

## PLANNING APPLICATIONS COMMITTEE 18 JULY 2017

### APPLICATION NO.                      DATE VALID

17/P1116                                      17/03/2017

**Address/Site**                      5 Rushmere Place, Wimbledon Village SW19 5RP

**(Ward)**                                      **Village**

**Proposal:**                              Reconstruction of roof involving increasing the roof pitch from 40 to 50 degrees and ridge height by 300mm and installation of two roof lights to rear roof elevation (as approved by LBM Planning Permission Ref.16/P2487 dated 30/11/2016) with the addition of roof lights to side elevation, access door and new window to garage, provision of porch, refuse store and installation of air conditioning units.

**Drawing Nos**                      1704, 1704/202, 1504/405, 1704/402 Rev E, 1704/501/PA Rev A and Design and Access Statement

**Contact Officer:**                      Richard Allen (8545 3621)

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### RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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#### 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 – 6
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

#### 1. INTRODUCTION

- 1.1 Planning permission was granted on 30 November 2016 by the Planning Applications Committee for the reconstruction of the roof involving increasing the roof pitch from 40 to 50 degrees and the ridge height by 300mm and

installation of two roof lights to rear roof elevation (LBM Ref.16/P2487). The current application seeks amendments to the previously approved scheme and the 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 located off Marryat Road. The application property has previously been extended by the erection of a single storey rear extension. The application site is within the Merton (Wimbledon North) Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current application seeks amendments to LBM Planning Permission Ref.16/P2487 (Dated 30/11.2016) that approved the reconstruction of the existing roof, with a new roof with the pitch increased from 40 to 50 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 erected on the new roof. The proposed changes to the approved scheme are set out below:-

- The installation of 2 x roof lights to the rear roof elevation and 2 x roof lights to the side roof elevation.
- Alterations to existing garage to provide a new round window at high level.
- New entrance porch.
- Provision of new bin store.
- Installation of air conditioning units to retaining wall on west boundary.

## 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 and alterations to roof pitch and erection of dormer windows to front roof elevation, erection of first floor rear extension 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).'

- 4.3 In November 2016 planning permission was granted by the Planning applications Committee for the reconstruction of the roof involving increasing the roof pitch from 40 to 50 degrees and the ridge height by 300mm and installation of two roof lights to rear roof elevation (LBM Ref.16/P2487).

## 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:-

-The Rushmere Place development was an award winning design and the proposed alterations are unsuitable in scale and design.

-The introduction of a door and window to the garage appear to herald a change of use to living accommodation. Internal works to the garage have already been carried out. Conversion of the garage would be out of keeping with the estate where each house has its own garage.

-The introduction of air conditioning units may result in noise and nuisance.

-Roof lights will result in overlooking and loss of privacy.

-No other property in Rushmere Place has roof lights.

### 5.2 Conservation Officer

The Conservation Officer has confirmed that the alterations to the roof would not have a negative impact upon the conservation area or other houses in Rushmere Place.

## 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

Planning permission has already been granted by the Planning Applications Committee for the alterations to the roof comprising an increase in the ridge height by 300mm and the pitch of the roof altered from 40 degrees to 50 degrees. The original cupola would be retained and reinstated on the new roof. A number of representations have been received concerning the proposed alteration to the roof form. However, Rushmere Place is a development of mainly terraced houses with a mix of pitched and hipped roofs. The application property is however detached and sited adjacent to the entrance archway into the development and is set back from the main 'mews style' of the terraced housing that forms the majority of houses within Rushmere Place. The alterations to the roof (including the additional roof lights) and the alterations to the garage and erection of a porch and installation of air conditioning plant are considered to be acceptable in terms of their appearance and therefore comply with 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. The increase in the pitch and ridge height of the roof have previously been approved and the proposed additional roof lights would not result in any overlooking and/or loss of privacy due to their height above finished floor level. The proposed alterations to the garage and erection of a porch canopy would also not affect neighbour amenity. The proposals also involve installation of air conditioning plant which would be sited at the rear of the property. A condition limiting noise levels from the air conditioning plant is however considered to be appropriate in this instance in the interest of neighbour amenity. 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 revisions to LBM Planning Permission Ref.16/P2487 are considered to be acceptable. The proposed alterations to the roof of the building would also not result in any loss of light 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 other than those Approved).
4. B.1 (Approval of Facing Materials)
6. D.11 (Hours of Construction)
5. D.4 (Soundproofing of Plant and Machinery)
6. D.11 (Hours of Construction)
7. The existing cupola shall be retained and 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 protect 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 shall be of the conservation type and be installed at a height of at least 1.7 metres above finished floor level.

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.

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

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