

## PLANNING APPLICATIONS COMMITTEE 7<sup>th</sup> November 2013

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	13/P2010	25/06/2013

**Address/Site** Flat B, 168 Worple Road, Raynes Park SW20 8PR

**(Ward)** Hillside

**Proposal:** Erection of side and rear roof extensions and conversion of loft space to a one bedroom flat.

**Drawing Nos** P04, P02A, P03, P04, P05, P06 and P08

**Contact Officer:** Richard Allen (8545 3621)

---

### RECOMMENDATION

**GRANT Planning Permission subject to S.106 Agreement and 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- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted:
- 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 requirement for a S.106 Agreement.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a three storey semi-detached property situated on the south side of Worple Road. The property is currently occupied as five flats. There is an existing roof space accessed via an existing staircase that is currently used for storage. The surrounding area is residential in character with a mixture of architectural styles. The application site is not within a conservation area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of side and rear roof extensions in connection with the formation of a one bedroom flat. The proposed rear dormer window would be 3 metres in width and 2.2 metres in height. The rear dormer would be set above eaves height by 600mm and would be set 500mm away from the parapet wall that forms the boundary with the neighbouring property. The side dormer window would be 5 metres in width and be 2 metres in height. The side dormer would be set back behind the parapet wall to the side elevation by 500mm. Both dormer windows would have flat roofs.
- 3.2 Internally, the useable floor area of the existing roof space would be increased by the introduction of side and rear dormer windows to increase the available headroom. The proposed one bedroom flat would have an internal floor area of 46m<sup>2</sup>.

## 4. **PLANNING HISTORY**

- 4.1 In October 1987 planning permission was granted of the conversion of first floor into two self-contained studio units (LBM Ref.87/P1008).

## 5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 4 letters of objection have been received. The grounds of objection are set out below:-

-The proposed works are not of a minor nature as the conversion into a studio would involve significant building works. Such building works will take months and will create extreme noise and disturbance.

-The proposed roof extensions would alter the character of the property in a negative way.

-If the Council are minded to grant permission despite objections put forward conditions should be imposed limiting the hours of construction.

-The occupier of flat C is concerned about disturbance during construction works.

-The occupiers of Flats 1, 2 and 8 at 170 Worple Road have no objection in principle to the application but requests that the windows within the side dormer window be obscured at lower level and be fixed shut.

## 6. **POLICY CONTEXT**

- 6.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS8 (Housing choice), CS9 (Housing Provision), CS14 (Design) and CS20 (Parking).
- 6.1 The retained policies contained within the Adopted UDP (October 2003) are HS.1 (Housing Layout and Amenity), BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.23 (Alterations and Extensions to Buildings), BE.24 (Roof Extensions and Dormer Windows).
- 6.2 The London Plan (February 2011)  
The relevant policies within the London Plan are 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 3.11 and (Affordable Housing Targets).

## 7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations relate to design, standard of accommodation, neighbour amenity and parking issues.
- 7.2 Design  
The proposed roof extension would comprise side and rear dormer windows which are required to provide additional headroom for the proposed one bedroom flat. The design of the proposed side and rear dormer windows is considered to be acceptable and the proposal is in accordance with retained UDP policy BE.24.
- 7.3 Standard of Accommodation  
The proposed one bedroom flat would be formed within the roof space of the existing building (which already has a staircase and is used for storage). The existing room is light and airy with light and ventilation provided by roof lights. The proposed side dormer windows would provide further light and headroom for the bathroom and kitchen. In terms of the floor area (at 46m<sup>2</sup>) the studio unit exceeds the 37m<sup>2</sup> floor area set out in the London plan for a one person unit.
- 7.4 Neighbour Amenity  
The proposed rear dormer window would face down the long garden and would not result in any significant overlooking over and above the existing situation whereby windows in the existing flats have an outlook onto the rear garden. The proposed side dormer window would face onto the side roof elevation of 170 Worple Road. The side dormer window would provide space for a bathroom and a kitchen. The bathroom window would be obscure glazed and the lower part of the kitchen window could also be obscure glazed in

order to protect privacy should a similar roof extension be undertaken at 170 Worple Road. The concerns of the objectors regarding noise and disturbance during building works are noted. However, the hours of construction can be controlled by planning condition and the fact that building operations can sometimes be disruptive is not itself a reason for refusal. The proposal is therefore considered to be acceptable in terms of retained UDP policy BE.15.

