

PLANNING APPLICATIONS COMMITTEE
7th November 2013

Item No:

UPRN

APPLICATION NO.

DATE VALID

13/P2186

05/07/2013

Address/Site:

45 Chester Road, Wimbledon, London, SW19 4TS

(Ward)

Village

Proposal:

Erection of part single/part two-storey side and rear extension.

Drawing Nos:

P_01, P_03, P_04, P_06, JTK/8075/so (Arboricultural Impact Assessment) & 8075/01

Contact Officer:

David Gardener (0208 545 3115)

RECOMMENDATION

Grant Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 4
- External consultations: No
- Number of jobs created: N/A

1. INTRODUCTION

- 1.1 This application is being brought before the Planning Applications Committee for determination due to the number of representations received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey end of terrace property, which is located at the southern end of Chester Road, Wimbledon.
- 2.2 The surrounding area is residential in character with Cannizaro Park located at the rear of the site.
- 2.3 The property is located within the Merton (Wimbledon West) conservation area.
- 2.4 A Sweet Chestnut, which is located between No.45 Chester Road, and No.38a Sycamore Road, is subject to a Tree Preservation Order (TPO).
- 2.5 The application site falls within the Merton (Wimbledon West) conservation area.

3. CURRENT PROPOSAL

- 3.1 This is the latest application for a part single/part two-storey side and rear extension. There have been two previous refusals (LBM Ref: 12/P2144 & 13/P0766).
- 3.2 There have been no amendments to the most recently refused application (LBM Ref: 13/P0766). The proposed extension would feature a ground floor element with a depth of 3.65m and a first floor element with a depth of 3.1m. The extension would also project 3.5m from the side of the house at ground floor level and 2.1m at first floor level. Materials would match existing.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 MER968/70 - Enclosed porch on front elevation and covered way at side.
Granted - 17/12/1970
- 4.2 12/P2144 - Demolition of existing single storey rear conservatory and erection of a two-storey side and rear extension with 2 x rear Juliette balconies at first floor level. Refused - 26/09/2012, for the following reasons:

" The proposed extension by reason of its design, bulk, size and siting would be an inappropriate form of development, that would be overly bulky, dominant and unsympathetic to the character and appearance of the original property and would not preserve or enhance the character and appearance of the Merton (Wimbledon West) conservation area, contrary to Policies BE.1 and BE.23 of the Adopted Merton Unitary Development Plan (October 2003)."

" The proposed extension by reason of its height, depth and siting would be visually intrusive, overbearing and result in an unacceptable loss of outlook to the occupiers of No.43 Chester Road, contrary to policy BE.15: New Buildings and Extensions: Daylight, Sunlight, Privacy, Visual Intrusion and Noise of the Council's adopted Unitary Development Plan (October 2003)."

And

” A Sweet Chestnut tree, which is located in the front garden between the house and No.38a Sycamore Road is subject to a Tree Preservation Order (No.547) land appears likely to be affected by the proposed building works. The applicant has not submitted a tree survey or arboricultural implications assessment in accordance with the current 'BS5837: Trees in relation to construction - Recommendations', and therefore it is not possible to assess the acceptability of the impact on the trees contrary to policy NE.11 of the Adopted Merton Unitary Development Plan (October 2003).”

13/P0766 - Erection of a part single part two-storey rear extension. Refused - 15/05/2013, for the following reason:

” A Sweet Chestnut tree, which is located in the front garden between the house and No.38a Sycamore Road is subject to a Tree Preservation Order (No.547) land appears likely to be affected by the proposed building works. The applicant has not submitted a tree survey or arboricultural implications assessment in accordance with the current 'BS5837: Trees in relation to construction - Recommendations', and therefore it is not possible to assess the acceptability of the impact on the trees contrary to policy NE.11 of the Adopted Merton Unitary Development Plan (October 2003).”

5. POLICY CONTEXT

5.1 The relevant policies in the Adopted Unitary Development Plan (October 2003) are:

BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions), BE.11 (Local List; Rehabilitation and Maintenance), BE.15 (New Buildings and Extensions; Daylight; Sunlight; Privacy; Visual Intrusions and Noise), BE.23 (Alterations and Extensions to Buildings), NE.11 (Trees; Protection)

5.2 The relevant policies in the Adopted Core Planning Strategy are:
CS.13 (Open Space, Nature Conservation, Leisure and Culture)

5.3 The following Supplementary Planning Guidance (SPG) is also relevant:
Residential Extensions, Alterations and Conversions (November 2001).

6. CONSULTATION

6.1 A conservation area site notice was displayed and a press notice was issued. A number of neighbours were also consulted via letter. Three letters and a petition with 19 signatures were received in objection to the proposal. The grounds of objection are:

- Visually intrusive and overbearing
- Out of character
- Loss of privacy

- Loss of daylight/sunlight
- Detrimental impact on wildlife
- Detrimental impact on Sweet Chestnut Tree (Protected by a TPO)

6.2 Tree Officer – No objections subject to conditions protecting the Sweet Chestnut Tree, which is protected by a TPO.

7. PLANNING CONSIDERATIONS

The main issues to consider concern the impact that the proposed extension would have on visual and residential amenity, as well as its impact on the Sweet Chestnut Tree, which is protected by a TPO.

