

PLANNING APPLICATIONS COMMITTEE 18 JANUARY 2018

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
17/P3898	24/10/17
Address/Site	3 Alan Road, Wimbledon, SW19 7PT
Ward	Village
Proposal:	Erection of a single storey rear extension
Drawing Nos	3AR P200 – Rev A, P208 – Rev A, P209 – Rev A, P210 – Rev A, P211- Rev A, P212 – Rev A, P213 – Rev A, P214 – Rev A, P215 – Rev A, P216 – Rev A, P217 – Rev A.
Contact Officer:	Anna Woodward (020 8545 3112)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION.

Heads of agreement: - Nil
Is a screening opinion required: No
Is an Environmental Statement required: No
Has an Environmental Impact Assessment been submitted – No
Press notice – Yes
Site notice – Yes
Design Review Panel consulted – No
Number of neighbours consulted – 5
External consultations – No.
PTAL Score – 1b
CPZ – VE – Yes (Von).

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Application Committee for consideration due to the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a 3-storey detached building currently occupied as 3 flats situated on the northern side of Alan Road. Permission was obtained in September 2017 to convert the flats back to one dwelling. The building includes an attached single storey garage/storage building on the south east side of the site.
- 2.2 The property is within the Merton (Wimbledon North) Conservation Area and the building is locally listed for having architectural or historic merit.

3. **CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for a single storey rear extension in the form of an orangery. It would extend 6.8m from the rear of the existing dwelling and would be 7m wide. It would have a maximum height of 4.3m with an eaves height of 3.55m. The erection of this structure requires that the existing air raid shelter at the rear of the dwelling be demolished. The design includes rosette carving details in the timber to match the rear door. The extension would be located approximately 5.3m from the south west boundary, 8.6m from the north west boundary, and 11.5m from the north east boundary.

4. **PLANNING HISTORY**

- 4.1 17/P1610: REVERSION OF 3 X FLATS INTO 1 X DWELLINGHOUSE AS ORIGINALLY BUILT INCLUDING THE REPLACEMENT OF WINDOWS TO MATCH ORIGINAL HOUSE – Permission granted subject to conditions 13/09/2017.
- 4.2 17/P3899: ERECTION OF A SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION – Permission refused 15/12/17.

Reasons:

- 1. The proposed single storey rear extension by virtue of its bulk, scale and positioning is an incongruous addition which would result in material harm to the appearance of the locally listed building and the Wimbledon North Conservation Area. It is therefore considered to be contrary to Policy CS14 of the Council's adopted Core Planning Strategy 2011 and Policies DMD2, DMD3 and DMD4 of the Councils adopted Sites and Policies Plan 2014.*
- 2. The proposed two-storey side extension, by virtue of its bulk, scale, form, design and positioning would result in an obtrusive and incongruous form of development that would detract from the appearance of the original building and be out of keeping with, and detrimental to the visual amenity of Alan Road as a whole, and the*

Wimbledon North Conservation Area. It is therefore considered to be contrary to Policy CS14 of the Council's adopted Core Planning Strategy 2011 and Policies DMD2, DMD3 and DMD4 of the Councils adopted Sites and Policies Plan 2014.

3. *The proposed two-storey side extension, by virtue of its scale, form, design and proximity to the boundary, would result in material harm to the occupiers of No. 1 Alan Road by virtue of loss of daylight, unreasonable sense of enclosure and overbearing form, contrary to Policy CS14 of the Council's adopted Core Planning Strategy 2011 and Policies DM D2 and DM D3 of the Council's adopted Sites and Policies Plan 2014.*

Note: This application included the single storey rear extension prior to the amendment to reduce it in size.

- 4.3 WIM7108: Permanent use of premises as 3 S/C flats – Permission granted subject to conditions 22/10/1963.
- 4.4 WIM1816: ADDITION TO EXISTING GARAGE FORMING ACCOMMODATION FOR 3 CARS – Permission granted subject to conditions 08/03/1954.
- 4.5 WIM1408: CONVERSION 3 SELF CONTAINED FLATS – Permission granted subject to conditions 09/03/1953.

