

PLANNING APPLICATIONS COMMITTEE 7th November 2013

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
-------------	------------------------	-------------------

	13/P1409	28/06/2013
--	----------	------------

Address/Site: 15C Lansdowne Road, Wimbledon, London, SW20 8AN

(Ward) Raynes Park

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

Drawing Nos: 1401-001(P1), 002(P1) & Site Location Plan.

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: 24
- 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, No.15C Lansdowne Road comprises a modern three-storey end of terrace house, erected in the early 1980s that is attached to the south side of a central block, which is locally listed and built mid/late 19th Century (The central block is subdivided into two houses). Another house, which is two storeys, and attached to the north side of the central block, was also erected in the early 1980s.
- 2.2 The application site is located on the west side of Lansdowne Road and falls within the Merton (Wimbledon West) conservation area.

3. CURRENT PROPOSAL

- 3.1 This is the latest proposal to erect a part single/part two-storey rear and side extension at this property.
- 3.2 The ground floor element, which extends the full width of the house, will have a depth of 3.28m and a height of between 2.4m (eaves) and 2.7m (ridge). The first floor element will have a depth of 2.53m and a height of between 4.8m (eaves) and 5.9m (ridge). The extension would also project 2.2m to the side of the house, with the first floor element set back 1m from the front elevation. The extension would feature a part hipped/part flat roof at both ground and first floor levels.
- 3.3 The key difference between the latest application and the previous application (LBM Ref: 12/P2124), which was refused, is that the first floor of the rear element is now stepped in 2.5m from the side boundary with No.15b. Materials would comprise matching brickwork and aluminium framed windows.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 08/P2092 - Application for a Lawful Development Certificate for a proposed loft conversion. Issued, 23/09/2008.
- 4.2 11/P2122 - Part demolition of existing semi - detached house and reconstruction of new 4/5 bedroom house. Refused, 29/09/2011.
- 4.3 12/P2124 - Erection of a two-storey side and rear extension. Refused, 25/09/2012, for the following reason:
- “ The proposed extension by virtue of its height, depth, siting and orientation would be visually intrusive, overbearing and result in an unacceptable level of daylight/sunlight loss to the detriment of the occupiers of the adjoining property, No.15b Lansdowne 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).”
- 4.4 An appeal regarding LBM Ref: 12/P2124 was dismissed on 15/02/2013.

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.15 (New Buildings and Extensions; Daylight; Sunlight; Privacy; Visual Intrusions and Noise), BE.23 (Alterations and Extensions to Buildings)
- 5.2 The relevant policies in the Adopted Core Planning Strategy (July 2011) are:
CS.14 (Design)
- 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. Two letters of objection were received, on the following grounds:
- Loss of daylight/sunlight
 - Disruption from construction work
 - Parking/traffic
 - Overlooking
 - Visually intrusive and overbearing

7. PLANNING CONSIDERATIONS

The main issues to consider are the impact the proposed extensions and alterations to the building would have upon visual and residential amenity as well as the character of the Conservation Area.

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 has a rather modest depth of 3.28m at ground floor level and 2.53m at first floor level, whilst projecting 2.2m from the side of the house, is not excessive in terms of its size. The extension, which would be set back 1m from the front elevation at first floor level, whilst maintaining a 1m gap between its flank wall and the side boundary, would also have a subordinate design, which is considered satisfactory in this instance. Given the limited angles of view, 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 The previous application (LBM Ref: 12/P2124) was refused because the extension, given its depth, height and siting on the side boundary with No.15b would be visually intrusive, overbearing when viewed from this property and result in an unacceptable level of daylight/sunlight loss. The Inspector at the subsequent appeal, which was dismissed, supported this view stating that the sheer scale of the side wall of the edifice would be overbearing and make for the most uncomfortable relationship. Although the orientation on a southerly angle would lead to some reduction in sunlight, the Inspector however did not consider that daylight or sunlight loss should be the principle grounds of objection.
- 7.23 It is considered that the latest proposal has addressed the concerns raised by the Council in the previous application regarding its impact on No.15b. This has been achieved by stepping in the first floor element 2.5m from the side boundary with No.15b, which substantially reduces the height of the side wall of the extension on the side boundary. The flank wall, which is sited on the side boundary, would now be single storey and have a modest depth of 3.28m and a height of 2.4m at eaves and 2.7m at ridge level, which means it would not be visually intrusive or overbearing when viewed from No.15b, or result in an unacceptable level of daylight/sunlight loss. It should be noted that the proposal passes the Aspect Value Test to both adjoining properties (Nos. 14 and 15b), with regards to the nearest habitable room windows at ground floor level.
- 7.24 It is also considered that the proposed extension would not have a detrimental impact on the amenities of No.14 given it would project only a modest 3m beyond the rear wall of No.14, whilst being located 1m from the side boundary, which means there would be a total gap of 4m between the extension and the flank wall of No.14, which is acceptable. Windows would also not be inserted on the side walls at first floor level or at ground floor level on the boundary with No.15b, which means the extension, would not impact on the privacy levels of occupiers of either adjoining property. The proposal, therefore accords with policy BE.15 of the UDP and is acceptable in terms of residential amenity.