7.1 Visual Amenity

7.11 Policy BE.1 requires development within a conservation area to preserve or enhance the character and appearance of that conservation area. In addition, policy BE.23 of the UDP requires development to respect or complement the design and detailing of the building, and be sympathetic to the form, scale, bulk and proportions of the original building.

7.12 It is considered that the proposed extension, which features a hipped roof and matching materials, is sympathetically designed and would integrate well with the existing house. To minimise its impact when viewed from the street, the extension will be subordinate in terms of its appearance and has been set back 3.75m from the front elevation at first floor level and 2.3m at ground floor level, which far exceeds the minimum requirement set out in the Council's Supplementary Guidance on 'Residential, Extensions, and Alterations, of a minimum set back of 1m. The extension would also project a rather modest 2.1m from the side of the house at first floor level further reducing its impact.

7.13 It is considered that the proposal would be sympathetic to the form, scale, bulk and proportions of the original building, whilst preserving or enhancing the character and appearance of the conservation area. The proposal therefore accords with policies BE.1 and BE.23 of the UDP and is acceptable in terms of visual amenity.

7.2 Residential Amenity

7.21 Policy BE.15 of the UDP requires extensions to existing buildings to provide for levels of sunlight and daylight to adjoining buildings and land, protect amenities from visual intrusion, and ensure good levels of privacy for occupiers of adjoining properties.

7.22 It is considered that the proposed extension would not have a detrimental impact on the amenities of the adjoining properties, No. 43 Chester Road and No.38a Sycamore Road. No.43 Chester Road itself features a conservatory of approx. 4m in depth and the first floor element of the proposed extension would project a very modest approx. 50cm beyond the rear elevation of the conservatory whilst being located approx. 4.75m from the side boundary. The

extension would be located approx. 6.8m at ground floor level, and 8m at first floor level from the side boundary with No.38a Sycamore Road, which means a large gap is retained between the two properties, which is considered sufficient given the rather modest size of the extension. It is therefore considered that the proposed extension would not be visually intrusive or overbearing, when viewed from adjacent properties or would result in an unacceptable level of daylight/sunlight loss. In addition, the windows facing No.38a Sycamore Road at first floor level can be obscure glazed to prevent an unacceptable level of privacy loss at this property. The proposal, therefore accords with policy BE.15 of the UDP and is acceptable in terms of residential amenity.

7.3 Trees

7.31 A Sweet Chestnut, which is located between the house and No.38a Sycamore Road, is subject to a Tree Preservation Order (No.547). The tree is considered important to the local landscape and overall character of the area. The previous application was refused in part because the applicant had failed to demonstrate by not submitting a tree survey or arboricultural implications assessment in accordance with the current 'BS5837: Trees in relation to construction - Recommendations' showing how the tree would be protected.

7.32 The previous application was refused because the applicant submitted some general advice about an extension from a tree consultant, without any specific details relating to the proposed extension. No arboricultural impact assessment or tree survey was submitted and as such there was no information regarding the root protection area of the tree.

7.33 The latest application includes an arboricultural report in respect of the proposed development and its impact on the Sweet Chestnut Tree. The report concludes that provided the tree is properly protected during the course of site works, and provided the extension on the south eastern elevation is constructed using a site specific and specialized method of foundation construction, the tree should not be unduly harmed by the development. The Council's tree officer has assessed the submitted details and has not raised any objections subject to conditions. The proposal would therefore accord with policy NE.11 of the UDP and CS.13 of the Core Planning Strategy.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. CONCLUSION

9.1 It is considered that the proposed extension is not excessive in terms of its size and is of an acceptable design, integrating well with the existing house, and would preserve or enhance the character and appearance of the

conservation area. It is also considered the extension would not be visually intrusive, overbearing, result in an unacceptable level of daylight/sunlight or privacy loss to occupiers of adjoining properties or have a detrimental impact on the Sweet Chestnut Tree, which is protected by a TPO. The proposal therefore accords with policies BE.1, BE.15, BE.23 and NE.11 of the UDP and CS.13 of the Core Planning Strategy, and is acceptable in terms of visual and residential amenity and its impact on trees.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

