

**PLANNING APPLICATIONS COMMITTEE
14 DECEMBER 2017**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P3697	04/10/2017
Address/Site	1 Amber Court, 100 Richmond Road, West Wimbledon, London, SW20 0PD
Ward	Raynes Park
Proposal:	ERECTION OF A TWO STOREY SIDE EXTENSION
Drawing Nos	000, 001, 002 and 003.
Contact Officer:	Ashley Russell (0208 545 4370)

RECOMMENDATION

Grant 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 Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: No
- Controlled Parking Zone: Yes (Monday-Friday, 8:30-18:30)

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises land along the flank of 1 Amber Court, which comprises the rear corner dwelling in a small group of 6 three storey

mews-style dwellings at 100-104 Richmond Road.

- 2.2 The group of dwellings in Amber Court are situated on the south-western side of Richmond Road, with the host dwelling comprising a three storey end-of-terrace dwelling in the site's rear south-western corner.
- 2.3 Access to 1, 3 and 5 Amber Court, comprising the rear block of the two blocks that make up Amber Court, is achieved via a shared driveway and maneuvering area situated centrally between the groups of dwellings. The access comprises a 2.8m wide vehicle access path with a vehicle crossover to Richmond Road and is located along the site's north-western boundary adjoining 98 Richmond Road.
- 2.4 Surrounding development to the south (rear) and west (side) of the application site is predominately characterised by pairs of semi-detached dwellings ranging from two to three storeys in height and situated on large individual plots with well established gardens
- 2.5 To the east of the application site is a three storey block of flats with a vehicle access off Richmond Road leading to parking areas.
- 2.6 The area is suburban in character. The site is not situated within a conservation area.
- 2.7 A mixture of mature trees, none of which are protected by TPO's, and hedging exist adjacent to the application sites eastern boundary in the rear garden of 98 Richmond Road. This vegetation has evidently been pruned historically to restrict its canopy from encroaching directly on the application site.

3. **CURRENT PROPOSAL**

- 3.1 Planning permission is sought for the construction of a two storey side extension adjoining the dwellings south western side.
- 3.2 The extension would have a dual pitched roof form and measure 9.6 metres in depth, 2.1 metres in width and between 5.2 (eaves) and 7.9 (total) metres in height.
- 3.4 The external materials would comprise dark grey roof tiles, white UPVC windows and a brick finish with a rendered front façade at ground floor to match the existing dwelling.

4. **PLANNING HISTORY**

- 4.1 08/P0304 - ERECTION OF SINGLE-STOREY EXTENSIONS TO THE

SIDE – Granted permission, subject to conditions.

5. CONSULTATION

5.1 A site notice was displayed at the application site and notification letters were sent to neighbouring properties. Five (6) letters of objection were received during the public notification process, which raised the following concerns:

- Proposal will upset uniformity and symmetry of the buildings in Amber Court.
- Narrow access way to Amber Court will not cater for construction traffic.
- Private covenants across the property prohibit development of the type proposed.
- Concerns that not all properties in Amber Court were directly notified as part of the public notification process.
- Additional trees in the back garden of 98 Richmond Road have not been shown on the application plans.
- Potential impact on existing trees in the back garden of 98 Richmond Road, and subsequent loss of habitat, biodiversity and residential amenity.
- Spaciousness between groups of buildings is a key part of the development pattern of the area and will be undermined by the proposal.
- New elevated windows will reduce privacy to the neighbouring properties.
- Disruption to surrounding residents from construction noise.

Internal:

5.2 Tree Officer: No objections subject to suitable conditions. The applicant should provide an arboricultural impact assessment and tree survey in connection with the neighbouring trees and vegetation.

6. POLICY CONTEXT

6.1 London Plan (2016).

- 7.4 Local character
- 7.6 Architecture

6.2 Merton Core Planning Strategy (July 2011)

- CS13 Open Space, Nature Conservation, Leisure and Culture
- CS14 Design

6.3 Merton Sites and Policies Plan and Policies Map (July 2014)

- DM D2 Design considerations in all developments

DM D3 Alterations and extensions to existing buildings
DM O2 Nature Conservation, trees, hedges and landscape features

7. PLANNING CONSIDERATIONS

- 7.1 Having regard to adopted policies, the planning considerations for an extension to an existing building, relate to:
- The impact of the proposed extension on the character and appearance of the host building along with the surrounding area.
 - The impact of the extension on biodiversity, trees, hedges and other landscape features of amenity value.
 - The impact of the extension upon neighbour amenity.

Character and appearance.

- 7.2 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and its surroundings.
- 7.3 The proposed side extension exhibits a dual pitched roof form which is sympathetic to the dual pitched form of the host dwelling. The proportions of windows on the front and rear facades of the extension maintain the proportions and typology of the ground and first floor windows on the subject dwelling, and are considered to be consistent with the surrounding character of the surrounding dwellings in Amber Court.
- 7.4 When consideration is given to the limited width of the extension (2.1 metres), the small inset of the front face of the extension by 210mm behind the principal façade of the host building, and the overall height being 2.3 metres below the ridge height of the host dwelling, the extension will appear as a suitably subordinate extension in contrast to the proportions of the existing building.
- 7.5 Owing to the location of the extension on the north-western side of the existing dwelling and the substantial mature vegetation which exists adjacent to the site in the rear garden of 98 Richmond Road, views of the extension will be largely limited to that achieved from the front and rear of the building.
- 7.6 When observed from Richmond Road, views of the front façade of the extension will be framed between the side two and three storey side gable walls of the properties at 2 Amber Court and 98 Richmond Road. As a result of the restriction of views between these properties, the substantial separation distance of approximately 35 metres between the front face of the side extension and the entrance of Amber Court, and the limited width

and height of the extension in comparison with the host dwelling, officers consider the extension would have a negligible impact on the existing street scene in Richmond Road.

