

**PLANNING APPLICATIONS COMMITTEE  
18 JULY 2017**

<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
17/P1556	02/05/2017
<b>Address/Site:</b>	6 Greenoak Way, Wimbledon, SW19 5EN
<b>Ward</b>	Village
<b>Proposal:</b>	Erection of a single storey rear extension
<b>Drawing No's:</b>	Site location plan, 6.OAK.P4.101, 6.OAK.P4.102 REV A, 6.OAK.P4.102 REV B, 6.OAK.P4.103, 6.OAK.P4.104.
<b>Contact Officer:</b>	Lucas Zoricak (0208 545 3112)

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**RECOMMENDATION**

**GRANT Permission subject to Conditions**

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**CHECKLIST INFORMATION**

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 6
- External consultations: No
- Controlled Parking Zone: Yes

1. **INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination at the request of Councillor Hamish Badenoch.

2. **SITE AND SURROUNDINGS**

- 2.1 The application property is a detached house on the corner of Greenoak Way and Calonne Road, Wimbledon.

- 2.2 The application site property is angled towards and sits to the west of Langholm Cottage.
- 2.3 The property has been extended to the rear and to the side. The existing single storey rear extension has a maximum height of 2.94m (2.48m from the ground floor level to underside of fascia and 2.94m to top).
- 2.4 The surrounding area is characterised by sizeable detached houses.
- 2.5 The application site adjoins the Wimbledon North Conservation Area boundary.

### 3. **CURRENT PROPOSAL**

- 3.1 This application proposes the erection of a single storey rear extension to form a new study.
- 3.2 The proposed single storey rear extension would be located to the rear of the property, would be attached to the main dwelling house and would marry up with the existing single storey rear extension.
- 3.3 The proposed single storey rear extension would have a maximum height of 2.94m (2.94m is the current maximum height of the existing single storey rear extension comprising 0.46m high fascia), a depth of 2.96m and a width of 4.28m.
- 3.4 The proposed materials would match the existing (render finish).

### 4. **PLANNING HISTORY**

6 Greenoak Way:

17/P1176 - ERECTION OF A SINGLE STOREY SIDE GARAGE – Refused - 15-06-2017.

Reason for refusal:

*The proposal by reason of its height, siting, scale and design would result in overdevelopment of the site in terms of scale of built form that would block the gap between the host building and Langholm Cottage and would fail to preserve / enhance the character and appearance of the adjacent conservation area. The proposal would therefore be contrary to the principles of policies DMD2 and DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4, 7.6 and 7.8 of the London Plan 2015.*

17/P1099 - REPLACEMENT OF EXISTING WINDOWS AND RENDERING TO FACADES. – Granted 15-05-2017

17/P0611 - EXISTING BOUNDARY HEDGE TO BE REPLACED WITH NEW LOW-LEVEL BRICK WALL WITH BRICK PIERS, STONE PIER CAPS AND STEEL RAILINGS, FRONTING CALONNE ROAD. – Granted 29-03-2017

08/P1733 - RETENTION OF ALTERATION AND EXTENSION WORKS TO MAIN ROOF INCLUDING INSERTION OF THREE REAR ROOF WINDOWS, ONE FRONT DORMER WINDOW, AND TWO FRONT ROOF WINDOWS, PLUS ALTERATIONSTO GARAGE TO FORM FAMILY ROOM, INVOLVING ALTERATIONS TO ELEVATIONS AND FORMATION OF NEW ROOF Approved Nov 2008 (permitted development rights removed)

07/P0262 - CERTIFICATE OF LAWFULNESS FOR AN EXISTING SINGLE STOREY REAR EXTENSION - Issue Certificate of Lawfulness 15-03-2007

06/P0510 - ALTERATION AND EXTENSION OF ROOF, INCORPORATING TWO REAR DORMER WINDOWS AND ONE SIDE DORMER, A TWO STOREY FRONT EXTENSION INCORPORATING ONE DORMER WINDOW, A TWO STOREY REAR EXTENSION, AND ALTERATIONS TO EXISTING GARAGE TO FORM FAMILY ROOM INVOLVING ALTERATIONS TO ELEVATIONS AND FORMATION OF NEW ROOF WITH FRONT DORMER WINDOW. - Decision Quashed 27-02-2008