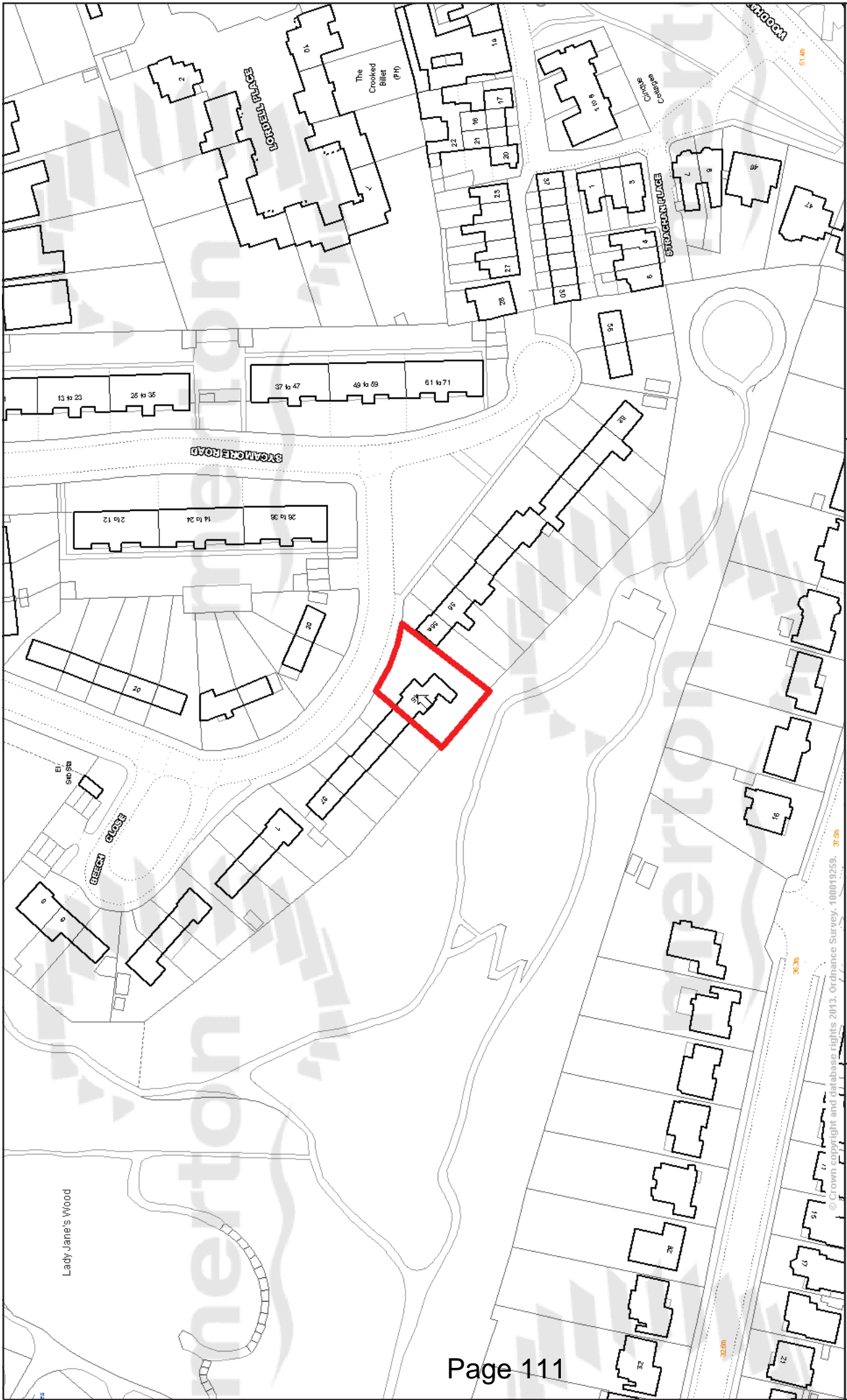
1. A.1 (Commencement of Development for full application)
2. B.2 (Matching Materials)
3. C.2 (No Permitted Development (Windows and Doors))
4. C.4 (Obscure Glazing (Opening Windows))
5. F.5 (Tree Protection)
6. F.8 (Site Supervision (Trees))
7. Design of Foundations – The foundations to be used on the southeast elevation shall be constructed by using either pile and non-intrusive ground beam or a pile or suspended floor slab such as the Abbey Pynford Housedeck System.

Reason: To protect and safeguard the existing retained Sweet Chestnut tree in accordance with policy CS.13 of the AMCPS 2011.

8. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
 - Offering a pre-application advice and duty desk service.
 - Where possible, suggesting solutions to secure a successful outcome.
 - As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.