#### 7.5 Parking

The proposal would result in the formation of an additional residential unit. The existing property has no off-street parking provision. However the provision of a single studio flat would not generate a significant increase in demand for on street parking and the site is on a bus route. The proposal is therefore considered to be acceptable in terms of Adopted Merton Core Strategy policy CS20.

#### 7.6 Affordable Housing

Core Strategy policy CS 8 requires that all sites capable of providing between 1-9 units (net) will be required to make provision for affordable housing as an off-site financial contribution. In this instance there will be a net gain of 1 new units on the site and so a financial contribution will be required (£TBC).

#### 7.7 Local Financial Considerations

The floor space of the proposed studio unit is below the threshold that would be liable to pay the Mayoral Community Infrastructure Levy.

### 9. SECTION 106 LEGAL AGREEMENT

- 9.1 A financial contribution is required towards affordable housing in the borough.
- 9.2 The contribution would be in line with policy F2 (Planning Obligations) of the London Borough of Merton UDP and the requirements of the Council's Planning Obligations SPD.
- 9.3 The Applicant has confirmed that they would be willing to enter into such an agreement.

### SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

### 10. CONCLUSION

- 10.1 The proposal involves the conversion of the existing roof space into a studio flat involving the erection of side and rear dormer windows. The proposal

would result in the provision of an additional residential unit in a building currently occupied as flats. The standard of accommodation is considered to be acceptable. Accordingly it is recommended that planning permission be granted.