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, or result in an unacceptable level of daylight/sunlight or privacy loss to occupiers of adjoin properties. The proposal therefore accords with policies BE.1, BE.15 and BE.23 of the UDP and is acceptable in terms of visual and residential amenity.

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.8 (No Use of Flat Roof)
5. 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.



London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX

Scale 1/1250

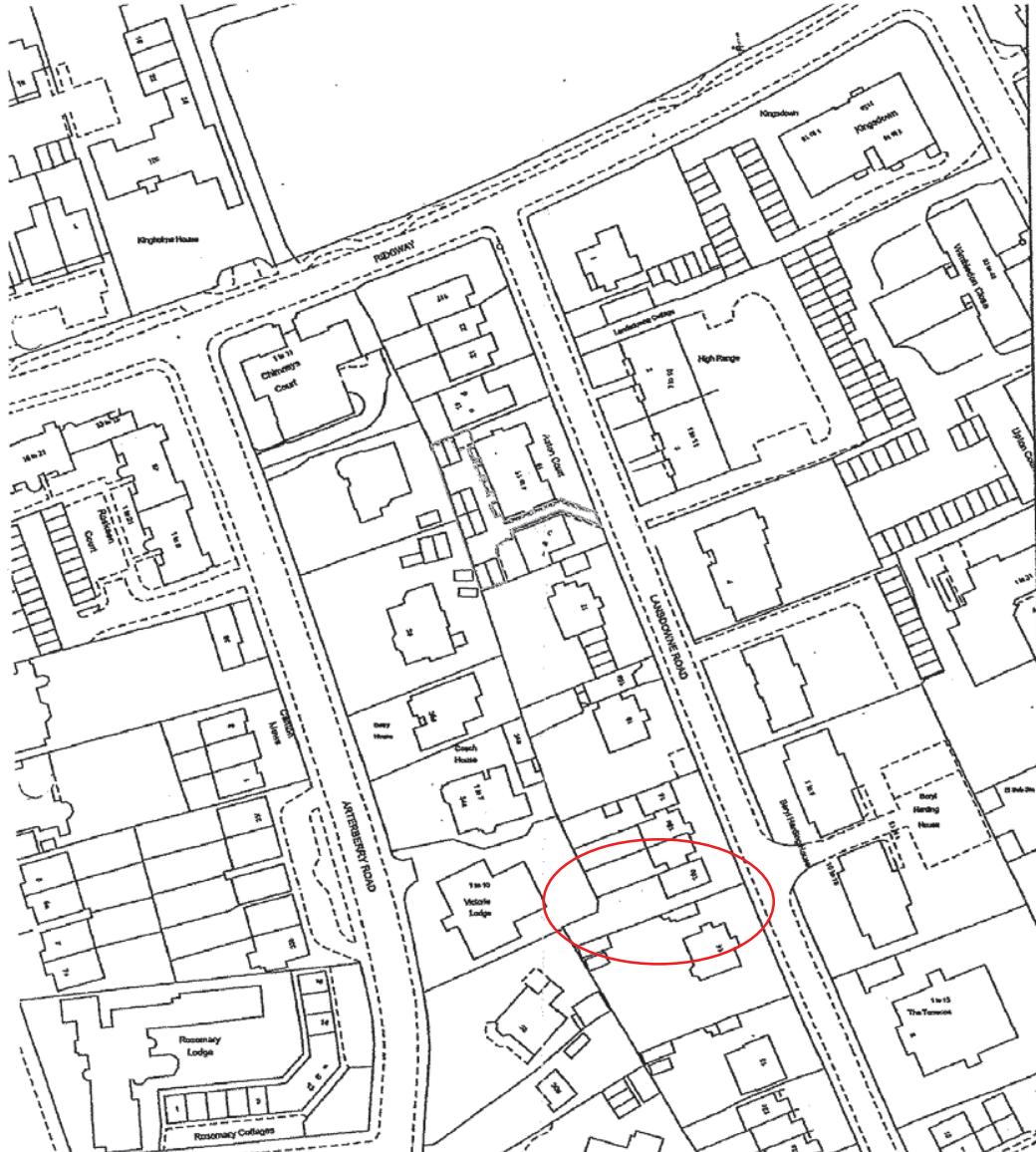
Date 23/10/2013

15C Lansdowne Road

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. London Borough of Merton 100019259. 2012.

DEVELOPMENT CONTROL

© Crown copyright and database rights 2013. Ordnance Survey. 100019259.