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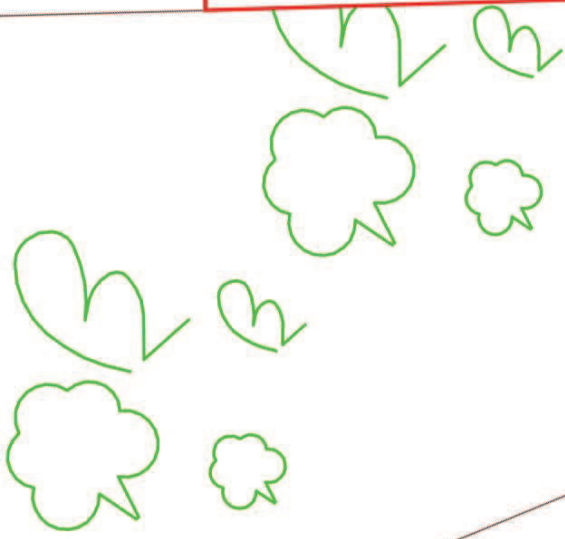
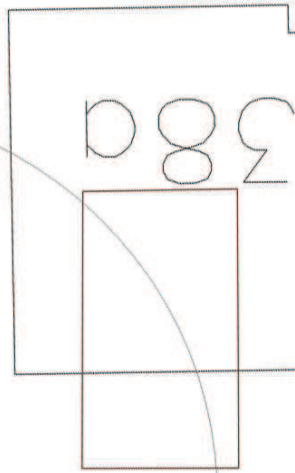
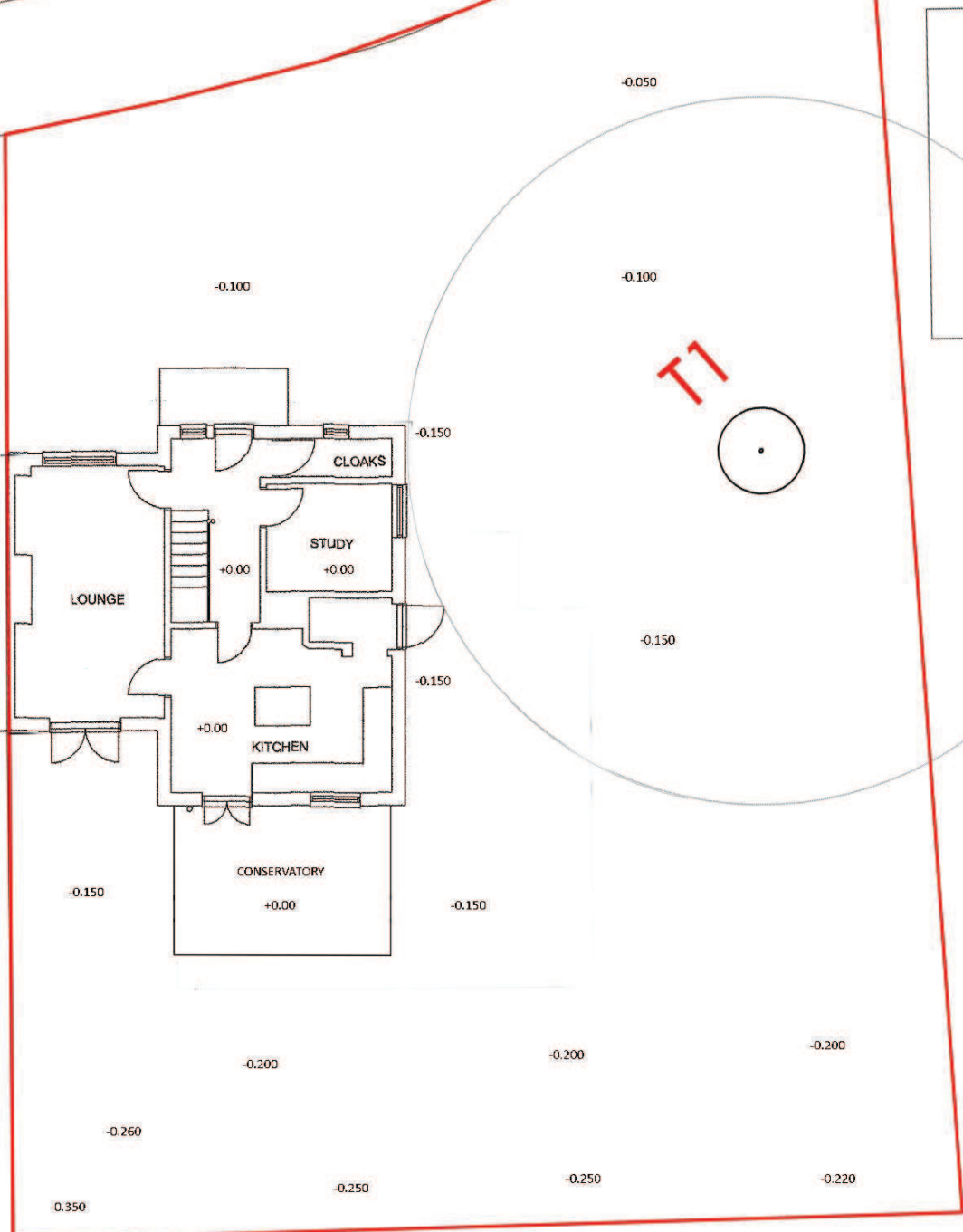
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Date 23/10/2013

