

PLANNING APPLICATIONS COMMITTEE

20th April, 2017

APPLICATION NO.	DATE VALID
17/P0588	06/02/2017
Address/Site:	29 St George's Road, Mitcham CR4 1ED
Ward	Pollards Hill
Proposal	Erection of a front porch
Drawing No's	'Site Location Plan', 'Floor Plans THALAM/29/01', & 'Elevations THALAM/29/01'
Contact Officer	Felicity Cox (020 8545 3119)

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: 2
- Press notice: No
- Site notice: Yes
- External consultations: No
- Controlled Parking Zone: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee as it has been called in to committee at the request of Councillor Martin Whelton (Cabinet Member for Regeneration, Environment and Housing).

2. SITE AND SURROUNDINGS

- 2.1 The application site is two-storey semi-detached house located on the northern side of St George's Road.

- 2.2 On the northern side of the site, the house abuts a shared access drive.
- 2.3 The application site is not located within a conservation area.

3. CURRENT PROPOSAL

- 3.1 The application is for the erection of a front porch with dimensions 2m deep and 2.7m wide, covering a ground area of 5.4 square metres. The porch would have a maximum height of 3.3m and a height of 2.5m to eaves (hipped roof).
- 3.2 The porch would be finished with a brick layer finishing and tile roof to match the existing house.

4. PLANNING HISTORY

- 4.1 The relevant planning history pertaining to the site is as follows:

14/P0406 - PRIOR APPROVAL IN RELATION TO THE ERECTION OF A SINGLE STOREY REAR EXTENSION WITH THE FOLLOWING DIMENSIONS: EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 6 METRES; THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES; THE HEIGHT OF THE EAVES OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES - Prior Approval Not Required

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letters and a site notice.
- 5.2 There were five objections from local residents raising concerns relating to:
- Insufficient neighbours notified by post and site notice poorly displayed.
 - Site has already been overdeveloped.
 - Rear garage is above permitted height and boundary.
 - Rear extension is largest permitted and intrusive, not consistent with scale of extensions undertake in street.
 - Porch is out of keeping with front presentation of any other property on this road. Porch would result in a loss of character to the whole road.
 - Extent to which porch would project further than the sight line of all houses on road would cause an obstruction to the view of the street and reduce light and outlook.

- Front porch extension could lead to first floor extension.
- Construction works will lead to skips and rubbish in streets.

5.3 Councillor Martin Whelton – has objected to the proposal on the basis that the porch is out of keeping with character of housing in the street.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2012):
Part 7 Requiring Good Design

6.2 London Plan (2015)
7.4 Local character
7.6 Architecture

6.3 Merton LDF Core Planning Strategy (2011)
CS14 (Design)

6.4 Merton Sites and Policies Plan (2014)
The relevant policies in the Merton Sites and Policies Plan (2014) are:
DM D2 (Design considerations in all developments)
DM D3 (Alterations and extensions to buildings)

7. PLANNING CONSIDERATIONS

7.1 The main issues to consider are the impact of the proposal upon the character of the building and surrounding area and impact on the residential amenities of adjoining occupiers.

7.2 Design and Appearance
London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. It continues to state that appropriate materials should be used which would complement and enhance the character of the wider setting.

7.3 The property is a semi-detached house with an existing front porch that is not currently enclosed, but has a roof extending over the doorway that is in line with the front bay window of the dwelling. A large number of the houses in the street have already enclosed their front porches in line with the gable window.

7.4 Whilst no other dwellings in the street have extended their porch forward of the front gable windows, these dwellings have deep front gardens and the plans show that the porch will only protrude 1.3m past the front bay window of the house. Taking into consideration the setback from the highway and the scale and siting of the front porch, it is not considered that the proposal would have a harmful impact on the visual amenities of the streetscene.

7.5 The porch is a subservient addition to the dwelling that is of a design that is sympathetic to the character and scale of the host dwelling. The use of materials is also sympathetic to the original house. It is noted that other additions have been undertaken at the rear of the property; however the scale of the subject proposal is not considered to be overdevelopment of the site. It is therefore considered that the proposed front porch would be acceptable and in accordance with Policy DM D2 and DM D3 in street scene terms.

7.6 Neighbour Amenity

London Plan Policy 7.6 (Architecture) requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. SPP policy DMD2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion or noise.

7.7 Due to the modest scale of the porch and position on the site, the proposed porch is not considered to result in adverse amenity impacts on the adjoining dwellings in accordance with Policy DM D2 and DM D3. The porch will be located adjacent to a shared access drive, and therefore will not result in loss of sunlight or daylight to any adjoining property.

7.8 A number of other concerns have been raised as a result of neighbour consultation including the height of a garage to the rear, the erection of a single storey rear extension and the potential for a first floor extension. None of these concerns is relevant to the assessment of the current application. Concerns have also been raised to the level of consultation. The extent of neighbour notification is entirely consistent with publicity for an application of this nature and fully complies with statutory requirements.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. **CONCLUSION**

9.1 The proposal is for a porch that is considered to be sympathetic to the character and scale of the host dwelling, is not considered to adversely impact the amenities of adjoining properties and would not detract from the appearance of the St George's Road streetscene.

RECOMMENDATION Grant planning permission subject to conditions.

Conditions

- 1) A1 Commencement of works
- 2) A7 Built according to plans; 'Site Location Plan', 'Floor Plans THALAM/29/01', & 'Elevations THALAM/29/01'
- 3) B3 External Materials as specified
- 4) NPPF Informative

[Click here](#) for full plans and documents related to this application.
Please note these web pages may be slow to load

This page is intentionally left blank