OS MAP
SCALE: 1:1250

NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING REGULATIONS 2010 (AMENDMENTS).

2. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

3. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

4. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

5. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

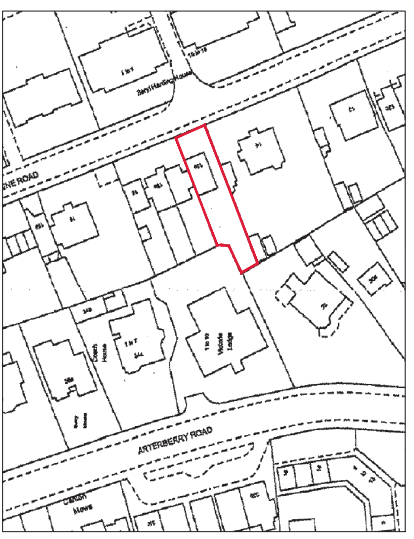
6. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

7. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

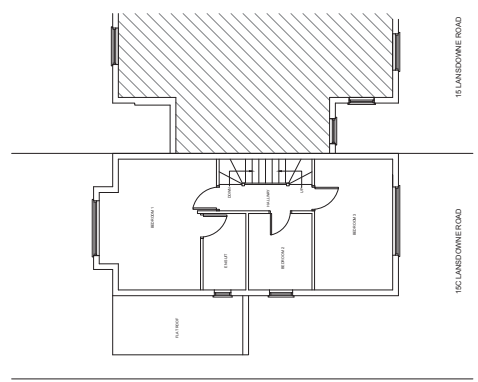
8. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

9. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.

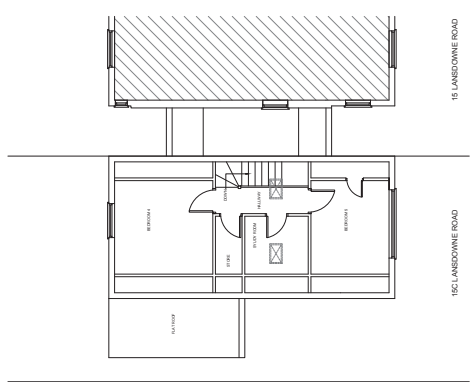
10. THE PROPOSED WORKS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE FIRE OFFICER.