45 Chester Road

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DEVELOPMENT CONTROL

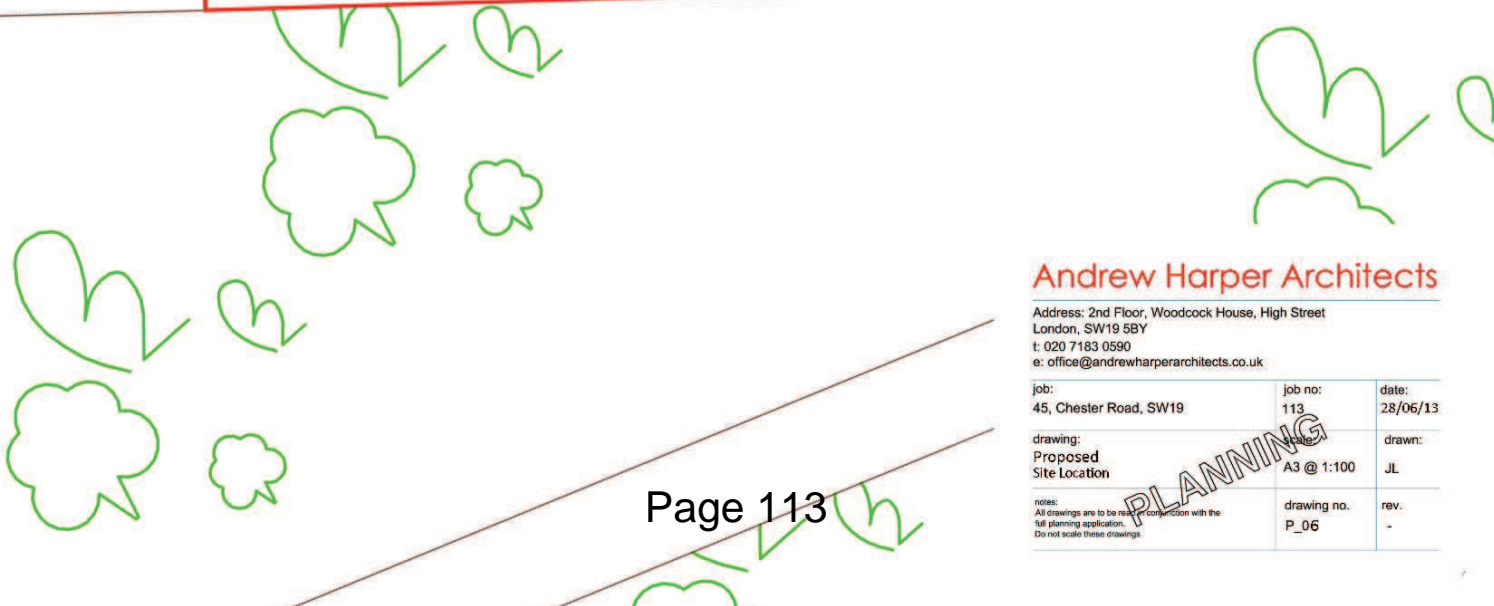
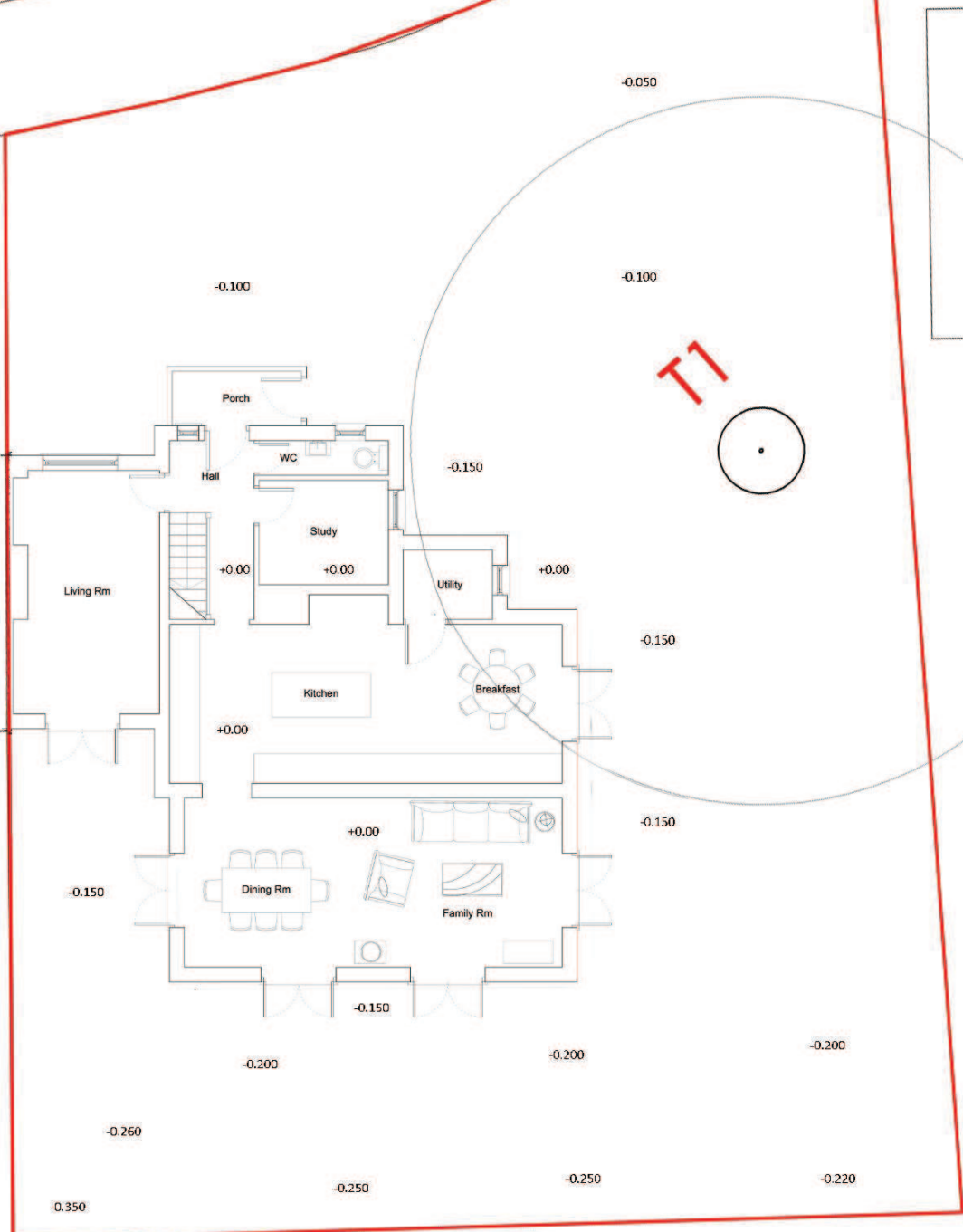


