

PLANNING APPLICATIONS COMMITTEE 19 OCTOBER 2017

APPLICATION NO.

17/P3102

DATE VALID

22/08/2017

Address/Site 119 Merton Hall Road, Wimbledon Chase SW19 3PY

Ward Merton Park

Proposal: Erection of a single storey rear and side extension following demolition of existing side extension.

Drawing Nos Site Location Plan, Block Plan, Proposed Floor Plans, Proposed Ground Floor Plan, Proposed Elevations, Proposed Section Rear Extension Detail, & Roof Plans.

Contact Officer: Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant planning permission subject to planning conditions.

CHECKLIST INFORMATION

- Heads of Agreement: No
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 2
- External consultations: No
- Controlled Parking Zone: Yes (5F)
- Flood Zone: Flood Zone 1 (Low risk)
- Conservation Area: Yes (Merton Hall Road)
- Listed Building: No
- Protected trees: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination at the request of Councillor Foley.

2. SITE AND SURROUNDINGS

- 2.1 The site comprises a No.119 Merton Hall Road, a two-storey, mid-terrace dwellinghouse located to the eastern side of Merton Hall Road.
- 2.2 The dwelling has a rear facing dormer window to the main roof of the dwelling and a two-storey rear outrigger, shared with the neighbouring property, No.117. There is also a small lean-to style extension to the side of the two-storey out-rigger.
- 2.3 The rear garden is enclosed by close board fencing to a height of 1.8-2.0m.
- 2.4 The neighbouring property, No.121, has been extended to the rear by way of a single storey extension, projecting 3.5m beyond the rear building line of the application dwelling.
- 2.5 The Merton Hall Road Conservation Area Character Appraisal identifies the host dwelling as making a positive contribution to the character and appearance of the Conservation Area and describes Nos 101-141 Merton Hall Road as follows:

“Two long terraces of 2 storey houses each with a gabled roof at one end and a hip at the other. Pairs of houses display symmetry. Two storey square bays project slightly forward, and have hipped roofs and either pairs of sash windows, or wide central sash flanked by 2 narrower sashes. The porches are recessed, with either a gothic style arch with keystone, or a classical inspired pediment with round-headed arch below. A mix of ornate glazed tiled panels and incised stone panels are used between the upper and lower windows in each bay”.

- 2.5 The dwelling is not statutorily or locally listed.

3. CURRENT PROPOSAL

- 3.1 The application proposes the erection of a rear and side single storey infill extension.
- 3.2 The single storey extension would infill the space between the existing two-storey outrigger and the boundary with No.117 and would project 3.5m beyond the existing rear building line of the application dwelling.
- 3.3 The proposed single storey extension would have a gabled roof with a central ridge. The eaves would measure 2.85m on the boundary with No.121 and 2.982m on the boundary with No.117.
- 3.4 The extension would accommodate rooflights to either roofslope.
- 3.5 Construction materials would match the existing.

4. RELEVANT PLANNING HISTORY

Application site:

- 4.1 00/P1712 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED SINGLE STOREY REAR EXTENSION. Issue Certificate of Lawfulness 29-09-2000.
- 4.2 96/P0591 - RETENTION OF LOFT CONVERSION INCORPORATING ERECTION OF DORMER AT REAR AND INSTALLATION OF ROOF-LIGHTS TO FRONT ROOF SLOPE. Application Granted 23-08-1996.
- 4.3 96/P0696 - LOFT CONVERSION. Deemed Withdrawn 09-07-1996.

Neighbouring property, No.121 Merton Hall Road:

- 4.4 16/P0140 - ERECTION OF SINGLE STOREY REAR/SIDE EXTENSION AND L SHAPED REAR MANSARD ROOF EXTENSION. Grant Permission subject to Conditions 07-03-2016.

5. CONSULTATION

- 5.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. 1 letter of representation has been received objecting on the following grounds:
- Overbearing impact due to the size of the proposed extension and its proximity to the main living areas at No.117.
 - Loss of daylight and overshadowing to No.117.
 - Noise disturbance to No.117.
 - Adverse impact on biodiversity due to development on green garden space.
 - Proposal would adversely affect the enjoyment of the garden at No.117.
 - Request that if permission is granted the hours of working and parking of construction vehicles are restricted.

6. POLICY CONTEXT

- 6.1 Adopted Sites and Policies Plan (July 2014):
- | | |
|-------|---|
| DM O2 | Nature Conservation, Trees, hedges and landscape features |
| DM D2 | Design considerations in all developments |
| DM D3 | Alterations and extensions to existing buildings |
| DM D4 | Managing heritage assets |
- 6.2 LDF Core Planning Strategy (July 2011)
- | | |
|------|--|
| CS6 | Wimbledon Sub-Area |
| CS13 | Open space, nature conservation, leisure and culture |
| CS14 | Design |

- 6.3 London Plan (2015) policies (as amended by Minor Alterations to the London Plan March 2016):
- 7.4 Local character
 - 7.6 Architecture
 - 7.8 Heritage assets and archaeology
 - 7.19 Biodiversity and access to nature
 - 7.21 Trees and woodlands

7. PLANNING CONSIDERATIONS

- 7.1 The key planning issues in this assessment are the impact on the character and appearance of the Merton Hall Road Conservation Area, including the impact on trees and the impact on the amenities of neighbouring occupiers. The impact on biodiversity is also a planning consideration.

