

PLANNING APPLICATIONS COMMITTEE 22 AUGUST 2019

APPLICATION NO.
19/P1914

DATE VALID
14/05/2019

Address/Site: 83 Dora Road
London
SW19 7JT

Ward: Wimbledon Park

Proposal: Alterations to previously approved extensions following previously approved planning permission 18/P0952, including: insertion of rooflight over new extended flat roof, changes to front rooflights, new window in front elevation, removal of rear chimney stack, changes to rear dormer and side (northern) elevation windows.

Drawing No.'s: 01, 02, 03.

Contact Officer: Catarina Cheung (020 8545 4747)

RECOMMENDATION

Grant planning permission subject to conditions.

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 it a Listed Building, but it does adjoin Vineyard Hill Road Conservation Area to the west.

3. CURRENT PROPOSAL

- 3.1 This application was previously granted for the following works under planning permission 18/P0952:

- 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.

- 3.2 This current proposal seeks retention for alterations to that previously approved, involving:

Front elevation

- Garage door converted into a window;
- 2 rooflights inserted on the front roofslope, rather than 4.

Side (northern) elevation

- Reduced number of window openings to 2.

Rear elevation

- Removal of chimney;
- Removal of rear window on dormer and Juliette balconies re-positioned closer together;
- Removal of middle window on first floor level, and replacement of existing window on left hand side with larger window opening;
- Bifolding doors increased in width by around 0.9m, and insertion of one window either side instead of two;
- Single rooflight over rear extension rather than 3.

Roof

- Insertion of rooflight (measuring 1.7m x 1.4m) on extended flat crown roof, protruding 0.23m above ridgeline.

There are no increases in the main ridge height, or overall dormer and rear extension sizes.

4. PLANNING HISTORY

18/P0952: 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. – Granted permission 22/06/2018 (following PAC held 07/06/2018)

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

5.1 Public consultation was undertaken by way of post sent to neighbouring properties. 6 representations were received. The summary of their objections are as follows:

- The guttering and roofing extends over onto the neighbouring property;
- The area of glazing on the rear dormer has increased around 20%;
- The clear guarding for the Juliette balconies appear more dominant than the previously approved metal railings;
- The skylight over the flat crown roof is visually intrusive and would be preferable to replace with a flush roof light;
- The drawings are inaccurate;
- Considers that alternative materials be used for the rear dormer such as brick, pebble dash or tiles rather than the existing 'grey' coloured cladding material;
- Disproportionate and out of keeping with the character of the area;
- Unacceptable visual intrusion and privacy toward properties on Vineyard Hill Road;
- Generally increase light pollution;
- No plans submitted showing alterations to the internal layout, use of materials or changes to the rear garden;
- Large expanse of feature-less wall on the right hand side elevation;
- Window alterations to the rear elevation are considered out of character.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2019):
Part 12 Achieving well-designed places

- 6.2 London Plan 2016:
7.4 Local character
7.6 Architecture
7.8 Heritage assets and archaeology
- 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 alterations relate to their impact toward 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.

Front and northern elevations

- 7.3 The conversion of the front garage door to a window, change in the number of rooflights toward the front roofslope and reduction in window openings on the northern elevation are not considered materially different from that previously approved and would not result in a detrimental impact toward the appearance of the property.
- 7.4 The reduced number of windows on the right hand side/northern elevation would not be immediately visible from the front streetscene. It faces onto the side wall of 85 Dora Road which also exhibits a large area of blank wall, so, is no different from the appearance of the neighbouring property.
- 7.5 It is also noted the insertion of rooflights on the front roofslope constitute permitted development.

Rear elevation

- 7.6 The removal of the chimney is not considered to raise significant concerns in terms of appearance, but would constitute permitted development.
- 7.7 Removal of the rear window and changes to the positioning of the Juliette balconies on the rear dormer would not have a negative visual impact toward

the appearance of the main dwelling in comparison to the already approved scheme, likewise the changes to the first floor level and ground floor extension windows and rooflights would bring about more symmetry to the rear of the building.

- 7.8 Whilst the Juliette balconies are marginally increased in width and height from 1.4m x 2.1m to 1.5m x 2.2m, with the removal of the rear window, the overall glazing has been reduced by around 3.3%, and not increased. The use of clear glazing to guard the Juliette balconies are not considered detrimental, and ties in with the modern appearance of the grey cladding.

Roof

- 7.9 Whilst the insertion of the rooflight on the flat crown roof is visible toward the front streetview and rear neighbours (along Vineyard Hill Road), it is not considered so harmful a feature which would significantly alter the appearance of the dwelling and streetscene in a negative manner which to warrant refusal.
- 7.10 Overall, the proposed alterations are considered acceptable in terms of their design and appearance and do not materially alter officers conclusions to that which was previously granted. The extensions and alterations are acceptable and do not harm the character and appearance of the host dwelling or surrounding area, including 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.

Dora Road

- 7.12 The alterations consisting of the number of rear window openings and front rooflights, positioning of Juliette balconies and addition of a crown rooflight would not have an imposing impact toward the amenity of numbers 81 or 85 Dora Road.
- 7.13 The reduction in the number of window openings on the side (northern) elevation would not raise concerns in terms of overlooking.

Vineyard Hill Road

- 7.14 Given the positioning of the ground floor bifolding doors and windows of the single storey rear extension, there is little concern there would be increased overlooking toward the rear Vineyard Hill Road neighbours.
- 7.15 The number of window openings on the first and loft floor level have been reduced toward the rear, and all would continue to serve bedrooms. Noted in paragraph 7.8, whilst the Juliette balconies are marginally increased in size, the overall area of glazing has been reduced. It is not considered in its current built

state there would be an unacceptable level of overlooking to that previously approved.

- 7.16 The separation distances between the application site and Vineyard Hill Road would remain unaltered.

Other matters

- 7.17 Within the representations, comments have been raised concerning the guttering. The approved plans do not show these elements to protrude but photographs show these have been constructed differently, these issues need to be resolved during the construction stage or with the issue of a Party Wall notice.

- 7.18 Overall, the proposed works are not considered to have a detrimental impact toward neighbouring amenity.

8. CONCLUSION

- 8.1 The scale, form, design, positioning and materials of the proposed extensions and alterations 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. The changes in comparison to planning permission 18/P0952 are therefore considered acceptable. 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 (in side elevations)
5. C08 No Use of Flat Roof
6. NPPF Note to Applicant – approved schemes
7. Informative – Party wall notice

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