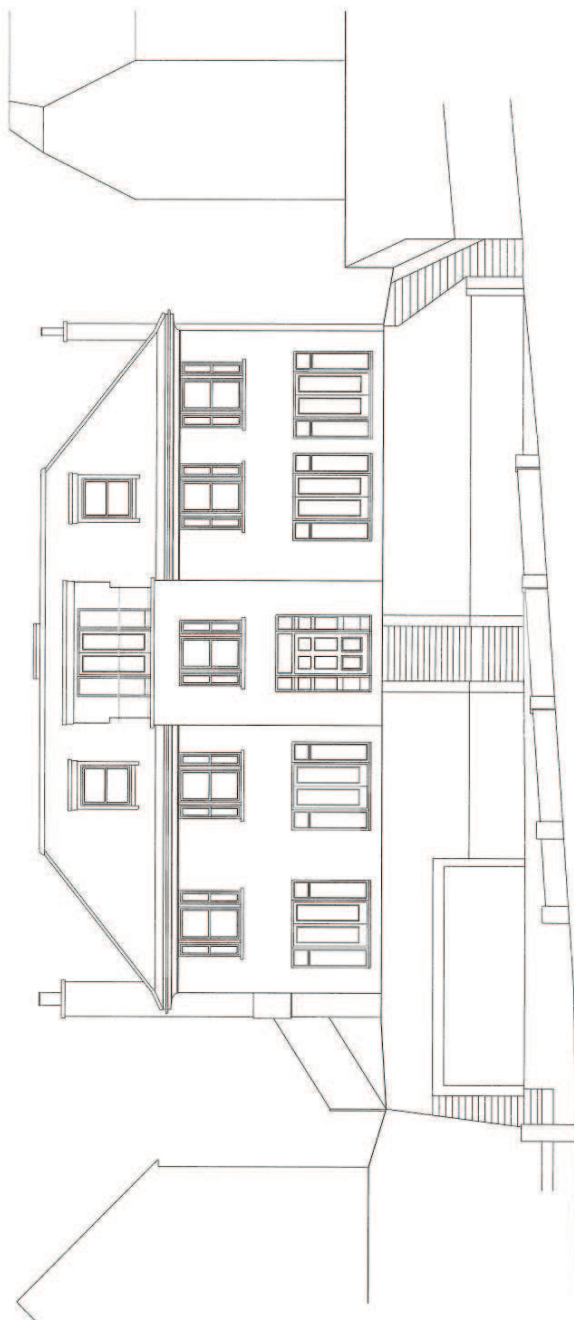


PROJECT 20 Cottingham Park Road Wimbledon SW20 0RZ	REVISIONS Rev A - schema amended 17/09/2013
DATE June 2013	SCALE 1:200 @ A2
PROJECT Longitudinal site section as approved and as proposed	DATE June 2013
PROJECT PLANNING	SCALE SNA / 788 / P / 107
<p>Stephen nutkins & associates</p> <p>17 Plymouth Place Bathwick, Bristol BA2 4JQ 0117 924444 E: enquiries@stephen-nutkins.co.uk</p>	

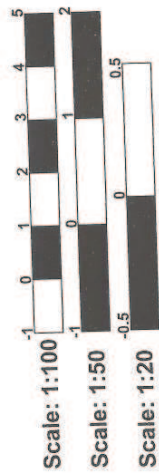
B1P2245
 AMENUGO PLAN
 24/9/13



STREET SCENE
 AS APPROVED



STREET SCENE
 AS PROPOSED



PROJECT 20 Cottenham Park Road Wimbledon SW20 0RZ	REVISIONS Rev A - approved elevation updated 02/07/2013 Rev B - scheme amended 17/09/2013
DRAWING Proposed street scene as approved and as proposed PLANNING	DATE May 2013
SCALE 1 : 100 @ A2	DRAWN BY SNA / 788 / P / 106
CHECKED BY s n a	PROJECT NO. stephen nutkins & associates



Appeal Decision

Site visit made on 31 January 2012

by M T O'Rourke BA (Hons) DipTP MRTPI

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

Decision date: 13 February 2012

Appeal Ref: APP/T5720/D/11/2166626

20 Cottenham Park Road, West Wimbledon, London SW20 0RZ

- 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 and Mrs A and N Egby against the decision of the Council of the London Borough of Merton.
 - The application Ref 11/P1461, dated 20 May 2011, was refused by notice dated 10 November 2011.
 - The development is proposed 2 storey side and front extensions, part one/part two storey rear extension, roof conversion to form accommodation and associated alterations. New double garage, vehicle access and landscaping.
-

Procedural Matters

1. The Council in its decision notice describes the development as being proposed two storey front, side and rear extensions, extension to existing roof including raising of ridge height, installation of two front dormers, one rear dormer and two rear rooflights, side rooflights, rebuilding and extension of existing front single garage to create a double garage, reconfiguration of front curtilage with associated landscaping, including widening of existing vehicular access and construction of new vehicular access to form an in-out driveway, and installation of new front boundary treatment. This is a fuller and more accurate description of the development than that given in the application (in the bullet points above) and the appeal has been determined on that basis.