04/P0505 - ALTERATIONS AND EXTENSIONS TO THE HOUSE INVOLVING A PART SINGLE-STOREY AND PART TWO-STOREY REAR EXTENSION; A TWO-STOREY FRONT EXTENSION; DORMER WINDOWS TO THE FRONT, REAR AND SIDE AND A TWO-STOREY SIDE EXTENSION. - Refuse Permission 07-05-2004

04/P0810 - ALTERATIONS AND EXTENSIONS TO THE HOUSE INVOLVING A PART SINGLE-STOREY AND PART TWO-STOREY REAR EXTENSION, A TWO-STOREY FRONT EXTENSION, RECONSTRUCTION OF THE ROOF WITH DORMER WINDOWS TO THE FRONT, REAR AND SIDE AND A TWO-STOREY SIDE EXTENSION. - Grant Permission subject to Conditions 21-07-2005 Decision quashed.

06/P0178 - ERECTION OF 1.8m HIGH RAILINGS AND GATES ON GREENOAK WAY FRONTAGE OF PROPERTY WITH 2m HIGH STONE CAPPED BRICK PIERS - Grant Permission subject to Conditions 12-04-2006

03/P0858 - ALTERATIONS AND EXTENSIONS TO THE HOUSE: A TWO-STOREY EXTENSION TO THE FRONT; A TWO-STOREY SIDE EXTENSION INVOLVING DEMOLITION OF THE EXISTING GARAGE; A PART SINGLE-STOREY AND PART TWO-STOREY REAR EXTENSION; DORMER WINDOWS TO THE FRONT, REAR AND SIDE AND ALTERATIONS TO THE ELEVATIONS OF THE HOUSE. - Refuse Permission 13-08-2003

03/P1316 - ALTERATIONS AND EXTENSIONS TO THE HOUSE INVOLVING A PART SINGLE AND PART 2 STOREY REAR EXTENSION; A 2 STOREY FRONT EXTENSION; DORMER WINDOWS TO THE FRONT, REAR AND SIDE; AND A SINGLE STOREY SIDE EXTENSION. - Grant Permission subject to Conditions 11-12-2003 Discrepancies were subsequently noticed on the drawings and the agent was advised by letter that these discrepancies would need to be corrected and approved prior to implementation of any part of that permission.

02/P1942 - ALTERATIONS AND EXTENSIONS TO THE HOUSE: A TWO-STOREY EXTENSION TO THE FRONT; A TWO-STOREY SIDE EXTENSION INVOLVING ALTERATIONS TO THE EXISTING GARAGE; A PART SINGLE-STOREY AND PART TWO-STOREY REAR EXTENSION; DORMER WINDOWS TO THE FRONT AND REAR AND ERECTION OF A DETACHED GARAGE BUILDING AT THE SIDE. - Refuse Permission 25-10-2002

02/P2533 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED GROUND FLOOR REAR EXTENSION. - Issue Certificate of Lawfulness 16-01-2003

Langholm Cottage:

17/P0450 - ERECTION OF A FIRST FLOOR SIDE EXTENSION INCORPORATING FRONT DORMER, A TWO STOREY REAR EXTENSION AND ALTERATIONS TO MAIN REAR ROOF – Granted - 26/04/2017.

09/P0954 - ERECTION OF A FIRST FLOOR SIDE EXTENSION INCORPORATING FRONT DORMER, A TWO STOREY REAR EXTENSION AND ALTERATIONS TO MAIN REAR ROOF – Granted - 25/06/2009.

06/P2128 - ERECTION OF A TWO STOREY SIDE EXTENSION (RENEWAL OF PLANNING PERMISSION LBM REF.02/P0567 DATED 16/8/02) – Granted - 19/01/2007.

02/P0567 - ERECTION OF A TWO STOREY SIDE EXTENSION – Granted - 16/08/2002.

