

## PLANNING APPLICATIONS COMMITTEE 26 APRIL 2018

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
18/P0519	16/01/2018
<b>Address/Site</b>	Flat 4, 74 Woodside, Wimbledon SW19 7QL
<b>Ward</b>	<b>Hillside</b>
<b>Proposal:</b>	Erection of single storey rear extension
<b>Drawing Nos</b>	17027100, 115 and 116
<b>Contact Officer:</b>	Richard Allen (8545 3621)

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### RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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#### 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 – 42
- 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 comprises a ground floor flat within a three storey detached building comprising 11 flats situated on the north side of Woodside. Flat 4 is located at the rear of the building and has access to its own private courtyard, which overlooks the rear communal garden. There is vehicular

access to 7 garages at the rear and off-street parking within the front curtilage. The application site is within the Merton (Wimbledon Hill Road) Conservation area. Trees at the front and rear of the site are protected by TPO's. The application property is not a listed or locally listed building.

### 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey rear extension on the existing private courtyard. The extension would be 4.1 metres in length, 5.2 metres in width and would have an eaves height of 2.2 metres and a part sloping/part flat roof with an eaves height of 3 metres. A flat roof light would provide light to the new living space. The extension has been set back from the existing window in the neighbouring flat with a light well provided to maintain light and ventilation to the bathroom window of the adjacent flat.
- 3.2 Internally, the extension would provide an enlarged living space for the existing studio flat, with the existing area used as a separate bedroom with wc and separate shower room and kitchen area. A new internal light well would provide access to an existing manhole and provide light and ventilation to the bathroom window of the adjacent flat.

### 4. **PLANNING HISTORY**

- 4.1 In February 1968 planning permission was granted for the conversion of the property into 11 flats and erection of 7 garages and 4 parking spaces (Ref.MER 68/68).

### 5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure. In response 6 objections have been received from neighbours and the Wimbledon East Hillside Residents' Association. The grounds of objection are set out below:-

- The proposal extension would result in loss of garden and outlook.
- Neighbouring buildings are listed and the setting should be taken into account when determining the application.
- The proposal would alter the character of the building.
- The extension would reduce the space in the rear garden and amenity value of the communal space.
- The proposal would involve the removal of hedging.
- The roof of the extension would be out of alignment with that of the existing ground floor flat.
- Flat 5 has a window overlooking the patio area.
- the extension would affect the view from flat 9.
- Incremental extensions would have a collectively detrimental effect upon the character and appearance of the conservation area.

- 5.2 The Wimbledon East Hillside Residents' Association

The WEHRA object to the proposal on the grounds of loss of habitat and outlook, and unwarranted overdevelopment. Gardens should be protected and enhanced and not built over.

## 6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)  
CS14 (Design).

6.2 Sites and Policies Plan (July 2014)  
D2 (Design Considerations in all Developments), DM 3 (Alterations and Extensions to existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2015)  
7.4 (Local Character).

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations are design and neighbour amenity issues.

### 7.2 Design/Conservation Issues

The proposal involves the erection of a small single storey rear extension to a ground floor studio flat. The extension would be constructed on the existing patio area of flat 4 and would not encroach on the communal garden at the rear of the flats. The proposed extension would not affect the character or appearance of the Merton (Wimbledon Hill Road) Conservation Area. The design would take the form of a flat roof with glazed ground floor doors. The extension would be set back from the existing lean to extension and contrast with this and the remaining building and would not cause visual harm. The design of the proposed extension is considered to be acceptable and the proposal complies with policies CS14, DM D2, DM D3 and DM D4.

### 7.3 Neighbour Amenity

The concerns of the neighbours are noted. However, the proposal is for a modest extension to a ground floor flat. A light well would be provided to maintain light and ventilation to the existing bathroom window to flat 4. The size and siting of the proposed rear extension would not result in any loss of light and /or visual intrusion to occupiers of neighbouring properties and the proposal is acceptable in terms of policy DM D2.

## 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 proposed extension is considered to be acceptable in design terms and the proposal would not affect neighbour amenity. The proposal would also

preserve the character and appearance of the Merton (Wimbledon Hill Road) Conservation Area. Accordingly it is recommended that planning permission be granted.

## **RECOMMENDATION**

### **GRANT PLANNING PERMISSION**

Subject to the following conditions:-

1. A.1 (Commencement of Development)
  2. A.7 (Approved Drawings)
  3. B.3 (Facing Materials)
  4. INF1 (Party Wall Act)
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