

## PLANNING APPLICATIONS COMMITTEE

7<sup>th</sup> June 2018

**APPLICATION NO.**

18/P0952

**DATE VALID**

26/02/2018

**Address/Site:** 83 Dora Road  
London  
SW19 7JT

**Ward:** Wimbledon Park

**Proposal:** EXPANDING THE ROOF TO THE REAR TO CREATE A FLAT TOP, WITH HIP TO GABLE CONVERSION, REAR DORMER WITH 2x JULIET BALCONIES AND 4x ROOFLIGHTS ON THE FRONT ROOF SLOPE; ACCOMPANIED WITH A DOUBLE STOREY REAR EXTENSION, SINGLE STOREY GROUND FLOOR EXTENSION AND VARIOUS WINDOW ALTERATIONS ON THE SIDE ELEVATION.

**Drawing No.'s:** 01, 02, 03, 04, 05, 06, 07, 08, 09.

**Contact Officer:** Catarina Cheung (020 8545 4747)

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### **RECOMMENDATION**

**Grant planning permission subject to conditions.**

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### **CHECKLIST INFORMATION**

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: 0
- Controlled Parking Zone: Yes
- Conservation Area: No

#### **1. INTRODUCTION**

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

#### **2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two-storey detached dwelling located on the western side of Dora Road in Wimbledon Park. The character of the street is

predominantly residential with detached and semi-detached properties. Dora Road sits on a slightly sloping road therefore naturally sits lower than number 81 (southern neighbour); and toward the rear, properties along Vineyard Hill Road sit on a slightly higher ground level.

- 2.2 The site is not located within a Conservation Area nor is a Listed Building, but it does adjoin Vineyard Hill Road Conservation Area to the West.

### **3. CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for:

- A hip to gable roof extension;
- Two storey rear extension projecting 2m and creating a partially flat top crown on the roof;
- A rear dormer with one window and 2 Juliet balconies – depth 3.7m, width 9.1m, height 2.7m;
- Ground floor rear extension expanding the full width of the property – depth 3.3m, eaves height 2.59m and maximum height 3.43m;
- Installation of 4 rooflights on the front roof slope.

### **4. PLANNING HISTORY**

18/P0848: APPLICATION FOR PRIOR APPROVAL IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY GROUND FLOOR REAR EXTENSION WITH THE FOLLOWING DIMENSIONS:  
EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 5.3 METRES  
THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3.5 METRES  
THE HEIGHT OF THE EAVES OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 2.6 METRES – Prior approval granted 03/04/2018

### **5. CONSULTATION**

Public consultation was undertaken by way of post sent to neighbouring properties. 7 representations were received, the summary of their objections are as follows:

- Full width dormer and windows/Juliet balconies would increase overlooking and considered bulky;
- Properties drawing closer to those on Vineyard Hill Road reducing privacy, increasing visual intrusion, light and noise pollution;
- Loss of trees at boundary further reducing privacy and screening;
- Disproportionate size of the extension would detract from the character of the local area;
- Overdevelopment by reason of extending at the ground, first and second floor levels;
- Loss of garden area;
- Loss of light toward neighbouring properties on Dora Road;
- No part of the roof or gutters should cross the boundary line to encroach on neighbouring properties;
- Concerns of the proposed works influence on foundation stability and drainage;

- Noise and dust from construction works.

## **6. POLICY CONTEXT**

- 6.1 NPPF - National Planning Policy Framework (2012):  
Part 7 Requiring Good Design
- 6.2 London Plan Consolidated 2016:  
7.4 Local character  
7.6 Architecture
- 6.3 Merton Sites and Policies Plan July 2014 policies:  
DM D2 Design considerations in all developments  
DMD3 Alterations and extensions to existing buildings  
DMD4 Managing heritage assets
- 6.4 Merton Core Strategy 2011 policy:  
CS 14 Design

## **7. PLANNING CONSIDERATIONS**

- 7.1 The planning considerations for the extension works relate to the impact of the proposed works on the character and appearance of the host building and surrounding area, and the impact 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 their surroundings. SPP policy DM D3 further seeks for roof extensions to use compatible materials, to be of a size and design that respects the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches unless they are a specific feature of the area.

### **Hip to gable conversion**

- 7.3 It is noted that the immediate neighbours of 83 Dora Road, particularly the detached properties sited south, are of varying architectural styles, therefore there is not a uniform pattern in the streetscene which to adhere to. Toward the road, the most prominent change would be the hip to gable conversion. This is not considered contrary to the character of the area as many other dwellings have this roof style, including number 81 Dora Road. The smaller hipped roof over the front double storey bay would be retained thereby preserving an original feature and ensuring visual interest in the roofscape. The introduction of four rooflights on the front roofslope would not be considered detrimental to the character of the dwelling or streetscene. The removal of the chimney at the front would be acceptable and the chimney on the left hand side (southern boundary) would be kept but rebuilt higher to match the new roof shape.

- 7.4 Number 83 is built up to the boundaries on either side, however, the separation gap between the properties would still be visible following the hip to gable roof extension.

**Two storey rear extension with flat roof top**

- 7.5 The proposal involves a two storey rear extension, extending the body of the building by 2m resulting in a partially flat roof top. This would not be immediately visible from the front but partially visible from the side, and potentially at the rear from Vineyard Hill Road. Even though this would be a departure from the original hipped roof it would not be detrimental to the character of the area as neighbouring detached properties display independent architectural styles which adds to the interest of the streetscene.
- 7.6 The rear building line of the neighbouring properties either side currently project further than that at number 83. Therefore, the 2m two storey rear extension would bring the rear building line to a similar projection with the neighbours, slightly behind and not beyond.