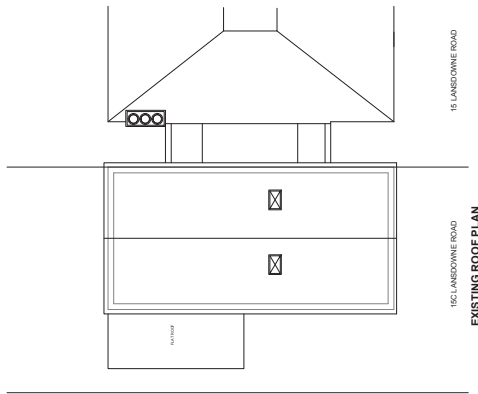
BLOCK PLAN



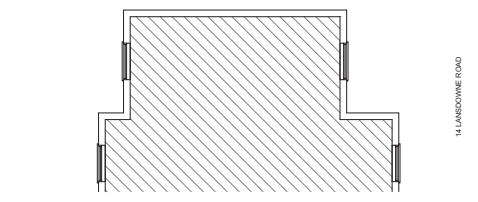
EXISTING FIRST FLOOR
SCALE: 1:100



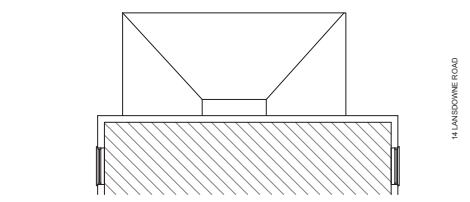
EXISTING SECOND FLOOR
SCALE: 1:100



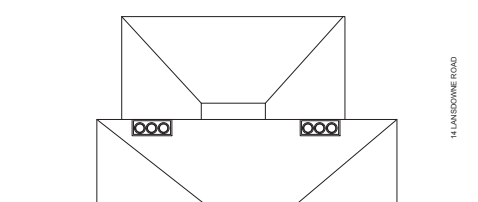
EXISTING ROOF PLAN
SCALE: 1:100



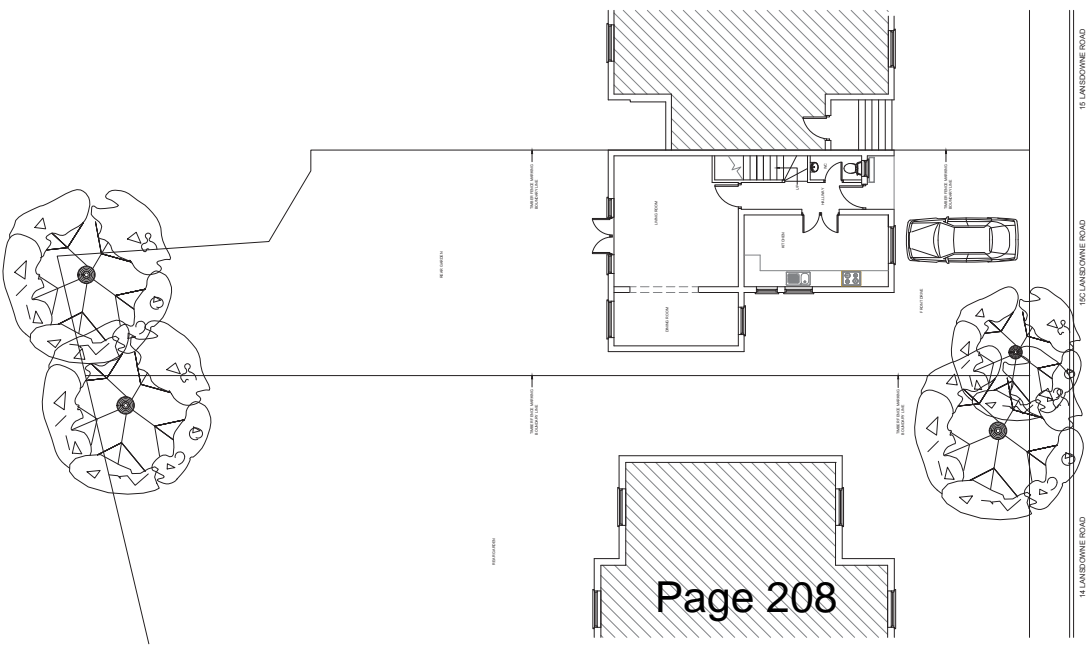
EXISTING GROUND FLOOR
SCALE: 1:100



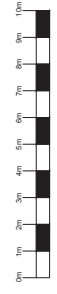
EXISTING FIRST FLOOR
SCALE: 1:100



EXISTING ROOF
SCALE: 1:100



EXISTING GROUND FLOOR
SCALE: 1:100



Project No.	151	Scale	1:100
Client	Mr. Mansour Al-Jedidi	Drawn	15/11/11
Address	15 Lansdowne Road, London SW20 8AN	Checked	15/11/11
Site	15 Lansdowne Road, London SW20 8AN	Approved	15/11/11
Project Name	EXISTING FLOOR PLANS	Project No.	151
Client Name	Mr. Mansour Al-Jedidi	Scale	1:100
Address	15 Lansdowne Road, London SW20 8AN	Drawn	15/11/11
Site	15 Lansdowne Road, London SW20 8AN	Checked	15/11/11
Project Name	EXISTING FLOOR PLANS	Approved	15/11/11
Client Name	Mr. Mansour Al-Jedidi	Project No.	151
Address	15 Lansdowne Road, London SW20 8AN	Scale	1:100
Site	15 Lansdowne Road, London SW20 8AN	Drawn	15/11/11
Project Name	EXISTING FLOOR PLANS	Checked	15/11/11
Client Name	Mr. Mansour Al-Jedidi	Approved	15/11/11