## **RECOMMENDATION**

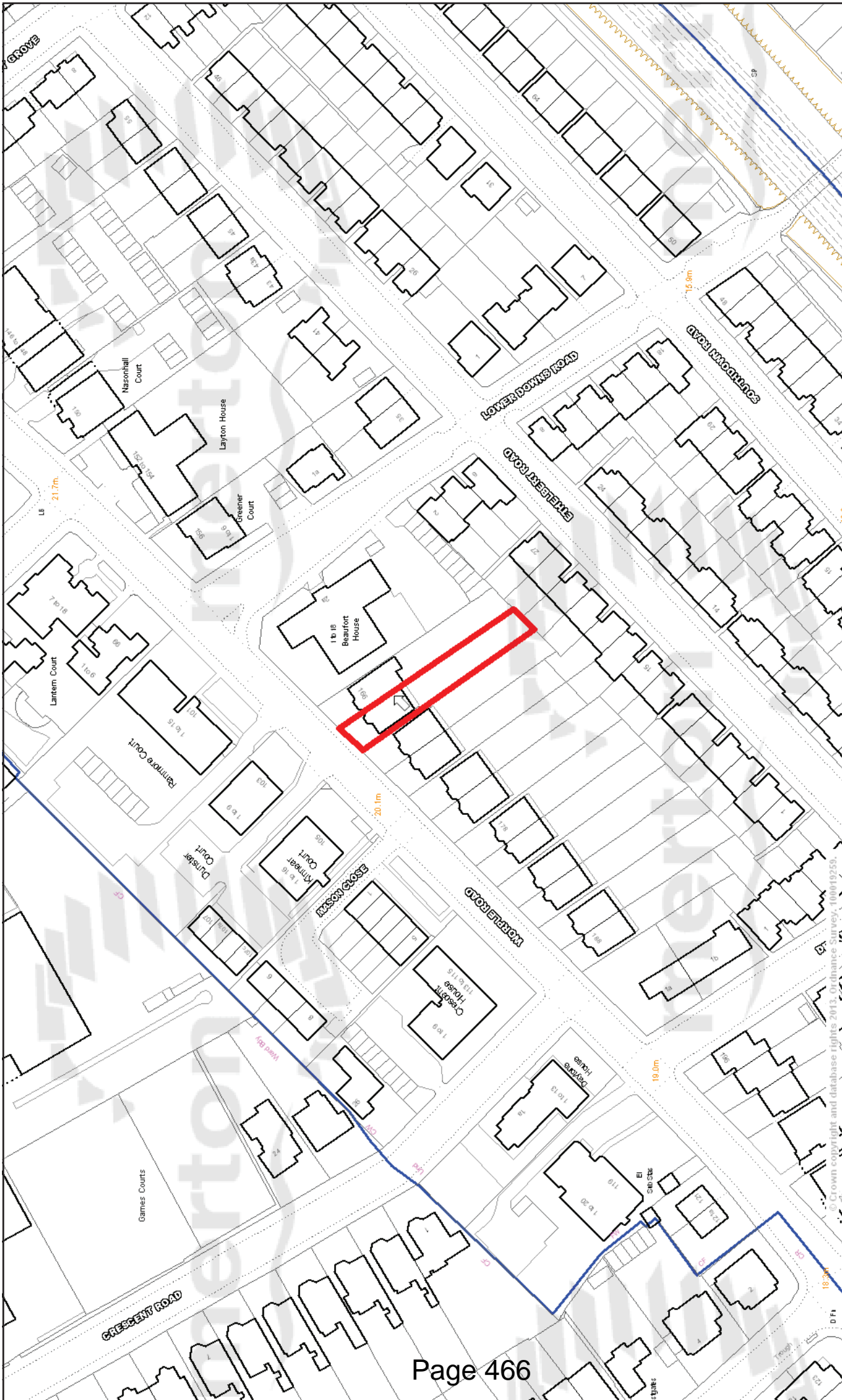
### **GRANT PLANNING PERMISSION**

subject to the completion of a S.106 Agreement covering the following heads of terms:-

1. The developer making a financial contribution towards affordable housing in the borough.
2. The developer pay the Councils legal and professional fees in drafting, completing and monitoring the legal agreement.

and the following conditions:-

1. A.1 Commencement of Development
2. B.3 External Materials as Specified
3. C.3 Obscure Glazing (Lower panel of Kitchen and bathroom Windows Fixed Shut)
4. D.4 Soundproofing of Building
5. D.11 Hours of Construction
6. L4P BREEAM - (Domestic Refurbishment-Pre-Commencement Conversions to Provide New Dwellings)
7. L.5 Ecohomes – Pre Occupation (Residential Involving Conversion of Existing Dwellings)
7. INF1 Party Wall Act



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

Scale 1/1250

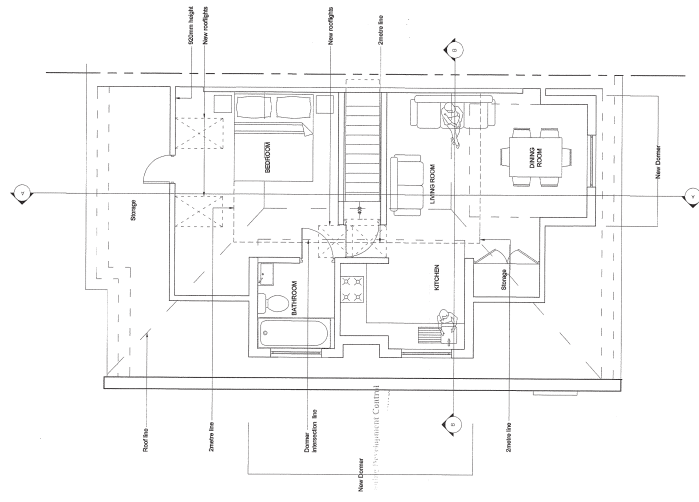
Date 24/9/2013

Flat B 168 Worples 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





**118 WINDYHILL ROAD** *Unsubstantiated Request of Merit*  
**BROOKS PRACTICE**  
 1000 WINDYHILL ROAD, SUITE 100  
 WINDYHILL, ONTARIO L0R 1G0  
 TEL: (705) 271-1111 FAX: (705) 271-1112  
 WWW.BROOKSPRACTICE.COM  
 24 JUN 2013  
 Planning Development Control

