

PLANNING APPLICATIONS COMMITTEE 19 JUNE 2019

APPLICATION NO.
19/P0132

DATE VALID
18/12/2018

Address/Site 7 Sunnyside Place, Wimbledon SW19 4SJ

Ward Hillside

Proposal: Erection of a three storey rear extension and installation of new balustrade to existing front roof terrace and alterations to façade.

Drawing Nos 200/PA/01, 200/PA/06, 07A, 08A, 09A, 10 and 11A

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission

CHECKLIST INFORMATION

- Heads of agreement: No
- Conservation Area: Yes
- UDP site designation: None
- 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: 23
- External consultants: None
- Archaeology Priority Zone: No
- Controlled Parking Zone: Yes

1. SITE AND SURROUNDINGS

- 1.1 The application site comprises a mid-terraced town house situated on the south side of Sunnyside. The surrounding area is residential in character comprising a mix of architectural styles. The application site is within the Merton (Wimbledon West) Conservation Area. The application site is also within a Controlled Parking Zone.

2. **CURRENT PROPOSAL**

- 2.1 The current application involves the erection of a part single/part three storey rear extension and installation of new balustrade to existing front roof terrace and conversion of garage into habitable room involving installation of new windows.
- 2.2 The proposed single storey section of the rear extension would be 2.7 metres in height, 3.8 metres in length and 4.2 metres in width. The ground floor section of the extension would incorporate a 'sunshade' projection 500mm in depth.
- 2.3 The first and second storeys of the rear extension would 'infill' the 'set back' on the rear elevation (above the ground floor rear extension) and would have an eaves height of 7 metres and an overall height of 7.9 metres and would be 4.2 metres in width and 1.95 in depth.
- 2.4 The upper section of the three storey 'infill' extension would incorporate dormer window 1.5 metres in length, 700mm in height and 3.7 metres in width in order to provide headroom within the existing roof space.
- 2.5 The existing garage would be converted into a habitable room with the garage door replaced by vertical windows and timber cladding. The existing timber balustrade to the front balcony would be replaced with a 1 metre glazed balustrade (as installed on other properties within the terrace).

3. **PLANNING HISTORY**

- 3.1 In December 1963 planning permission was granted for the erection of a terrace of 9 houses and garages (Ref.WIM7190).
- 3.2 6 Sunnyside Place
In March 2014 planning permission was granted for amendments to LBM Planning Permission Ref.13/P0695 in respect of the erection of a three storey rear extension, new windows and doors and refurbishment of balcony (LBM Ref.13/P4055).
- 3.3 1 Sunnyside Place
In March 2018 planning permission was granted for the erection of a three storey side extension and alterations to fenestration of existing dwelling house including installation of replacement windows (LBM Ref.18/P0601).
- 3.4 1 – 9 Sunnyside Place
In August 2017 planning permission was granted for the laying out of parking spaces and access points onto Sunnyside and hard and soft landscaping works in front of numbers 1 – 9 Sunnyside Place (LBM Ref.17/P1568).
- 3.5 In March 2019 a non-material amendment to LBM Planning Permission Ref.17/1568 was granted in respect of revisions to the materials to be used for the new parking spaces (LBM Ref.19/P0653).

4. **CONSULTATION**

4.1 The application has been advertised by Conservation Area site and press notice procedure and letters on notification to occupiers of neighbouring properties. In response seven letters of objection has been received from the occupiers of neighbouring properties. The grounds of objection are set out below:-

4.2 5 Sunnyside

The owner of 5 Sunnyside, the detached house constructed on former garages at the rear of the application site states the proposed rear extension would be imposing and window would enable views into the garden of number 5. The existing second floor windows in the application property are obscure glazed and would be clear glazed in the extension. The spacing would less than 25 metres window to window and the proposal would fail to preserve or enhance outlook. Due to the existing layout of 5 Sunnyside the front area is used for amenity and would be most affected by the proposal. The proposed extension would also affect immediate neighbours. The ground floor flat roof would also give rise to overlooking. The description of the development does not mention the repositioning of the front door, glass doors and repositioning of a skylight and the loss of the garage. The site is within a residents parking zone and recent developments for other properties have resulted in the loss of 50% of the parking. None of the other eight houses in the terrace have glazing to the garage.

4.3 1 Sunnyside Place

The glass doors to the front elevation would not blend in with other houses and the expanse of glazing seems unnecessary and incongruous.

4.4 4 Sunnyside Place

The glass doors to the ground floor front elevation would be out of keeping. The loss of the garage could result in a negative impact as parking is in short supply.

4.5 5 Sunnyside Place

The glass doors to the ground floor would be out of keeping.

4.6 8 Sunnyside Place

The extension would be built up against the side of 8 Sunnyside Place and would be overbearing on number 8, consequently resulting in loss of light to the rear of the property. The extension approved for 6 Sunnyside does not abut the neighbours boundary nor the width of the property. The proposed glass doors to the front elevation are out of keeping with the property and the character of the terrace.

4.7 9 Savona Close

The occupier of 9 Savona Close states that the glass doors replacing the garage doors are out of keeping will result in loss of privacy and is not in keeping with the existing street scene. Number 9 Sunnyside Place converted their garage without altering the appearance of the frontage.

4.8 5 Hayes Court

The occupier of 5 Hayes Court does not object to the application, but questions the design of the front elevation on the ground floor. The proposed design is not in keeping with Sunnyside place and would be detrimental to the conservation area.