Decision

2. The appeal is allowed and planning permission is granted for proposed two storey front, side and rear extensions, extension to existing roof including raising of ridge height, installation of two front dormers, one rear dormer and two rear rooflights, side rooflights, rebuilding and extension of existing front single garage to create a double garage, reconfiguration of front curtilage with associated landscaping, including widening of existing vehicular access and construction of new vehicular access to form an in-out driveway, and installation of new front boundary treatment at 20 Cottenham Park Road, West Wimbledon, London SW20 0RZ in accordance with the terms of the application, Ref 11/P1461, dated 20 May 2011, subject to the conditions set out in the attached schedule.

Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of No. 20, on the wider street scene and on the living

conditions of the occupants of the neighbouring properties in terms of their privacy, daylight/sunlight and outlook.

Reasons

4. No. 20 is a detached 2 storey house on the north side of Cottenham Park Road within an established residential area of West Wimbledon. It is on a hillside, at a higher level and set back from the road. To the rear there is an older property, No. 14, which sits behind No. 18 in an elevated position. The frontage properties comprise a mix of mainly detached, but including some semi-detached and terraced, houses of varying age, size and design. The Council's decision refers to saved policy BE23 of the Unitary Development Plan 2003 (UDP). It deals with alterations and extensions to buildings and sets out various criteria which should be met.
5. The appeal scheme proposes significant remodelling and changes to the original building with front, side and rear extensions and changes to the roof. Dealing first with the proposed alterations to the front garden, the ground levels would be reconfigured, widening the existing access and creating a new in-out access. As part of the works, the existing single garage on the western boundary would be replaced by a double garage under a flat roof in the same location and of similar depth. The scheme would allow more off road parking in a low PTAL rated location and by enabling cars to leave in forward gear would be safer for both drivers and pedestrians. The increase in width of the garage would be towards the centre of the site and with the provision of a new side wall there would be no adverse impact on the neighbouring property (No. 22).
6. Whilst there would be some loss of the existing well established planting in the front garden, the amended plans indicate additional planting immediately to the rear of the new front boundary wall. The low height of the front wall would ensure that the open nature of the site and of the road would be retained. This part of Cottenham Park Road displays a variety of frontage treatments and there is open parking in front of the new houses opposite and the new development to the west. Subject to approval of the proposed hard surfacing material, which could be covered by condition, the scheme provides for an appropriate balance of hard and soft landscaping, would not be out of keeping with the varied street scene and is acceptable in design terms.
7. No. 20 is on a curve in the road and already sits forward of its neighbours. The house has a flat front façade and the proposed 2 storey front gable extension would have the same eaves height as the original building and be set below the new roof line. Having regard to the house's elevated position and relationship to the adjoining properties, the 1.8m forward projection would not be out of keeping with its form, scale and proportions and would enhance its appearance in the street scene.
8. The two storey extension to the side of the house would be some 3.75m wide and on the same line as the existing front wall. The boundary with No. 22 runs at an angle and the extension would be some 11.79m deep with the rear 4m inset by one metre keeping a separation distance of between 1.3m and 3.2m between the new side wall and the boundary. No change is proposed to the eaves height of the house. Although the ridge of the new roof would be higher, it would still be below that of the neighbouring properties and the rear of the extended property would not project beyond those on either side. From what I saw on my visit I consider that the proposal would be sufficient distance from