## 5. **CONSULTATION**

The application has been advertised by press notice, site notice and letters of notification to the occupiers of neighbouring properties. A number of representations were received from the occupiers of Langholm Cottage. The concerns of the objectors are noted and are set out below:

- No.6 has been overdeveloped
- The distance between the proposed extension at No.6 and the boundary with Langholm Cottage should be 7 meters
- The proposed single storey rear extension would be facing a conservation area
- The proposal would enclose Langholm Cottage
- The proposal would result in visual and noise intrusion to the occupiers of Langholm Cottage
- The floor plans do not show a rising staircase
- The roof plan is not showing the currently existing roof
- The proposal would create further bulk and massing to No.6
- The proposed height of 2.94m should be reduced to 2.55m

- The submitted plans are incorrect

## 6. **POLICY CONTEXT**

### 6.1 London Plan 2015 policy:

- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

### 6.2 Merton Sites and Policies Plan July 2014 policies:

- DMD2 Design considerations in all developments
- DMD3 Alterations and extensions to existing buildings
- DMD4 Managing heritage assets

### 6.3 Merton Core Strategy 2011 policy:

- CS 14 Design

### 6.4 Merton Council Supplementary Planning Guidance:

- Residential Extensions, Alterations, and Conversions (2001)

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations are visual amenity, impact on nearby residential amenity and impact on the adjoining Wimbledon North Conservation Area.

### 7.2 **Visual Amenity and Impact on the Conservation Area**

7.3 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of their surroundings.

7.4 Policy DMD4 seeks to conserve and where appropriate enhance Merton's heritage assets and distinctive character. Additionally the Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.5 The proposed single storey rear extension would be subordinate to the main core of the existing house and therefore is acceptable in terms of the design, sitting, height, scale, bulk and mass. The proposal would feature a flat roof, would marry up the existing single storey rear extension (2.94m high comprising 0.46m high fascia) and would be sympathetic to the host building. The rear elevation would be adjusted to include two horizontal windows. The proposed material would match the existing render.

7.6 The proposal would be located to the rear of the property and would not be visible from the public domain. The proposed development would therefore does not affect the appearance or character of the adjoining conservation area.

7.4 In light of the above, the proposed development is considered to be acceptable in terms of its design, sitting, height, scale, bulk, mass, and would not have any impact on the character and appearance of the adjoining Wimbledon North Conservation Area, in line with policies DM D2 (Design considerations in all development), DM D4 (Managing Heritage Assets), 7.4, 7.6, 7.8 and policy CS.14 Design.

#### 7.6 **Impact on Residential Amenity**

7.7 The provisions of policy DM D3 and the relevant Supplementary Planning Guidance's (SPGs) require there would not be a detrimental impact on the residential amenities of the occupiers of the adjoining properties as a result of a proposed development.

7.8 The subject property and the neighbouring properties are detached dwelling houses. The proposed single storey rear extension would be a minor addition to the original dwelling house and would be set away from the boundary with Langholm Cottage and No.5 Greenoak Way and behind the existing approximately 2.5m high boundary wall.

7.9 Given the scale, sitting and separation from the boundary with the neighboring properties, it is considered that the proposed single storey rear extension would not result in any material harmful impact to any neighboring occupiers and the proposal accords with policy DM D3 (Alterations and extensions to existing buildings) and the Council's SPG (Residential Extensions, Alterations, and Conversions).

### 8. **CONCLUSION**

8.1 It is considered that the proposed single storey rear extension is acceptable in terms of the visual amenity, neighboring amenity and the impact on the adjoining conservation area. As such, the proposed works comply with the aims of the relevant policies and SPGs. Accordingly; it is recommended that planning permission be granted.

### **RECOMMENDATION**

#### **GRANT PERMISSION**

Subject to the following conditions:

1. Commencement of development
  2. Approved plans
  3. External materials as specified
  4. No permitted development (Windows and doors)
  5. No use of flat roof
  6. Construction times
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[Click here](#) for full plans and documents related to this application.

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