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job: 45, Chester Road, SW19	job no: 113	date: 28/06/13
drawing: Existing Site Location	scale: A3 @ 1:100	drawn: JL
notes: All drawings are to be read in conjunction with the full planning application. Do not scale these drawings.	drawing no. P_05	rev. -

PLANNING



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job: 45, Chester Road, SW19	job no: 113	date: 28/06/13
drawing: Proposed Site Location	scale: A3 @ 1:100	drawn: JL
notes: All drawings are to be read in conjunction with the full planning application. Do not scale these drawings.	drawing no. P_06	rev. -

PLANNING



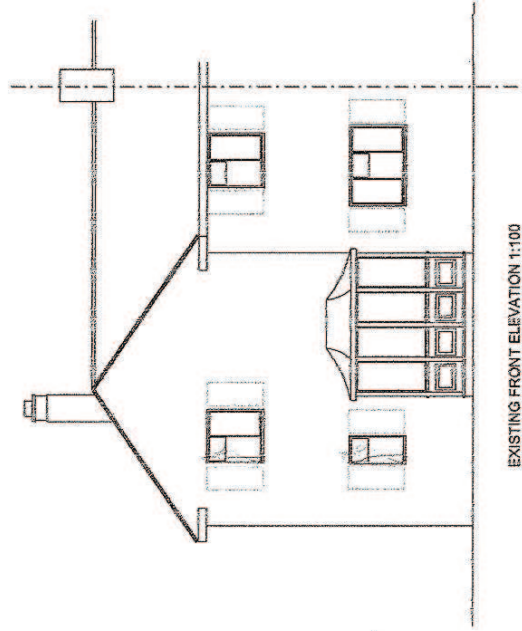
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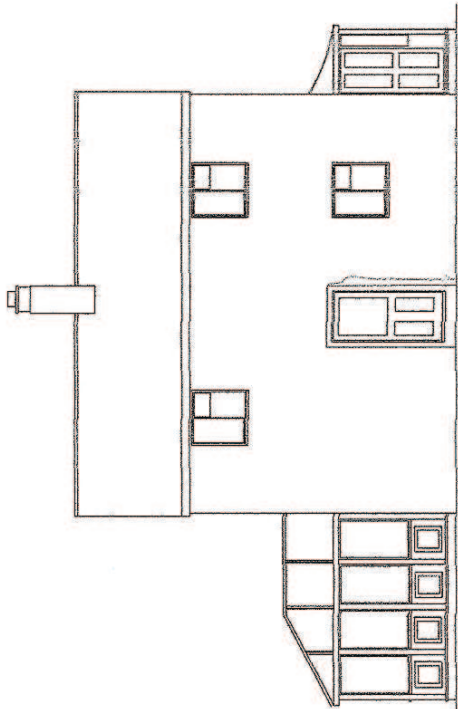
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drawing:	Proposed	drawing:	J.L.		
Site plan	A3 @ 1:200	drawing no.	P_04	rev.	-

PLANNING

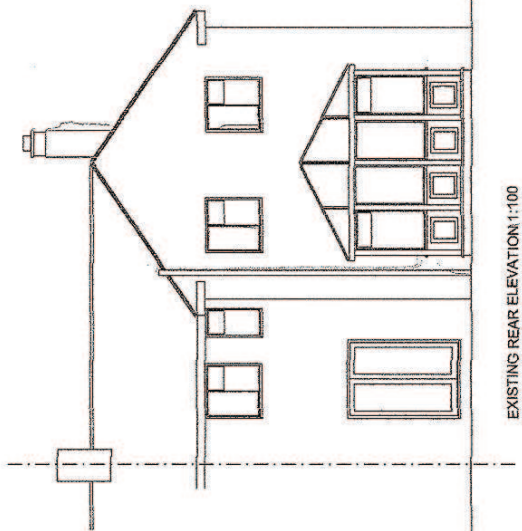
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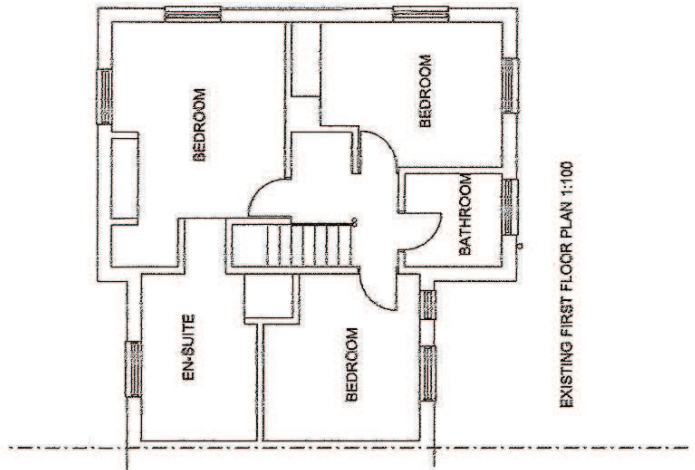
EXISTING FRONT ELEVATION 1:100



