

## PLANNING APPLICATIONS COMMITTEE 13 DECEMBER 2018

### APPLICATION NO.            DATE VALID

18/P2844

25/07/2018

**Address/Site**            Deacon House, 10 Atherton Drive, Wimbledon SW19 5LB

**Ward**                        **Village**

**Proposal:**                Erection of a single storey rear extension with rooms within roof space.

**Drawing Nos**            P01, P02, P03, P04, P07 Rev B, P08 Rev A, P09 Rev A, BS 5873:2012 Tree Survey, Design and Access Statement, Arbouricultural Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan

**Contact Officer:**    Richard Allen (020 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 – 11
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

#### 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 detached one and a half storey dwelling house situated at the southern end of Atherton Drive a cul-du-sac accessed from Burghley Road. There is an existing detached garage to the side of the property adjacent to the rear boundary with 21 Calonne Road. The application property is situated within a large garden screened by mature tree and shrub planting. The application site is within the Merton (Wimbledon North) Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey rear extension (with rooms within the roof space). The proposed single storey extension would be sited on part of the south and west elevations of the existing dwelling house and would be 8.1 metres in width (at ground floor level), 7.25 metres in length and have an eaves height of 3.1 metres and a ridge height of 8.1 metres. The extension would have a 'cat slide' roof that would slope away from the boundary with 19 Calonne Road, with first floor accommodation provided within the roof space. Two windows would be provided to the garden elevation and a single dormer window (to a bathroom) provided to the side elevation facing towards the boundary with 19 Calonne Road. The external materials to be used would match existing.

## 4. **PLANNING HISTORY**

- 4.1 In July 1989 planning permission was granted for the erection of a first floor side extension (LBM Ref.89/P0804).
- 4.3 In November 1995 planning permission was granted for the erection of a part single, part two storey detached house with accommodation within the roof and integral garage fronting Calonne Road and erection of a part single/part two storey detached dwelling with integral swimming pool, detached double garage with accommodation above with access from Atherton Drive involving the demolition of 10 and 12 Atherton Drive (LBM Ref.95/P0762).
- 4.4 In March 2018 Planning permission was granted by the Planning Applications Committee for the erection of a new detached garage with basement car park and erection of two storey side extension with basement below (LBM Ref.17/P2878). However, the planning permission has not yet been issued and therefore remains pending.

## 5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 14 letters of objection have been received. The grounds of objection are set out below:-

- The extension will result in loss and damage to mature trees.
- The proposed dormer window in the side elevation is excessive in size.

- The dormer window is shown as being glazed with obscure glass. However, if the window can be opened it would result in loss of amenity.
- The dormer window appears overlarge and would overlook 19 Calonne Road.
- The application site is a sloping site and the development may affect drainage
- The application site is close to a listed building (21 Calonne Road) and it should be demonstrated that the development would not harm a heritage asset.
- A number of comments have been received requesting that appropriate conditions be imposed on any grant of planning permission in respect of hours of construction and site working arrangements.
- The application should not have been validated without a flood risk assessment.
- The amended tree report does not deal with objections already put forward.
- There is nothing to show how the trees (along with those of neighbours) are to be protected.

Letters of objection have also been received from Bartlett Tree Consulting, Hydrock Construction and Richard Buxton Solicitors on behalf of 19 Calonne Road.

- Bartlett Tree Consulting state that Tree Report submitted with the application fails to demonstrate that adequate provision has been made to protect and secure the long term retention of the early mature , protected Sycamore and ornamental Plum trees, and a liner group of semi=mature, protected Holly and Yew trees, located in proximity to the site. Damage to these trees in addition to the loss of trees within the site would result in the loss of screening between the application site and 19 Calonne Road.
- Hydrock Consulting state that the applicant has provided no details of foundation design or construction methods, so the potentially adverse impact of the proposed development on immediately adjacent down-slope properties and mitigation requirements cannot be properly assessed. A Construction Impact Assessment would appear to be the minimum requirement to show all the potentially adverse effects have been recognised and appropriate mitigation measures taken to protect 19 Calonne Road.
- Richard Buxton Solicitors state that the application follows a previous application for works at the property. There are a number of documents missing for the application which are required by Merton's own Planning Validation Checklist which have not been made available, including Flood Risk Assessment, Cross section drawings as the site is adjacent to a sloping boundary, context drawings, impact on trees at 19 Calonne Road and a Heritage Statement.