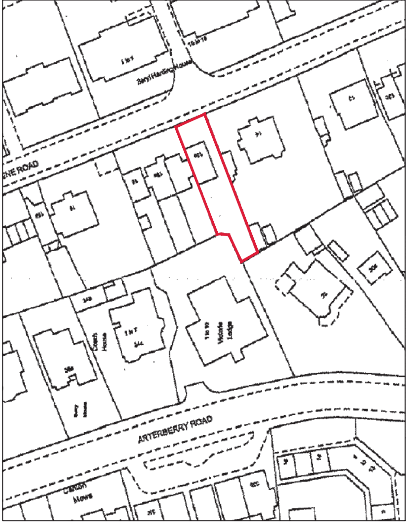
EXISTING FLOOR PLANS

15 LANSDOWNE ROAD
LONDON
SW20 8AN

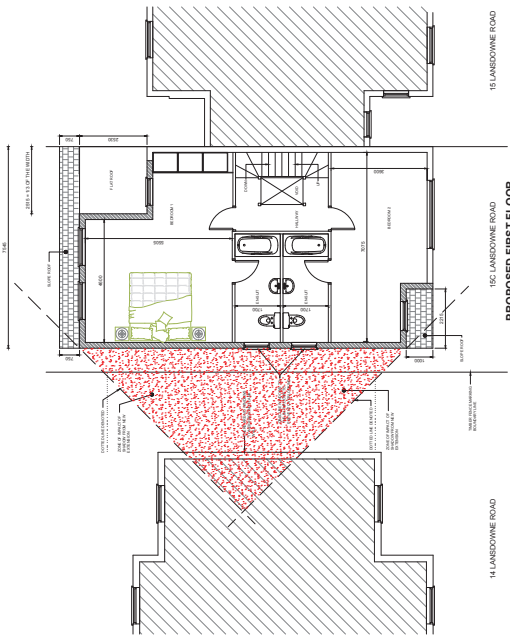
1401-000

P1

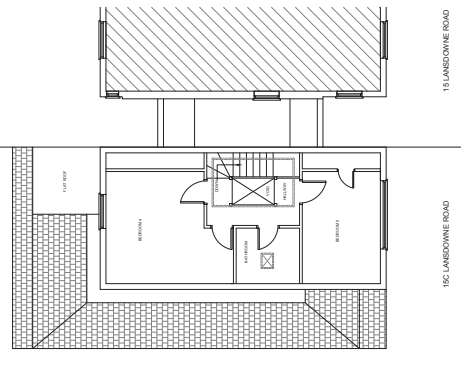
NOTES:
 1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY.