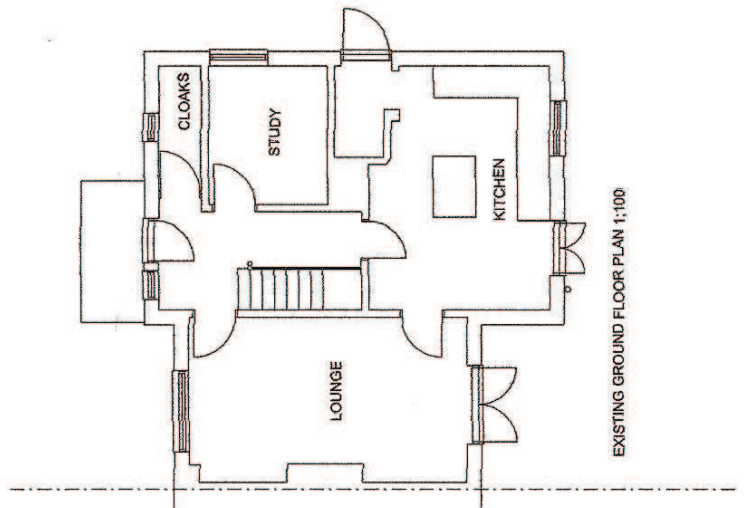
EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING FIRST FLOOR PLAN 1:100

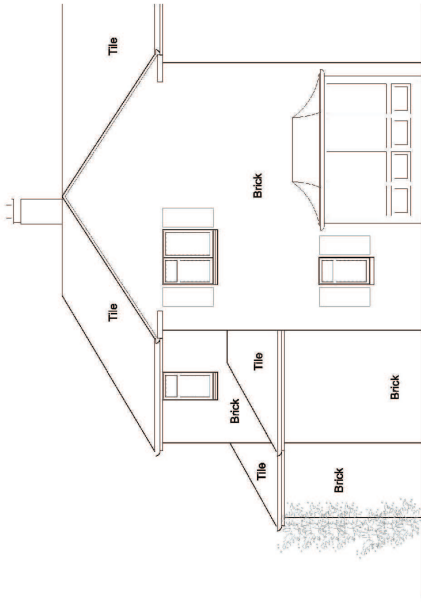


EXISTING GROUND FLOOR PLAN 1:100

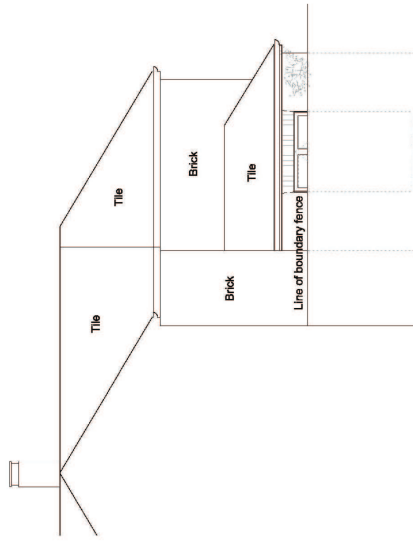
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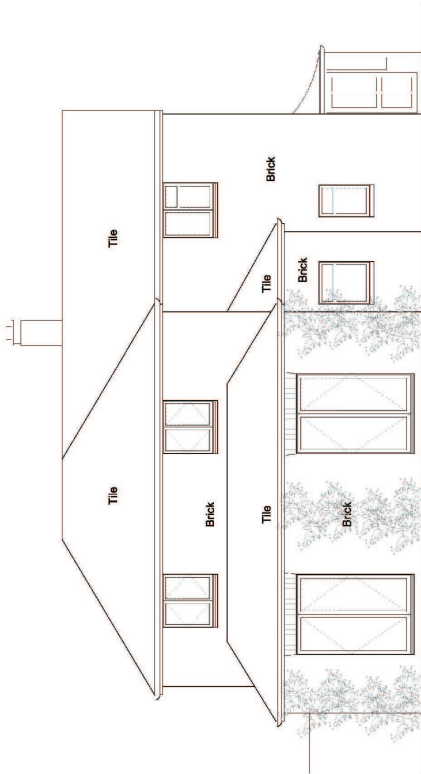
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drawing:	Existing Plans & Elevations	scale:	A3 @ 1:100	drawn:	JL
notes:	All drawings are to be read in conjunction with the specification and schedule of materials. Do not scale these drawings.				
drawing no.	P_02	rev.	-		



