

PLANNING APPLICATIONS COMMITTEE 19 October 2017

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P2478	26/06/2017
Address/Site	7 Calonne Road, Wimbledon, SW19 5HH
(Ward)	Village
Proposal:	Addition of additional storey to existing bungalow
Drawing Nos	EX01 (Site location plan), P01, P02, P03, P04, P05, P06
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 – 11
- 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.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a detached 3 bedroom bungalow located on the north side of Calonne Road in Wimbledon within the Wimbledon North conservation

area. It is a brick construction dating from the 1970s with a hipped roof and is not of particular design merit.

- 2.2 The layout of the subject site and the adjoining plots came about as a result of grounds that were formerly part of the larger plot serving number 9 Calonne Road, a locally listed residential property that has long since been subdivided into flats. At present the application site is adjoined to its flanks by number 9 Calonne Road and a group of 3 detached lock up garages. The subject site has to its rear the gardens of number 5 Calonne Road which benefits from a generous plot.

3. **CURRENT PROPOSAL**

- 3.1 The current application is for the enlargement of the existing bungalow by the formation of an additional storey and the reconfiguration of the internal layout. The proposed scheme will have a contemporary architectural aesthetic that will dramatically contrast with the existing building with respect to the materials, form and massing, and façade treatment. The ground floor will be reconfigured to accommodate a study, an ensuite bedroom to the rear, utility room, and living/dining areas opening onto the retained rear garden and a newly formed screened courtyard. The additional storey will accommodate three additional ensuite bedrooms.
- 3.2 The hipped roof will be replaced with a flat sedum (green) roof above the ground floor element and the first floor addition. The first floor will be clad with timber panel cladding and the ground floor will retain its current brick construction albeit with a new entrance porch and windows facing the front.
- 3.3 The massing of the additional storey will be set towards the front of the property in order to be well setback from the rear boundary and to avoid the flank windows of the upper flat of number 9 Calonne Road. The bedrooms will each have a single large south facing window. There are no openings to the east flank wall at first floor level.
- 3.4 The original footprint of the bungalow will be retained along with the ground level setbacks from the shared property boundaries, although the new storey will have an overhang above the building line of the front of the house. The existing off street parking will be retained at the front of the property
- 3.5 The current application is a follow-up to a previously withdrawn scheme on the same site. Pre-application advice was sought prior to submission and the form and massing of the current scheme is based on the feedback received from planning and conservation officers.

4. **PLANNING HISTORY**

- 4.1 17/P1285 – Erection of additional storey to existing bungalow. Withdrawn 19/05/2017.

- 4.2 89/P0460 – Erection of front, side and rear ground floor extensions. Granted 18/08/1989.
- 4.3 87/P1079 – Erection of a single storey rear extension with hipped roof. Granted 15/10/1987.
- 4.4 MER819/70 – Outline erection of bungalow and garage. Withdrawn

Planning history also includes details of approved tree works.

5. **CONSULTATION**

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

Six objections to the proposals were received on the following grounds:

- Inappropriate scale, massing and style for the setting
- Adverse impact on the character of the conservation area
- Disruption of the established building line
- Incorrect information presented as part of application
- Overbearing presence to the neighbouring property
- Loss of outlook and available light to neighbouring flats
- Overlooking and intrusion on privacy to neighbours

- 5.2 A representation was received from the Parkside Residents Association with objections on the following grounds:

- Adverse impact on the amenity of neighbours with respect to loss of outlook and intrusion on privacy
- Unsympathetic design with respect to the character of the conservation area

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) and DM D3 (Alterations and extensions to existing buildings).

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are design, the impact on the conservation area, and impacts on neighbouring amenity.