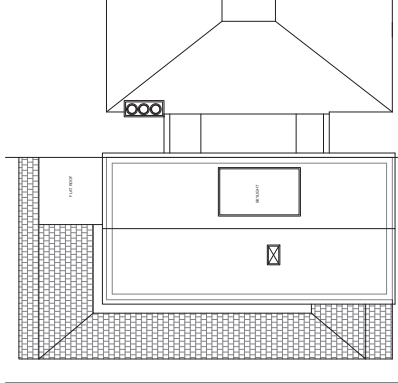
BLOCK PLAN



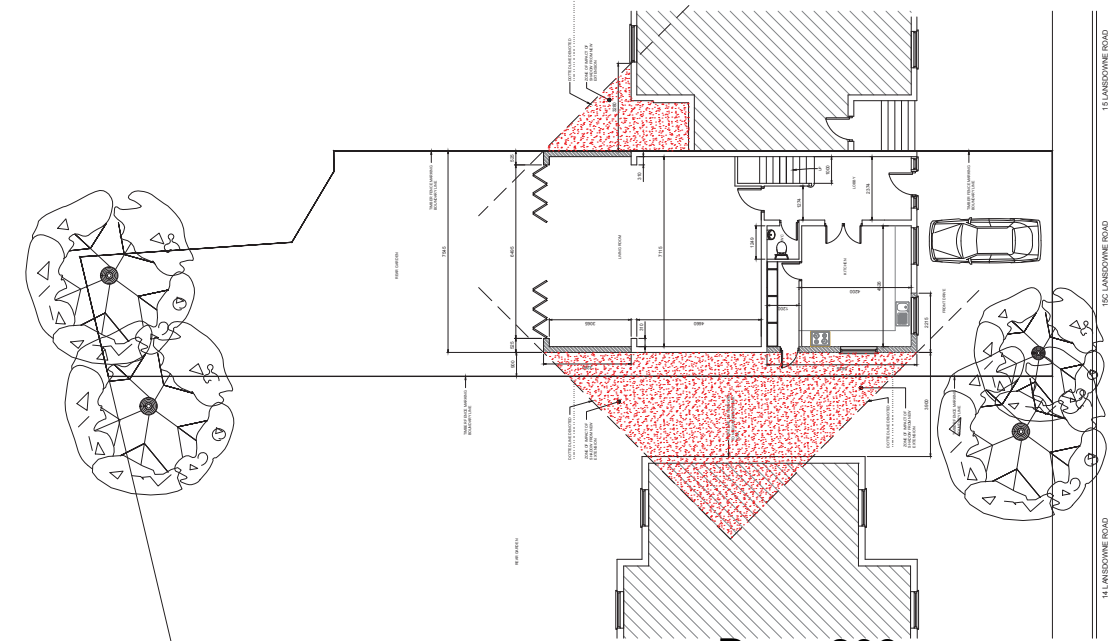
PROPOSED FIRST FLOOR
SCALE: 1:100



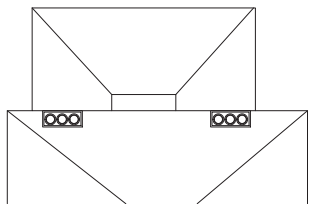
PROPOSED SECOND FLOOR
SCALE: 1:100



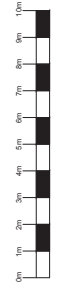
PROPOSED ROOF PLAN
SCALE: 1:100



PROPOSED GROUND FLOOR
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE: 1:100



NO.	REVISED	DATE	BY
1			
2			
3			
4			

ENGINEERING FORCE LTD
 15 LANSOWNE ROAD, SWISS BARN, LONDON, SW15 2NU
 TEL: 020 8870 0000
 WWW.ENGINEERINGFORCE.CO.UK

PROJECT: 15 LANSOWNE ROAD, SWISS BARN, LONDON, SW15 2NU
 DRAWING: PROPOSED FLOOR PLANS
 DRAWN BY: MR. MANISH K. JAIN
 CHECKED BY: MR. MANISH K. JAIN

DATE	15/01/2022
SCALE	1:100
PROJECT	15 LANSOWNE ROAD, SWISS BARN, LONDON, SW15 2NU
DRAWING	PROPOSED FLOOR PLANS
DATE	15/01/2022
SCALE	1:100
PROJECT	15 LANSOWNE ROAD, SWISS BARN, LONDON, SW15 2NU
DRAWING	PROPOSED FLOOR PLANS

NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

2. THE CLIENT HAS AGREED TO THE INFORMATION CONTAINED HEREIN AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

4. THE CLIENT HAS AGREED TO THE INFORMATION CONTAINED HEREIN AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

6. THE CLIENT HAS AGREED TO THE INFORMATION CONTAINED HEREIN AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

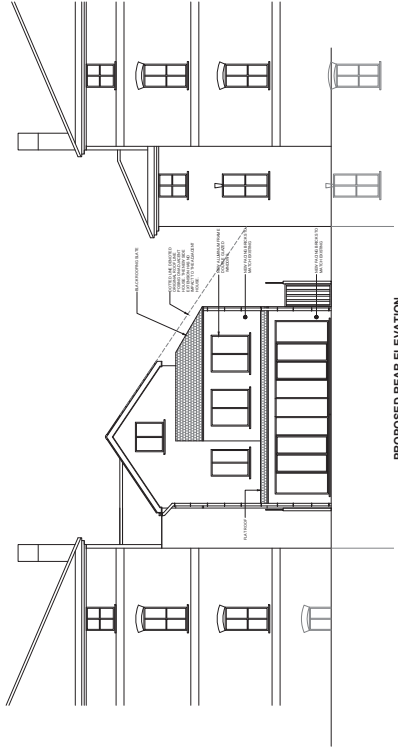
8. THE CLIENT HAS AGREED TO THE INFORMATION CONTAINED HEREIN AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