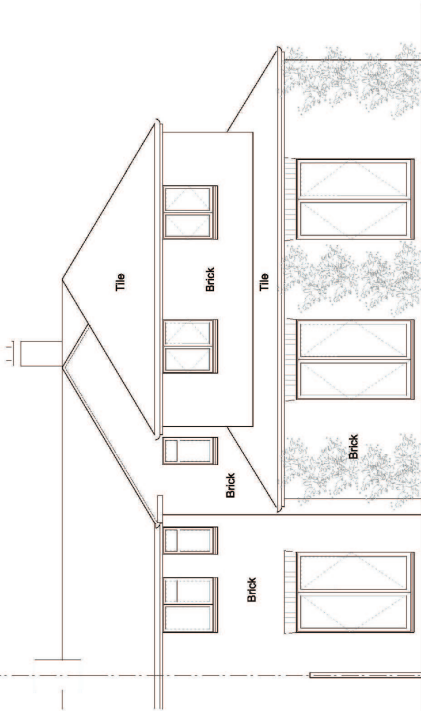
FRONT ELEVATION



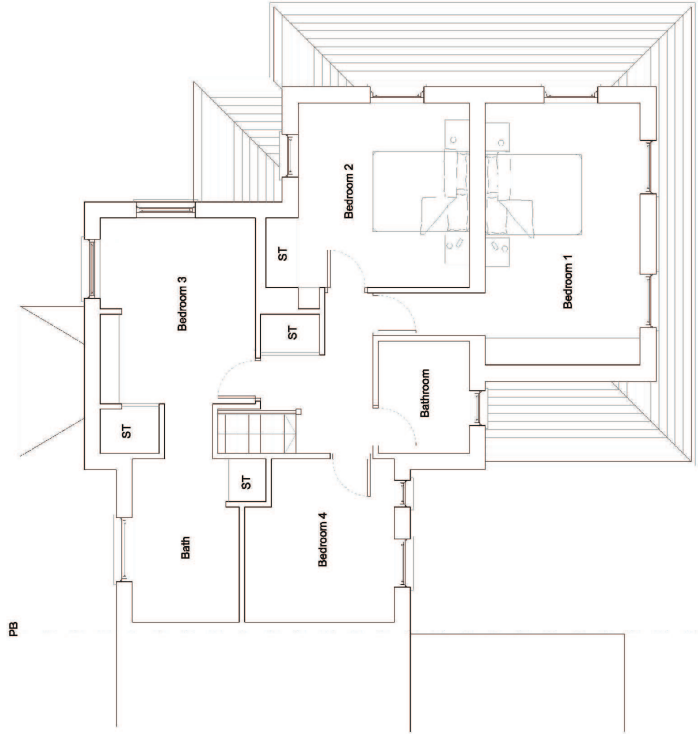
SIDE ELEVATION



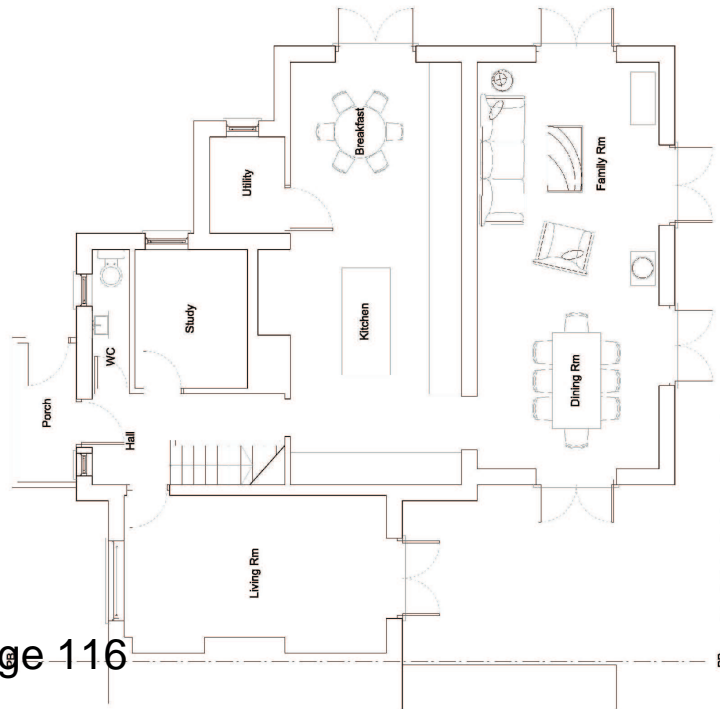
SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR



GROUND FLOOR

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job no:	116	date:	27/06/13
job:	45, Chester Road, SW19	drawing:	Proposed Plans & Elevations
scale:	A3 @ 1:100	drawn:	JL
rev:	-	drawing no.:	P_03



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