Proposed 1st Floor  
 Shaded in Pink

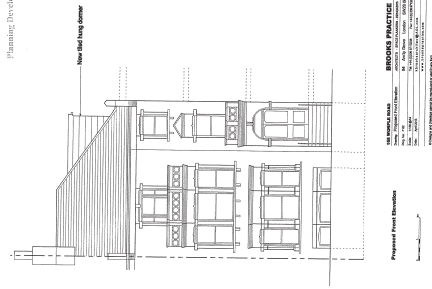


Scales: 1:100  
 Scales: 1:50  
 Scales: 1:20

London Borough of Merton

24 JUN 2025

Planning Development Control



Proposed Front Elevation

148 WIMBORNE ROAD  
WIMBORNE, DORSET BH20 2JG  
Tel: 01202 876222  
Fax: 01202 876223  
www.brooks-practice.co.uk

BROOKS PRACTICE





24 JUN 2013

Planning Development Control



Proposed Rear Elevation

188 WORPLE ROAD  
Drawing: Proposed Rear elevation  
Dwg. no: P 08  
Scale: 1:100 @A  
Date: April 2013

**BROOKS PRACTICE**  
ARCHITECTS - SPACE PLANNERS - DESIGNERS  
84 Amity Grove London SW20 0LJ  
Tel: +44 (0)208 8712281 Fax: +44 (0)208 8712282  
studio@brookspractice.co.uk  
www.brookspractice.com

© Designs and Drawings cannot be reproduced or used in any form without the written consent of the company. All drawings are the property of The Brooks Practice.



Scale: 1:100

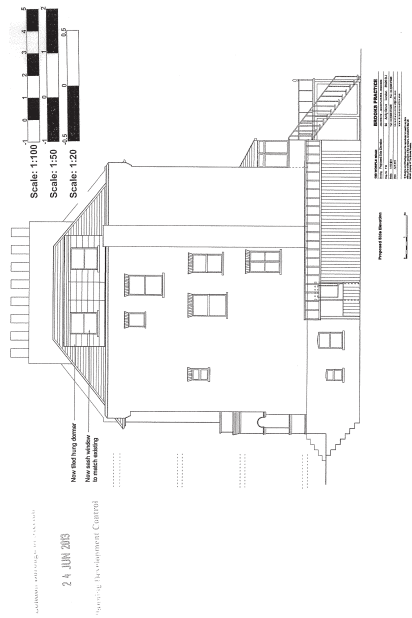


Scale: 1:50

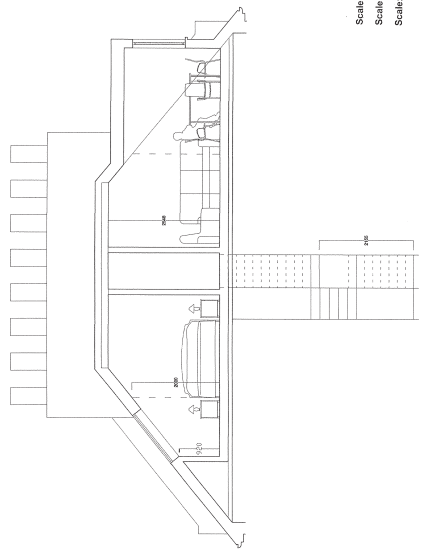


Scale: 1:20





24 JUN 2018  
 Planning Department Contract



Scale: 1/100  
 Scale: 1/100  
 Scale: 1/20

**BROOKS PRACTICE**  
 ARCHITECTS & INTERIORS  
 101 JAMES STREET, SUITE 1000  
 BOSTON, MA 02111  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.BROOKSPRACTICE.COM