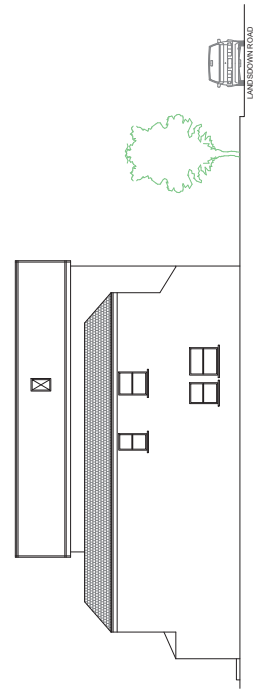
10. THE CLIENT HAS AGREED TO THE INFORMATION CONTAINED HEREIN AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



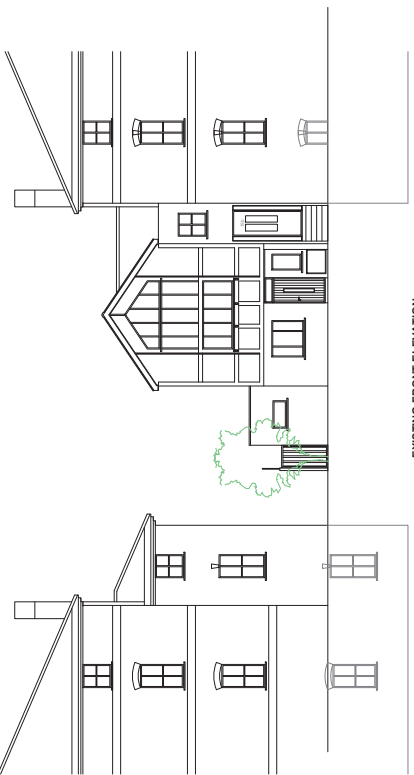
PROPOSED FRONT ELEVATION
SCALE: 1:100(BA1)



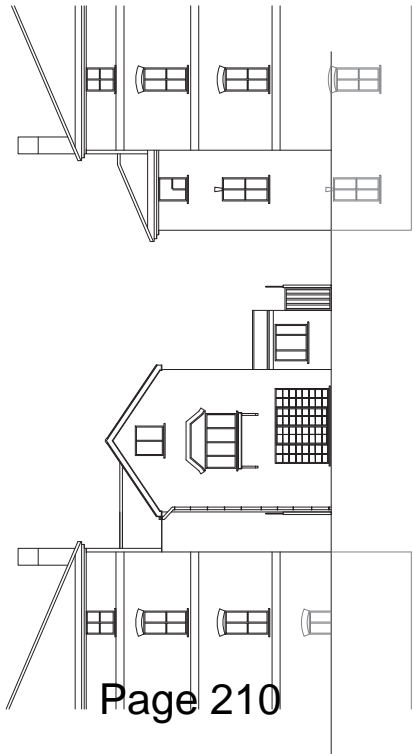
PROPOSED REAR ELEVATION
SCALE: 1:100(BA1)



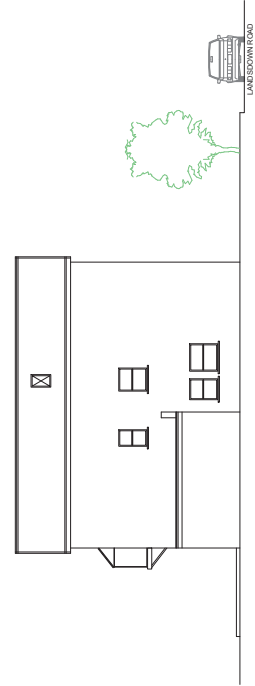
PROPOSED SIDE ELEVATION
SCALE: 1:100(BA1)



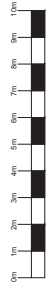
EXISTING FRONT ELEVATION
SCALE: 1:100(BA1)



EXISTING REAR ELEVATION
SCALE: 1:100(BA1)



EXISTING SIDE ELEVATION
SCALE: 1:100(BA1)