**Single storey ground floor rear extension**

- 7.7 A previous prior approval scheme was granted at the application site for a 6m rear extension. The current single storey extension in this scheme would be the same extension and finish at the same depth and height shown on the prior approval application.
- 7.8 The single storey rear extension would sit as a subordinate addition to the main dwellinghouse and be finished in materials to match the existing. This element is at the rear and considered to be of an appropriate design and scale.

**Rear dormer**

- 7.9 The rear dormer would not cover the entirety of the new rear roof slope, being set back from the eaves by approximately 0.56m and set down from the ridge by approximately 0.73m. Three glazed openings are proposed – one window and two Juliet balconies. There are rear dormers present in the surrounding area and some with Juliet balconies, therefore this roof addition would not appear contrary to the character of the area.
- 7.10 Overall, the proposed extensions are considered acceptable and the increase in bulk of the building would be in line with the neighbouring large detached properties. The proposal is considered to comply with Policies DMD2, D3 and D4, and would not cause harm to the character of the area or the setting of the adjoining Conservation Area.

Neighbouring Amenity

- 7.11 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.

**85 Dora Road**

- 7.12 85 Dora Road has an existing single storey rear extension, projecting around 3m, and their main dwellinghouse finishes beyond the rear building line of 83. Therefore, with regards to amenity, the proposed rear extensions would be similar in depth to the neighbouring projection, and would have little impact on the amenity of this neighbour in terms of light and outlook.
- 7.13 The existing side windows at number 85 already face onto the side elevation of number 83 and are already overshadowed. The further 2m two storey rear extension and hip to gable extension are not likely to significantly alter the access to light for these windows.

#### **81 Dora Road**

- 7.14 Number 81 were previously granted permission for a number of extension works, ref: 15/P3585, and works still look to be ongoing (as observed from the site visit 28/03/2018). Their permission saw the approval of a part double storey, part single storey rear extension, roof extension and front entrance alterations.
- 7.15 The two storey extension proposed at number 83 would bring the main dwelling's rear building line closer to number 81's (based on the given dimensions, unlikely to be deeper) so there would not be a significant impact in terms of light or outlook.
- 7.16 The proposed rear building line of the single storey ground floor extension would also not go beyond number 81's 6.4m ground floor rear extension. The maximum height of the proposed single storey rear extension is 3.43m and the neighbouring ground floor extension is flat roofed with a maximum height of 3.2m, but as the site is on a slight slope, number 81 would still finish higher.
- 7.17 It is noted that the existing south flank elevation has omitted the side window from the ground floor rear dining room. Even so, the proposal does not look to introduce further windows on the ground floor which reduces any potential overlooking toward number 81. There area also no further first floor windows proposed on the south flank elevation.
- 7.18 The full height ground floor side window at number 81 serves their dining/living room. However, given that there is a boundary gap between the properties and their rear dining/living space benefits from a large lantern skylight and a fully glazed rear elevation with sliding doors, there would not be a significant impact on light levels into the rear living area.

#### **Vineyard Hill Road**

- 7.19 Objections have been raised by the rear neighbours concerning the dormer and introduction of Juliet balconies at the second storey level and the extension of the property drawing 5.3m closer to the rear properties.
- 7.20 It is noted from the site visit that a number of properties along Vineyard Hill Road have Juliet balconies at their second storey level. Therefore, the introduction of Juliet balconies at the application site would result in mutual overlooking –the proposed window would serve a bathroom, which is not considered a habitable room and the applicant has confirmed that this window

would be obscure glazed. Some representations have noted that there has been a removal of trees in 83's rear garden, however the site still retains several large trees at the rear boundary of the site which the applicant does not seek to remove.

- 7.21 The two storey rear extension would not project further than the rear building line of its neighbours – in fact sitting slightly behind. Therefore, the proposed Juliet balconies would not introduce as much overlooking as feared toward the properties on Vineyard Hill Road. The dormer has also been set back from the eaves by around 0.56m. Therefore, it is unlikely that the Juliet balconies/window would inappropriately encroach further toward the rear boundary and windows of properties on Vineyard Hill Road.
- 7.22 Given that the proposed two storey rear extension at number 83 would not project further than 81's, the separation distance from Vineyard Hill Road's rear windows and the Juliet balconies remain acceptable at around 30m plus. Therefore, should the window/Juliet balconies on the rear dormer be obscure glazed or not, an appropriate separation distance is retained minimising overlooking opportunities.

#### Other matters

- 7.23 Representations received have raised issues concerning the foundation and drainage treatment. These matters would be dealt with during the building control stage. Party Wall notice would also be served should the proposal involve construction works toward the boundary.
- 7.24 Overall, the proposed works are not considered to have a detrimental impact upon the neighbouring amenity and is considered to comply with Policies DMD2 and DMD3.

## **8. CONCLUSION**

- 8.1 The scale, form, design, positioning and materials of the proposed extensions are not considered to have an undue detrimental impact upon the character or appearance of the surrounding area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies 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 2016.

## **9. RECOMMENDATION**

Grant planning permission

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials as specified
4. C02 No Permitted Windows
5. C08 No Use of Flat Roof
6. Note to Applicant – approved schemes

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