Design and Impact on Conservation Area

- 7.2 The proposed scheme comprises of an expansion to the living spaces and massing of the existing property as well as a dramatic change to the visual appearance to a contemporary architectural style. In its current form the building is generally unremarkable with no particular architectural or historical merit, and arguably detracts from the overall visual character of the area.
- 7.3 The site is within a conservation area and the immediate neighbouring property at number 9 Calonne Road is on the local list. It is noted that on Calonne Road there is no singular style or architectural feature that is unique to this section of Calonne Road. Although the scheme has been assessed on its merits with respect to the specific context, the disruption of an established pattern of development is not a consideration in this instance. The proposed scheme is consistent with the pattern of development and the variation of styles that currently characterises the area.
- 7.4 The design and proposed materiality is considered to be an improvement to the character and visual quality of the existing building. The proportions, massing and bulk of the additional level is not considered to be excessive for the plot, or to result an excessively dominant or overbearing addition to the street scene.
- 7.5 The proposed materials for the scheme are timber cladding for the first floor addition and brickwork to the ground floor. The setback will be retained from the street and a new front brick and planting boundary treatment will be established, which taken together is expected to mitigate the visual impact of the scheme as well as make the plot more in keeping with the overall appearance of the area.
- 7.6 With respect to the neighbouring property at number 9, the proposed scheme will maintain the subordinate visual and volumetric relationship as currently established.

Impact on Neighbouring Amenity

- 7.7 The current scheme has been amended from the previously withdrawn proposal by shifting the massing of the first floor addition towards the front of the building to set it back from the rear boundary that adjoins the grounds of number 5 Calonne Road by ... metres. As such it is not expected that the addition will create an overbearing or unneighbourly presence to the occupiers of number 5, and it is also expected that the perception of overlooking and visual intrusion will be minimised.
- 7.8 The positioning of the first floor is also sited in such a way as to minimise the extent that it obstructs the views out from the windows to the upper flat of number 9 Calonne Road. The loss of non-protected views in itself is not a

material planning consideration, however consideration is given to the impacts brought about by the likely loss of available outlook and daylight. Some level of visual impact is to be expected given the location of the plots and their relative orientation. The massing has been reduced from earlier proposals and although some direct views towards Calonne Road may be reduced, it is considered that there is still sufficient outlook and access to the sky from the upper windows to not result in an unduly adverse impact to the users of the upper rooms. The single storey height of the scheme towards the rear is also expected to mitigate the visual and outlook impact of the massing of the proposals.

- 7.9 The flat sedum roofs to the ground and first floors are not presented as external amenity spaces for future occupiers of the dwelling and are not directly accessible from the internal spaces. To preclude the impact on neighbours by way of overlooking and noise intrusion, a condition will be attached prohibiting the use of the roofs as an external amenity space and allowing access for maintenance only.
- 7.10 The main openings at first floor level are the front windows to the bedrooms, which are south facing and overlooking Calonne Road. Their orientation is such that they do not face directly onto adjoining neighbours and they are well set back from the opposite plot at number 2 Calonne Road. There are no terraces or balconies proposed for the bedrooms and as such it is not expected that there would be a significant impact with respect to noise intrusion or overlooking. The other first floor level openings are to the rear and side (west) facing walls serving the ensuite bathrooms. To preclude the possibilities of overlooking onto neighbouring properties and gardens a condition will be attached requiring that they are glazed in obscured glass and non-opening to a height of 1.7 metres.

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 current scheme comprises of amendments that address the issues raised as part of the withdrawn previous application with respect to the design, massing and impact on the visual character of the area. The concerns of the neighbours have been noted; however it is considered that sufficient measures have been included in the design to minimise adverse impacts of the scheme on the amenity of neighbours.
- 9.2 A number of conditions have been recommended to safeguard the amenity of neighbouring properties and to require LPA approval for external materials used in the scheme.
- 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. C.1 (No Permitted Development – Extensions)
 6. C.2 (No Permitted Development – Windows and Doors)
 7. C.8 (No Use of Flat Roof)
 8. D.10. (Construction Times)
 9. F.1 (Landscaping)
 10. F.2 (Landscaping)
 11. H.4 (Provision of Vehicle Parking)
 12. H.14 (Gates)
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