## 5.2 Parkside Residents Association

The Parkside residents Association state that there is a mature Beech tree protected by a Tree Preservation Order within the courtyard of the house and the extension would encroach into the roof protection area of the tree. No information is provided regarding the protection of root systems. The proposed drawings are also unclear and no cross section drawings are

provided. It also appears that a retaining wall is to be removed. Given the topography of the site and the surrounding area and the proximity to neighbours trees and buildings construction information must be provided. The application site is a sloping site and excavation is likely to impact surface and ground water. The dormer window appears to be overly large and would result in loss of neighbour amenity. The applicant should also demonstrate that the proposal would not affect the listed building at 21 Calonne Road. If the application is approved hours of construction and construction traffic should be controlled.

### 5.3 Tree Officer

The tree officer states that there are no arbouricultural objections to the proposed development provided existing trees are protected during the course of site works.

## 6. **POLICY CONTEXT**

### 6.1 Adopted Merton Core Strategy (July 2011) CS14 (Design) and CS20 (Parking).

### 6.2 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 The London Plan (March 2016) The relevant policies within the London Plan are 6.13 (Parking), 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage and Archaeology).

## 7. **PLANNING CONSIDERATIONS**

### 7.1 The main planning considerations concern the impact on visual amenity, design and Conservation Area, setting of Listed Building, neighbour amenity, trees and parking issues.

### 7.2 Design/Conservation Issues The site lies within the Merton (Wimbledon North) Conservation Area (designated heritage asset). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area. In accordance with this, Policy DM D4 outlines that development should preserve or enhance the significance of the heritage asset.

### 7.3 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. The following considerations should be taken into account when determining planning applications.

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation; The wider social, cultural, economic and

environmental benefits that the conservation of the historic environment can bring;

- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 7.4 According to Paragraph 193 of the NPPF, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.5 The site lies within the 'Wimbledon House' sub-area of the Conservation Area which is recognised for its former part of the Old Park, which was largely occupied by Wimbledon House and its grounds. The area is recognised for its harmonious designs and spacious plots, controlled over time through restrictive covenants.
- 7.6 The proposal involves the erection of a single storey extension to the existing house (with accommodation within the roof space). The proposed extension to the dwelling house has been designed to complement the design of the existing house and would incorporate a hipped roof and rendered wall. The proposed extension to the existing dwelling house would be at the rear and would integrate well with the host dwelling and the proposal would not have a harmful impact upon the character or appearance of the Merton (Wimbledon North) Conservation Area and its significance would be preserved. It should be noted that an extension of similar form and design was recommended for approval at the Planning Applications Committee earlier in the year. The proposal is therefore acceptable in terms of policies CS14, DM D2 and DM D4.
- 7.7 Setting of Listed Building  
The statutory test for the assessment of proposals affecting listed buildings and their settings is contained in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.8 To the south of the site lies number 21 Calonne Road, a Grade II Listed Building. The listing description outlines: Detached house. Dated 1909. Designed by R Baillie Scott. Brick, with some timber framing with plaster infill to central bay; steeply pitched tiled roof to eaves. 2 storeys plus roof storey. Irregular composition in Arts and Crafts manner. Garden front of 3 main bays, the outer bays projecting beneath gabled roofs with further hipped projections over paved terrace to right and left; 3- light windows to right hand gabled wing and 4-light windows to left; timber mullions. Central bay recessed with exposed timber framing and 5-light windows to ground and first floors, the

centre 3 lights of the latter breaking upwards to form a flat topped half dormer. 5-light corniced dormer window to centre. Tall chimneys to right and left. Interior remains largely intact with open well staircase, dado panelling to ground floor, wrought iron door and window fittings etc.