4.9 Amended Plans

Officers received amended plans, which set the east side elevation 500mm further in from the boundary at first floor level and above. A reconsultation has been undertaken with neighbouring properties. No further representations have been received.

5. **POLICY CONTEXT**

5.1 The relevant policies contained within the Adopted Merton Core Strategy (July 2011) are CS14 (Design) and CS20 (Parking).

5.2 The relevant policies within the Plans and Policies Plan (July 2014) are DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets).

5.3 The relevant policies within the London Plan (July 2016) are 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage and Archaeology).

5.4 NPPF (2019)

6. **PLANNING CONSIDERATIONS**

6.1 The main planning considerations concern the impact on visual amenity and Conservation Area, and neighbour amenity issues.

6.2 Impact on Visual Amenity

The proposed three storey rear extension would align with the rear elevation of 6 Sunnyside Place and the design of the rear extension is considered to be acceptable. Although it is proposed to convert the existing integral garage into a habitable room, by replacing the existing garage door with double folding doors and Cedar cladding, the design of the doors and cladding reflect the 1960's character of the townhouse and the design and materials proposed for the ground floor front elevation are in keeping with the design of the house and terrace as a whole. The proposed extensions and alterations are therefore considered to be acceptable in terms of policies CS14 (Design) of the Adopted Merton Core Planning Strategy (2011) and DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Policies Plan (2014).

6.3 Design/Conservation Issues

The application site is within the Merton (Wimbledon West) Conservation Area. The Conservation Area Character assessment describes the terrace of nine three storey townhouses as having little architectural merit which fails to enhance what remains of the historic character of the area. It should be noted

that a similar form of extension has been previously approved and constructed at 6 Sunnyside Place (LBM Ref.13/P4055). The design and scale of the three storey rear extension is considered to be acceptable as it would mirror the adjacent extension in terms of design, scale and form. The alterations to the front elevation including the installation of glazing, timber cladding and replacement of the timber balustrade with a glazed balustrade would result in a visual change to the appearance of the mid-terrace building. Although a more modern appearance would result from the changes, similar extensions have been done on the adjoining neighbouring property, with the exception of the garage conversion. Officers note that the garages remain present on other properties in the row of terraces, however, the terrace properties are set back from the public highway and officers do not identify visual harm with the garage conversion.

6.4 Therefore, no objections are raised in this regard. The Merton (Wimbledon West) Conservation Area is therefore considered to be preserved by the proposal. The proposal is therefore considered to be acceptable in terms of policies CS14 (Design), DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets).

6.5 Neighbour Amenity Issues

Policy DM D2 (Design Considerations in all Developments) of the Adopted Merton Sites and Polices Plan (2011) seeks achieve high quality design and protection of amenity within the borough and ensure the provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens.

6.6 The concerns raised by the occupier of 5 Sunnyside and other objectors are noted. However, 5 Sunnyside is a relatively new detached dwelling house (with basement) constructed on former garages at the rear of the application site (LBM Ref.08/P2671) and 5 Sunnyside is over 15 metres away from the application property and has no windows within the flank elevations facing the application site. It should also be noted that numbers 1 to 5 Sunnyside Place are considerably closer to 5 Sunnyside than the application property. There is also a similar extension with dormer window at 6 Sunnyside Place. The flat roof of the ground floor extension is not accessible so cannot be used as a terrace. The design of the alterations to the front of the house as currently proposed, are similar to previous approvals for numbers 1, 6 and 9 Sunnyside Place.

6.7 The proposed extension would be set back off the boundary with number 8 Sunnyside Place at first floor level and above and the combination of with the limited depth at first floor level and above (1.95m) is not considered to cause harm. Although the ground floor extension is deeper, the ground floor extension would have flat roof and the design of the extension is not considered to be harmful. The proposed extension would not have any impact upon 6 Sunnyside Place, as there is an existing ground, first and second floor extension at 6 Sunnyside Place.

6.8 The front door has been brought forward to replace the passageway and improve safety and security. The existing garage is not used for parking as like adjoining garages in the terrace they are of small size. It should also be noted that other properties in Sunnyside Place are of similar limited size, which hinders safe use for a modern car. Officers therefore do not consider there would be a significant impact on parking pressure in Sunnyside Place. Planning permission has also been approved under LBM Ref.17/P1568 for laying out dedicated parking bays within a landscaped frontage with individual vehicular access points onto Sunnyside providing two spaces for each house. The proposals are not therefore considered to cause harm to neighbour amenity and are acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7. **CONCLUSION**

7.1 The concerns of the objectors are noted. However, the proposed three storey rear extension is not considered to result in material harm to the amenities of neighboring occupiers. The alterations to the front elevation including conversion of the garage into a habitable room are considered to be acceptable in design terms. The proposal would result in an improvement to the appearance of the building and would preserve the character and appearance of the Merton (Wimbledon West) 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 Plans)
3. B.3 (External Materials as those Specified on Application Form)
4. C2 (No Permitted Development-Doors and Windows)
5. C.8 (No Use of Flat Roof)
6. D.11 (Hours of Construction)
7. Prior to first use of the roof terrace, the obscure glass screening as shown on drawing numbers 200/PA/07 A and 200/PA/09 A shall be installed and therefore maintained thereafter.
Reason for condition: In the interest of neighbour amenity and to comply with policy DM D2 (Design Considerations in all Developments) of the Adopted Merton sites and Policies Plan (2014).
- 8 INF1 (Party Wall Act)

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