5. **CONSULTATION**

- 5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.
- 5.2 In response to consultation, 9 letters of objection to the original plans were received. The letters raised the following concerns:
 - It would result in a disruption to the rhythm of the rear line of buildings;
 - It extends too far from the rear wall compared to other comparable extensions;
 - It will intrude on the privacy of neighbours;
 - It is disproportionate to the existing dwelling and is excessive in scale and bulk;
 - A combination of its siting, size and design would fail to preserve or enhance the character or appearance of the conservation area, and would result in harm;
 - It represents an overdevelopment of the site;
 - It will result in light and noise pollution at night as well as visual intrusion;
 - The rear elevation of the single storey extension is unattractive and does

- not respect the style, proportions and features of the locally listed building;
- The single storey rear extension would obscure some of the existing architectural detailing of the dwelling and result in an incongruous addition;
- A lot of the existing greenery would be removed as a result of the proposal which is undesirable;
- If approved, the trees at the rear of the garden should be conditioned to be retained and only minimally trimmed so as to protect the privacy and outlook of No. 60 and 64 Church Road.

5.3 Following the amendment of the plans, re-consultation was not undertaken as the amendments lessened the impacts of the proposal.

6. **POLICY CONTEXT**

6.1 Merton Core Planning Strategy (July 2011)
CS14 - Design

6.2 Adopted Merton Sites and Policies Plan (July 2014)
DM D2 Design Considerations in All Developments
DM D3 Alterations and extensions to existing buildings
DM D4 Managing heritage assets

6.3 London Plan (July 2015)
7.4 Local Character
7.6 Architecture

7. **PLANNING CONSIDERATIONS**

7.1 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 and the impact upon neighbour amenity. The impacts upon the Merton (Wimbledon North) Conservation area are also a consideration.

7.2 Amendments

7.2.1 Following discussions with the applicant, the scheme has been amended. The depth and width of the extension was reduced.

7.3 Character and appearance

7.3.1 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 their surroundings. Policy DMD4

seeks to conserve and enhance heritage assets including Conservation areas.

- 7.3.2 The extension will not be visible from the front of the dwelling or from Alan Road, therefore having negligible effects on the streetscape of Alan Road. Due to the large size of the host dwelling, the proposed scale, bulk and massing of the proposed single storey extension is considered to be acceptable. With a depth of 6.8m, width of 7m, and maximum height of 4.3m, with a lantern style roof, the extension would appear subordinate to the host dwelling.
- 7.3.3 There is a clear line of building footprints along this section of Alan Road and the proposed extension will not extend beyond this at the rear, hence maintaining the rhythm of buildings in the conservation area.
- 7.3.4 There is an existing prominent entrance to the building located centrally on the rear elevation of the building. It includes carvings in stone and glazing which extends from the ground to the roof. The proposed extension will not obscure this and will mimic the rosette details in timber to match it. The proposed extension is separated from this entrance by 0.3m which is considered acceptable to maintain the integrity of this prominent feature.
- 7.3.5 As such, it is considered that the proposed single storey rear extension, due to its scale and design complies with London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4.

7.4 Neighbouring amenity

- 7.4.1 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.
- 7.4.2 Adverse amenity effects on the occupants of the adjoining properties will be minimal due to the proposed extension being single storey, and the large size of the subject site allowing sizeable boundary setbacks. Amenity effects (privacy, dominance, shading) on No. 1 Alan Road will be acceptable due to a combination of the single storey height of the extension (maximum of 4.3m high), and the setback from the south west boundary of 5.5m. Due to the large separation distances to the north and east boundaries, amenity effects on No. 5 Alan Road and No. 60 Church Road will also be acceptable.

8. CONCLUSION

- 8.1 Due to the scale, form, design, positioning and materials of the proposed single storey rear extension, it is not considered to have an undue detrimental effect on the appearance of the host building, the surrounding area, on neighbouring amenity or on the Wimbledon North Conservation Area. Therefore the proposal complies with the principles of policies of DMD2, DMD3 and DMD4 of the Adopted SPP 2014, CS14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2015.

It is therefore recommended to grant planning permission.

RECOMMENDATION

Subject to compliance with the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials as Specified
4. N-07 Access for recording
The developer shall give the Local Planning Authority 30 days advanced notice of the start of any works and, a period of 14 days before any work begins, reasonable access to the Air Raid Shelter shall be given to a person/body nominated by the Local Planning Authority for the purpose of recording the building/interior.

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

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