Project	14-15	14-15	14-15
Client	MR. MANOJ K. MOHAPATRA	MR. MANOJ K. MOHAPATRA	MR. MANOJ K. MOHAPATRA
Address	15, LANDS DOWN ROAD, SWISS BARN, LONDON	15, LANDS DOWN ROAD, SWISS BARN, LONDON	15, LANDS DOWN ROAD, SWISS BARN, LONDON
Site	MR. MANOJ K. MOHAPATRA	MR. MANOJ K. MOHAPATRA	MR. MANOJ K. MOHAPATRA
Scale	1:100	1:100	1:100
Date	14-15	14-15	14-15
Sheet	14-15-002	14-15-002	14-15-002
Page	14-15-002	14-15-002	14-15-002

ENGINEERING FORCE LTD.
15, LANDS DOWN ROAD, SWISS BARN, LONDON

15, LANDS DOWN ROAD, SWISS BARN, LONDON
EXISTING AND PROPOSED ELEVATIONS
PLANNING
14-15-002
P1



Appeal Decision

Site visit made on 7 February 2013

by **D Cramond** BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 February 2013

Appeal Ref: APP/T5720/D/12/2189577
15c Lansdowne Road, London, SW20 8AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mansour Abolsedgh against the decision of London Borough of Merton.
 - The application Ref 12/P2124 was refused by notice dated 25 September 2012.
 - The development proposed is two storey rear and side extension to the existing house.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on living conditions for neighbours.

Reasons

3. The appeal property is a modern three storey end of terraced home attached to a 19th Century central block in a road of varied dwellings which come together to form a pleasant area of established residential character. The proposal is as described above and would provide for increased living and bedroom accommodation.
4. The site lies within the Wimbledon West Conservation Area. There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
5. The Council raises no objection on 'Conservation Area' grounds. I consider that given the complementary design relative to the existing building and the limited angles of view, the character and appearance of the Conservation Area would be preserved.
6. However, the extension would run along the side boundary with No 15b Lansdowne Road and because of its scale and proximity would, regrettably, be unduly visually intrusive to occupiers of that property both from internal and 'patio' area aspects. The sheer scale of side wall of the edifice would be over-bearing and make for a most uncomfortable relationship. The orientation on a southerly angle would lead to some reduction in daylight and sunlight for the nearest part of the garden area and, to a limited degree, closest rooms.

7. The unsatisfactory juxtaposition would be exacerbated by the ground and accommodation levels found at No. 15b because that property embodies a semi-basement type arrangement and an external area which includes outside amenity space well below the garden level of the appeal property. Neighbours would feel hemmed-in; a proposal of this scale and southerly orientation, sited on the boundary in this locality, which generally has a semi-spacious air, would not represent neighbourly development and is not something which should be imposed upon adjoining residents.
8. The Daylight and Sunlight Assessment submitted by the appellant reads as an impressive paper and certainly I do not consider that daylight or sunlight loss should be the principal grounds of objection; my main concern expressed above is about visual intrusion and over-bearing mass. Nevertheless there would be some reduction in daylight and sunlight internally and externally for the immediate neighbours. In a good quality and spaciouly planned area like this, rather than in any inner city urban environment where there might be a more accustomed abidance with lower amenity, expectations on protection on these fronts would be understandably high.
9. Because of disposition, orientation, plot size and property scale I do not consider that the extension at No. 14 is directly comparable to the case in hand or sets any precedent. I appreciate that certain works can be undertaken as 'permitted development' but I am assessing the case before me which requires specific permission because of its scale and positioning.
10. I do sympathise with the wish for the development to enlarge this property and I hope that at least some extra space can be established through a revised approach. I recognise the efforts which have been made to carefully consider the design, that development in the street is varied in style and that loss of privacy is not an issue which justified, or was used, as a refusal reason when one compares the existing situation to the proposal. I noted the vegetation on the relevant boundary but this would not equate to the impact of a solid wall.
11. I have carefully considered all the points raised by the appellant but these matters do not outweigh the concerns which I have in relation to the main issues identified above.
12. The Council's Unitary Development Plan includes Policy BE.15 which seeks, amongst other matters, to prevent harm to the amenities of neighbours. I conclude that this scheme would run contrary to this policy objective for the reasons I have given.
13. Policies in the National Planning Policy Framework have been considered and the Council's policy which I cite mirrors relevant objectives within the Framework.

Overall conclusion

14. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on living conditions for neighbours. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR