

PLANNING APPLICATIONS COMMITTEE 17 AUGUST 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P1139	20/03/2017
Address/Site	1a Mostyn Road, Merton Park, SW19 3LH
Ward	Merton Park
Proposal:	Erection of a part single, part two storey rear extension with extension of front porch and rear roof extension.
Drawing Nos	001 rev A (site location plan), 100 rev C, 101 rev E, 102 rev E, 103 rev F, 120 rev D, 121 rev B, 125 rev A
Contact Officer:	Arome Agamah (8545 3116)

RECOMMENDATION

GRANT Planning Permission subject to conditions

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 This application has been brought to the Planning Applications Committee due to the number of objections received and a call in by the local ward member.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site is a large 5 bedroom detached residential dwelling with integrated garage located on the west side of Mostyn Road in Merton Park. The property dates from the 1980s and was erected on an infill site, which was formerly part of the rear gardens of 1 Mostyn Road. The resulting plot is L shaped, with most of the garden footprint slightly offset from the main house. The property has a prominent hipped main roof with steep slopes and two storey gable ends to the front elevation. The rear elevation has a centrally located two storey gable end addition with a single storey rear addition alongside, which is in line with a previously granted permission (reference 09/P2911).
- 2.2 The site is located within the John Innes (Merton Park) Conservation area and is on an adjoining plot to the locally listed building at number 1 Mostyn Road. The existing house is not of historical or architectural interest and has been specifically highlighted in the local character assessment as one of the buildings regarded to be a negative attribute of conservation area.

3. **CURRENT PROPOSAL**

- 3.1 The current application is for the erection of a part single, part two storey extension to the rear of the property and the erection of a rear roof extension. The rear additions comprise of two storey gable end extensions to match the positioning of the front gables and a centrally located single storey addition. The rear roof extension will be centrally located above the existing rear gable end addition. The proposals also include an increase in depth to the existing front porch and the formation of a single access door to the existing integrated garage at the front of the property.
- 3.2 A number of amendments have been made to the proposals following feedback from council officers, and in response to some of the objections raised by the residents of neighbouring properties as follows:
- Change in design of rear roof extension from a box dormer to a twin gabled addition with tile cladding
 - Reduction in depth of rear two storey extension
 - Change in rear elevation window and doors types
 - Retention of tree at front boundary
 - Redesigned front boundary wall to accommodate tree

4. **PLANNING HISTORY**

- 4.1 13/P3513 – Erection of a part single, part two storey rear extension with extension of front porch and rear roof extension. Refused 07/02/2014.

Refusal Reasons:

The proposed extension by reason of its height, size and siting in relation to site boundaries, including 1 Mostyn Road and 184 Kingston Road, would be

overly dominant and unduly intrusive, unsympathetic to the bulk and proportions of the original building, to the detriment of the visual amenities of neighbouring occupiers and would be contrary to policies 7.6 of the London Plan (2011), CS.14 of the Merton LDF Core Planning Strategy (2011) and BE.1, BE.15 and BE.23 of the Merton Unitary Development Plan (2003).

- 4.2 10/P1357 – Part single, part two storey rear extension with extension of front porch, formation of a double garage door and excavation of a new basement level with lightwell to be enclosed by safety railings. Granted 05/07/2010.
- 4.3 09/P2911 – Part single, part double storey rear extension with extension of front porch, formation of a double garage door and alterations to the side elevation. Granted 31/03/2010.
- 4.4 87/P1259 – Erection of detached five bedroom dwelling house with integral double garage. Granted 26/11/1987.
- 4.5 Planning history also includes applications for various tree works.

5. **CONSULTATION**

- 5.1 The proposal has been publicised by means of Conservation site and press notice procedure and individual letters of notification to adjoining properties.

Eight objections to the proposals were received following the initial notifications on the following grounds:

- Development is out of scale and excessive for the setting
- Overlooking and intrusion on privacy of neighbours
- Loss of outlook for neighbours
- Potential damage on the protected trees on the site

Following amendments to the scheme a reconsultation was carried out, with two additional representations from neighbours raising the following concerns:

- Loss of views from neighbouring gardens
- Risk of damage to trees on the site
- Overdevelopment on small site
- Loss of open feel to the collective rear garden area
- Potential adverse impact on local biodiversity
- Overlooking and intrusion on privacy

- 5.2 Representations were received from The John Innes Society to both rounds of consultations, objecting to the scheme on the following grounds:

- Out of scale development with respect to height and bulk
- Undue visual intrusion and dominance of neighbouring properties
- Overshadowing and loss of outlook of neighbouring properties
- Detailing out of character with the conservation area.

5.3 The application has been subject to a call-in from the local ward member, on the grounds of significant intrusion on the immediate vicinity and overdevelopment on the site.

5.4 Tree Officer Comments:

- The applicant proposes the removal of a mature Lime tree in the front garden, which is listed as T16 in the Merton (no.9) TPO 1975. This officer strongly objects to the proposed removal of this tree. (officer comment: scheme amended to retain tree)
- The existing boundary wall is damaged and this seems to be the ideal opportunity to rethink the boundary treatment next to the Lime tree. A fence would be the ideal material as this can accommodate the growth of the tree and can be adjusted as suits the situation.
- The revised location of the driveway gates will mean cutting through the existing green verge. The green verge should be re-instated over the old crossover and a new street tree could be planted.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

The relevant policies with the Adopted Core Strategy (July 2011) are CS13 (Open space, nature conservation, leisure and culture) and CS14 (Design).

6.2 Sites and Policies Plan (July 2014)

The relevant policies contained within the adopted Merton Sites and Policies Plan (July 2014) are DM D2 (Design Considerations in all developments), DM D3 (Alterations and extensions to existing buildings) and DM D4 (Managing Heritage Assets).

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are design, the impact on the adjoining conservation area, tree protection issues and impacts on neighbouring amenity

Design and Impact on conservation area

7.2 Three prior applications have been submitted with respect to the subject property, of which two have been granted. The applications have generally had the same principle of alterations to the front façade and part single and part two storey rear additions with a rear roof addition. The most recent

permission included a basement/lower ground floor level to the rear of the property and as far as can be determined has not been implemented.

- 7.3 The existing building has been identified as a negative contribution to the conservation area. As such its impact has been assessed on the basis of what, if any, additional harm the proposals would bring about to the character of the conservation area overall and the visual amenity of the immediate local area.
- 7.4 The most significant elements of the scheme are proposed for the rear of the existing house and the alterations to the front/principal elevation are of a relatively small scale in the context of the façade. The increases in the footprint of the building are not towards the sides and as such the existing gaps and setbacks to the property boundaries are not reduced.
- 7.5 The proposed extensions are considered to be broadly subordinate and in proportion to the existing dwelling, and to have a form that is respectful to the existing design, particularly by keeping to the shape and pitch of the main roof form. It is also noted that the depth of the rear additions have been reduced to minimise the bulk and massing, and the roof addition has been amended in its design to be more in keeping with the overall roof design.
- 7.6 Although there has necessarily been a loss of some of the rear garden footprint, the majority of the rear outdoor space will not be directly affected by the scheme and the aforementioned loss is considered to be modest in the context of the site.
- 7.7 The proposed scheme includes the replacement of all the existing uPVC window fittings with white framed aluminium windows. Although timber windows are a feature of several properties in the immediate vicinity, the use of aluminium fittings is considered to be a marked improvement with respect to appearance, quality of materials and performance and as such their use will be acceptable in this instance.
- 7.8 Taking into account the siting of the proposed works, the impact on the principal elevation and the scale of the scheme including the amendments, it is not considered that the scheme will create additional adverse impacts on the character of the conservation area or the street scene than is already the case. The proposal is not considered to be of lower design merit than the previously approved schemes, and as such it is deemed to be acceptable for the location.

Impact on Neighbour Amenity

- 7.9 The neighbouring property likely to experience the most direct impacts is number 1 Mostyn Road, located to the immediate north of the application site. It is a detached residential dwelling with a generous setback from the shared boundary.

- 7.10 The existing setbacks between the existing dwelling and the north and southern boundaries are 2.3 metres and 5 metres respectively are retained in the current scheme, as the two storey additions project from the rear walls and do not have any side elements.
- 7.11 The preservation of non-protected views is not in itself a material planning consideration, and the impact on amenity is assessed with respect to available levels of outlook from habitable internal and also external spaces. Taking into account the retained setbacks and reduced depth of the additions, it is not expected that there would be an unacceptable loss of outlook from the neighbouring properties or an unacceptable increase in the sense of enclosure. The gable ended rear additions retain the form and steep pitch of the main roof, and this is expected to mitigate the impact created by the additional massing of the extensions.

Boundary Treatments & Tree Protection

- 7.12 The scheme as initially proposed sought to remove the Lime tree located on the front boundary of the site, on the basis of mitigating the damage to the front boundary wall. Following feedback from officers the tree has been retained in the amended scheme, and alterations to the front boundary wall design will be carried out in order to accommodate the trees growth.
- 7.13 The proposals include a repositioned front gate and the formation of new crossover, with the formation of an infill in the former gate opening to match the existing wall design. Conditions will be attached to the current permission requiring the restoration of the grass verge and approval of the wall and gate designs.

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 Although the existing building is not considered as one of the positive attributes of the conservation area, the proposed scheme does not bring about a further detraction to the character of the building as it currently exists and as such does not bring further harm to the wider conservation area. The amendments have satisfactorily addressed concerns about the design and massing of the extensions and the impact on the street scene.
- 9.2 The concerns of the neighbours with respect to the impacts of the scheme have been noted and it is considered that the amendments to the proposal in response have addressed the potential impacts on the immediate neighbours'

amenity with regards to the creation of an overbearing structure or an unacceptable sense of enclosure.

9.3 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 Plans
3. B.4 (External Materials to be approved)
4. B.5 (Boundary Treatment)
5. D.10. (Construction Times)
6. F.5. (Tree Protection)
7. F.8. (Site supervision (Trees))
8. H.4 (Provision of vehicle parking)
9. H.14 (Garage Doors/Gates)

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