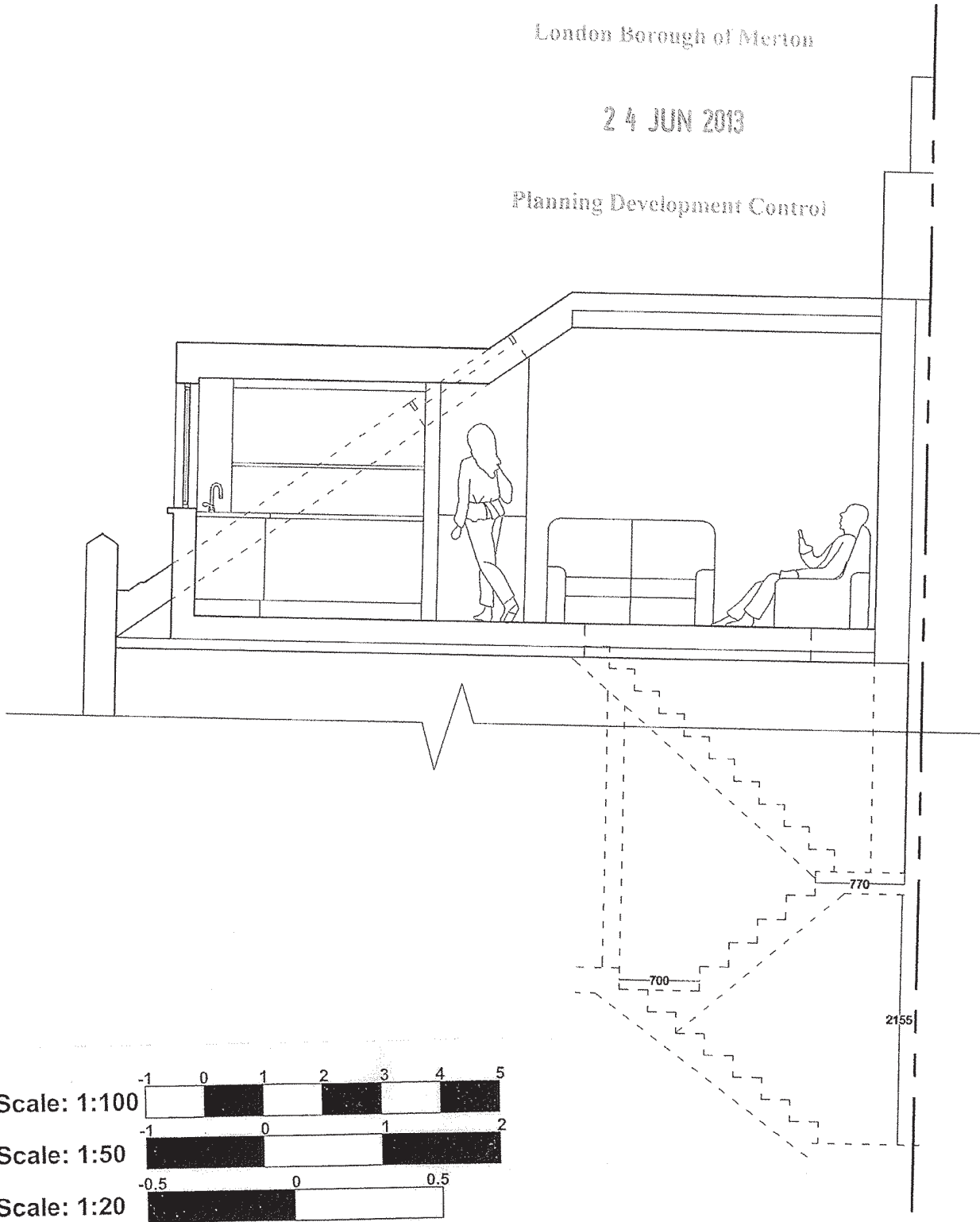
**Proposed Section A-A**



London Borough of Merton

24 JUN 2013

Planning Development Control



**Proposed Section B-B**

**168 WORPLE ROAD**

**BROOKS PRACTICE**

Drawing: Proposed Section B-B

ARCHITECTS - SPACE PLANNERS - DESIGNERS

Dwg. No: P 05

94 Amity Grove London SW20 0LJ

Scale: 1:50 @A4

Tel: +44 (0)208 9713268 Fax: +44 (0) 208 9713288

Date: April 2013

kbrooksarchitect@AOL.com

www.brookspractice.com



© Designs and Drawings cannot be reproduced or used in any form without the written consent of the company. All electronic files will remain property of The Brooks Practice.