7.2 Impact on the character and appearance of the Merton Hall Road Conservation Area

- 7.2.1 Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Policy DMD2 also seeks to ensure that trees are protected from adverse impacts from development. Policy DM D4 seeks to ensure that development in Conservation Areas either preserves or enhances the character and appearance of the Conservation Area. In addition, the policy seeks to ensure that harm is not caused to heritage assets. Core Planning Policy CS14 supports these SPP Policies.
- 7.2.2 The key features of the Conservation Area are the historic architectural detailing. The proposed single storey extension would not affect the frontage of the dwelling and due to its modest height and size would not adversely affect the core form of the dwelling and would not alter how the building is visually read in the streetscene.
- 7.2.3 The proposed extension is almost identical to one recently granted at the neighbouring property, No.121. The form and design of the proposed extension is considered to complement the existing building. It is considered that the proposal would satisfactorily preserve the character and appearance of the Merton Hall Road Conservation Area. The proposal is considered to comply with Policies DM D2, D4 and D4 in regards to visual amenity.

7.4 Impact on trees

- 7.4.1 Whilst there are trees located towards the rear boundary of the site, the separation distance is such that it is considered that there would be no

associated adverse impact on trees and no objection is raised on this basis.

7.5 Neighbouring Amenity

7.5.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties.

7.5.2 Impact on No.117 (to the north):

7.5.3 The proposed single storey extension would project beyond the rear building line of No.117 by 3.5m, with an eaves height of approximately 3m. It is of note that under permitted development rights, an extension of 3m in depth and 3m in height to the eaves could be erected. Therefore, the proposed extension is 0.5m deeper than could be erected without the need for planning permission.

7.5.4 The rear projection of 3.5m is not considered to be excessive and whilst it is acknowledged that there would be some reduction in sunlight and daylight it is considered that this impact would not be so harmful as to amount to material harm to amenity. It is also noted that the two rear facing ground floor windows at No.117 serve a dual aspect room, with a further window providing light to the side elevation, thereby reducing the overall impact in terms of light loss to the internal rooms of No.117.

7.5.5 It is important to note that under application ref. 16/P0140, planning permission was granted for a single storey extension at the neighbouring property, No.121, which allowed an L-shaped single storey extension to project beyond the rear building line of No.119 by between 3.5m and 8.8m, with an eaves height of 2.85m. This approved extension is a material consideration, being a similar arrangement to that currently proposed and decided under the same policy background. The currently proposed extension would have a similar impact on neighbouring amenity than the recently approved scheme at the neighbouring property.

7.5.6 Impact on No.121 (to the south):

7.5.7 The proposed extension would project to the rear to the same depth as the recently approved and constructed extension at No.121 (application ref. 16/P0140) and when constructed, the two extensions would stand in line. Therefore, the presence of the extension at No.121 would mitigate for the impact of the proposed extension.

7.5.8 It is considered that the proposed extension would not result in unacceptable impacts on neighbouring amenity and the proposal is considered to comply with Policy DM D2 in this regard.

7.6 Highway, traffic and parking considerations

- 7.6.1 The proposal is for extensions to an existing dwelling and there is unlikely to be a significant increase in traffic movements associated with the development.

7.7 **Other matters**

- 7.7.1 The points raised by the neighbouring property have been carefully considered. However, the proposed extension is considered to be a reasonable proposal which would not result in material harm to neighbouring amenity.

- In terms of noise disturbance, the use would remain as a single family dwelling and as such it would not be reasonable to refuse the application based on noise disturbance.
- If specific occupiers make unreasonable amounts of noise this would be a matter for Environmental Health legislation.
- In terms of biodiversity, the proposed extension would retain a reasonable garden space and there is no indication that there would be a significant impact on biodiversity.
- A condition to control working hours is a reasonable restriction to make. However, for a scheme of this size it is not considered to be necessary to impose a condition relating to the parking of construction vehicles.

8. **CONCLUSION**

- 8.1 There is no objection in principle to the proposed development.
- 8.2 The proposal is considered to be acceptable in terms of the impact on the character and appearance of the Conservation Area, the impact on neighbouring amenity, impact on trees and parking. The proposal is considered to be acceptable in planning terms.

RECOMMENDATION

Grant Permission subject to Conditions.

1. A1 Commencement of development
2. A7 Approved Plans. Site Location Plan, Block Plan, Proposed Floor Plans, Proposed Ground Floor Plan, Proposed Elevations, Proposed Section Rear Extension Detail, & Roof Plans.
3. B3 External Materials as Specified.
4. D11 Construction Times
5. C02 No Permitted Development (Windows and Doors). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed in the northwest (side facing) elevation without planning permission first obtained from the Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

INFORMATIVES

1. INF 01 Party Walls Act

2. INFORMATIVE

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:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The application was acceptable as submitted and no further assistance was required.
- ii) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

[Click here](#) for full plans and documents related to this application.

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