7.9 The listed building is adjoined by neighbouring detached residential plots to the east and west, and the site to the north. The setting of the listed building has already been affected by the built form on either side of this plot and the existing garage on the application site. The proposed extension to the dwelling would extend west on site. This would add built form to the north of the boundary of the listed building. The design of the extension with a low eaves and roof structure to match the host dwelling ensures that the design would be in keeping with the existing dwelling. Although this would create additional built form beyond the north boundary of the listed building, it would not cause harm to the setting of the listed building due to its distance and scale. Overall, the proposal would not cause harm to the setting of the listed building and is compliant with Policy DM D4 and the NPPF.

#### 7.10 Neighbour Amenity

The resident's concerns regarding the proposed single storey (with rooms in roof space) extension are noted. However, the proposed extension to the existing dwelling house would comprise a ground floor extension with a hipped roof sloping away from the boundary with 19 Calonne Road which would contain two habitable rooms with light and ventilation provided by dormer windows. Although a side dormer window is proposed facing onto 19 Calonne Road, the window would be to a bathroom and would be obscure glazed, and fixed shut up to 1.7 metres from the finished floor level, which can be controlled via condition. The extension would retain a minimum of 2.5 m to the south boundary and given its design with a hipped roof and north of numbers 19 and 21 Calonne Road, officers are satisfied that it would not be overbearing or cause harmful loss of sunlight to these neighbouring properties. The proposed extension would not have a harmful impact upon neighbour amenity and is therefore acceptable in terms of policy DM D2.

#### 7.11 Trees

The Council's tree officer has been consulted on the proposals and is satisfied with the information contained within the Arboricultural Report Dated July 2018 which demonstrates that the trees on the site identified for retention are not at risk from the development. Although there are trees in garden of 19 Calonne Road, which are nearest the proposed extension, only 2 metres of the root protection area of these trees is within the application site, and the proposed extension is outside this distance. The tree officer has, however, recommended that appropriate planning conditions be imposed on any grant of planning permission to protect retained trees during construction works. The proposal is therefore considered to be acceptable in terms of policy DM D02.

#### 7.12 Parking

The existing access arrangements to the site are unaffected by the proposed

development. The proposal is therefore considered to be acceptable in terms of policy CS20 (Parking).

7.13 Other Matters

Objections have been made in respect of the impact of the development on flood risk and water run off. However, the proposal is for an extension only and no basement is proposed. Therefore a Basement Impact Assessment and Flood Risk Assessment are not required in this case.

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 single storey side extension (with rooms within roof space) is considered to be acceptable in design terms and the proposal would not harm neighbour amenity. The proposal would also preserve the character and appearance the Merton (Wimbledon North) Conservation Area and would not cause any harm to the setting of the Grade II Listed Building. 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.1 (Approval of Facing Materials)
4. C.2 (No Permitted Development –Door and Windows)
5. C.4 (Obscure Glazing-Side Dormer Window to Bathroom – Non-opening below 1.7 m from the internal finished floor level)
6. D.11 (Hours of Construction)
7. F.6 (Design of Foundations – 10 metre radius)
8. F8 (Site Supervision - Trees)
9. The details of measures for the protection of existing trees as specified in the approved document BS 5873:2012 tree Survey, Arbouricultural Impact Assessment, Arbouricultural Method Statement and Tree Protection Plan

(Dated July 2018) shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures in the report. The details and measures as approved shall be installed prior to the commencement of site works and shall be retained and maintained until completion of all site works.

Reason for condition: To protect and safeguard the existing trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM O2 of Merton's sites and Policies Plan 2014.

10. Condition

Prior to commencement of development, a written scheme of investigation (archaeology) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving any archaeological features on site, in accordance with Policy DM D4 of the Sites and Policies Plan 2014

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