- 7.7 The extension is substantially separated from the properties in Coombe Lane to the rear by distances in excess of 37 metres across established rear gardens. In this context officers consider that the limited width and height of the extension in comparison to the existing dwelling will result in negligible visual impact on those properties.
- 7.8 On the basis of the above, the proposed extension is considered to respect the appearance, scale, bulk, form, proportions, materials and character of the original building and its surroundings. It is therefore consistent with the intent of London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3.

Biodiversity, trees, hedges and other landscape features of amenity value.

- 7.9 Core Strategy policy CS13 and SPP Policy DMO2 seek to protect and enhance biodiversity, trees, hedges and other landscape features of amenity value.
- 7.10 It is noted that substantial mature trees and hedges are established adjacent the application site inside the south-eastern side boundary of the neighbouring property at 98 Richmond Road. Although none of these trees are subject of a Tree Preservation Order, they are considered to contribute positively to both the visual amenity and biodiversity of the surrounding area. The trees have evidently been pruned historically to restrict the canopies from overhanging the application site boundary.
- 7.11 The Council has previously given consideration to the retention and preservation of the health of the neighbouring trees in application reference 08/P0304, which granted planning permission for a single storey side extension of approximately the same footprint as the current two storey proposal. This approval was granted subject to conditions that required tree protection works and an arboricultural method statement to be provided to Council's satisfaction prior to the commencement of works.
- 7.12 Internal consultation with Council's Tree Officers on the current proposal have reaffirmed that an Arboricultural Method Statement outlining suitable tree protection measures should be required as part of the current development scheme. Subsequently, approval of the current application is recommended to carry pre-commencement conditions which require an Arboricultural Method Statement and Tree Protection Measures to be provided to Council's reasonable satisfaction prior to the commencement of any works on the site.

Neighbouring Amenity.

- 7.13 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.14 The proposed extension is separated from the adjoining dwellings in the southern (rear) half of Amber Court by the existing dwelling. The front facing kitchen and bedroom windows will face the shared communal driveway in Amber Court, and will not result in any further impact on surrounding privacy that that presently experienced from the existing upper level bedroom and hallway windows situated on the front façade of the dwelling.
- 7.15 The proposed rear facing study window at first floor is considered to be sufficiently separated from the dwellings at the rear in Coombe Lane (37.5m separation), and not to result in any further loss of visual privacy to those properties than presently experienced as a result of the existing rear facing lounge windows situated at first floor.
- 7.16 Impact on the amenity of the neighbouring property to the north-west at 98 Richmond Road is considered to be limited given the situation of the proposed extension where it is substantially screened by the existing mature trees and hedges located inside the neighbouring property.
- 7.17 The effect of existing vegetation in screening views of the rear garden at 98 Richmond Road from the upper level side facing bathroom window proposed is acknowledged. However, it is recommended that a condition of approval be imposed which requires this window to be obscure glazed so as to ensure that privacy is maintained in the event that trees in the garden at 98 Richmond Road are removed or substantially pruned back at any time in the future.
- 7.18 In consideration of the location of the extension being situated in the narrow gap between the existing three storey dwelling and neighbouring trees and hedging of comparable height to the existing building, it is not considered that the proposal would result in any greater loss of sunlight to neighbouring properties than that which is presently experienced.
- 7.19 It is noted that concerns regarding the potential impact of construction noise and traffic on the living conditions of surrounding residents in Amber Court have been raised during the public consultation process. It is considered that the impact on surrounding residents may be adequately managed with the use of a suitable Construction Method Statement condition.

7.20 On the basis of the above, and in the absence of any other identified impact on surrounding properties, it is considered that the proposal would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion or noise. It is therefore determined that the proposal satisfies SPP policy DM.D2.

8. CONCLUSION

8.1 The scale, form, design, positioning and materials of the proposed two storey side extension is not considered to have a detrimental effect on the appearance of the area, the host building or on neighbouring amenity. Impact on trees may reasonably be mitigated by condition as can the short term impacts arising from construction activity. Officers therefore consider that the proposal complies with the principles of policies DMD2, DMD3 and DM.02 of the Merton SPP 2014, CS 13 and CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

8.2 It is therefore recommended to grant permission subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION

Grant Permission Subject to Conditions

1. A1 - Time Limit.
2. A7 - Approved Plans.
3. B3 - Materials as specified.
4. C03 - Obscure Glazing: Side Bathroom window.
5. F05 - Arboricultural Statement and Tree Protection Measures.
6. F06 - Foundation design details.
7. H09 - Construction Vehicles.

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