- its neighbours either side so that the extended house would not appear overbearing or cramped within the plot when viewed from the street.
9. There are bedroom windows in the side of No. 22 which look out at No. 20 and over its rear garden. However having regard to the relationship between the buildings and to the boundary, there would remain adequate separation so as not to give rise to any unacceptable loss of light or of outlook to those rooms. The plans show only two new small windows in the side wall of No. 20 at first floor level which would serve a bathroom and bedroom and these could be subject to a condition to be obscure glazed to avoid any overlooking or loss of privacy. On the east side the 4m deep rear extension would retain a set back of between 1.4m and 1.5m from the side boundary with No. 18 and 2.1m to 2.4m at first floor level. Having regard to the relationship between the buildings, again this would give an acceptable level of separation to avoid any overbearing impact or loss of outlook or light to No. 18.
 10. The rear extension would be 4m deep but set in on both sides from the extended main house and would have the same eaves height and ridge height. Even when extended, the house would not project beyond the rear building lines of Nos. 18 and 22 and with the spacing around it would be acceptable in terms of its bulk, scale and design. An adequate rear garden depth of between 10.4m and 11.8m would remain.
 11. The roof of the extended house would only be raised by 0.75m and the eaves height would be as existing. Given its set back from the road and elevated position, the increase in height would not be overly obvious from the street and the house would still be lower than its neighbours. The two front dormers would balance the appearance of the front of the extended house, are acceptable in terms of their size and design and in the street scene. During the course of the Council's consideration of the application the development was amended to remove 2 of the 3 dormers that had been proposed in the rear roof slope and rooflights are now shown in the rear and side roofslopes.
 12. No. 20 is set below and to the south west of No. 14 which is in an elevated position with side windows looking out over No. 18 which has a rear dormer window. Whilst there would be a reduction in the separation distance between the properties, given the significant difference in levels and their relationship, not being set one behind the other, there would not be any unacceptable impact on the living conditions of the residents of No. 14. There would only be a small increase in the height of the roof and no change to the eaves height. The single central rear dormer would be small in size and as it would serve a bathroom could be conditioned to be obscure glazed. Views from the rooflights would be limited and would not look directly across to No. 14. From what I saw on my site visit and the photographs provided in the representations, I am satisfied that the rear and roof extensions would not result in any adverse impact in terms of loss of outlook, loss of privacy or any overlooking or overbearing impact on the residents of No. 14 and the changes are acceptable in terms of their design, scale and proportions.
 13. I conclude that the proposed remodelling, alterations and extensions to the house and changes to the front garden and parking/garaging arrangements are acceptable in design and residential amenity terms. In terms of the provisions of saved policy BE23 they are sympathetic to the form, scale and bulk of the original house and proportionate in size and would not result in an overdevelopment of the plot. The extensions and alterations, including the

changes to the facing materials, would respect its setting, maintain adequate separation with the neighbouring houses and would be in keeping with the varied character of the street. I am therefore allowing the appeal and granting planning permission subject to conditions.

14. In order to secure an appropriate standard of development, conditions are necessary to ensure that the materials are those specified on the application and that details of the front landscaping, hardstanding and boundary walls are agreed. Also in order to safeguard the privacy of the neighbours, the rear dormer and first floor side windows should be obscure glazed, although given the distances it is unreasonable to require them to be fixed shut. This is a comprehensive scheme and it is reasonable for character and amenity reasons to remove permitted development rights for any further windows or dormers and for any enlarging of the front hardstanding and to prevent the use of the central flat roof as a roof garden or terrace. As there have been concerns about the stability of the sloping land, details of retaining structures in the front garden should be agreed as part of the hard landscaping works prior to development starting on site and for the hours of construction and demolition to be controlled, to safeguard the amenities of neighbouring occupants. It is also necessary for the avoidance of doubt and in the interests of proper planning to include a condition listing the approved plans. As the site plan already shows the visibility splays there is no need for a separate condition. The wording of the Council's suggested conditions has been amended in places to reflect that of the Model Conditions annexed to Circular 11/95.
15. I have taken into account all other matters raised but none are of such weight as to override my conclusions, for the reasons given above, that the appeal should be allowed.

Mary O'Rourke

Inspector

APP/T5720/D/11/2166626

Schedule of conditions (13 in total)

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: SNA/788/P/001, SNA/788/P/002 Revision A, SNA/788/P/003 Revision B, SNA/788/P/004, SNA/788/P/005 Revision C, SNA/788/P/006 Revision B, and SNA/788/P/007.
- 3) The development hereby permitted shall be constructed entirely of the facing materials details of which are shown on the application form.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no increase in the size of the hardstanding shown on drawing no. SNA/788/P/005 Revision C shall be carried out.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and

- re-enacting that Order with or without modification), no windows, rooflights or dormer windows other than those expressly authorised by this permission shall be constructed.
- 6) Before the first occupation of the extension hereby permitted the new first floor side windows and the rear dormer window shall be fitted with obscured glass and shall be permanently retained in that condition.
 - 7) Access to the flat roof area of the extension hereby permitted shall be for maintenance and emergency purposes only and the flat roof area shall not be used as a balcony, roof garden or similar amenity area.
 - 8) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
 - 9) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels; means of enclosure, including planting to the front wall; hard surfacing materials; retaining structures; green roof to the new garage; minor artefacts and structures; proposed and existing functional services above and below ground; details of the size, species and spacing, quantities and location of plants; indications of all existing trees within the front curtilage that are to be retained; and measures for their protection during the course of development.
 - 10) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
 - 11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
 - 12) The hard standing hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.
 - 13) Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.