

PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.
19/P3003

DATE VALID
14/08/2019

Address/Site 41 Quintin Avenue, Wimbledon Chase SW20 8LD

Ward **Merton Park**

Proposal: Erection of a single storey side extension with balconied roof terrace above, alterations to elevations and rear extension roof and erection of detached garden shed.

Drawing Nos LP01, P 10 Rev A, P12, P13 Rev A, P15 Rev A, P 16, P17, P18 and Design and Access Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

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: 6
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- Conservation Area: Yes (Wimbledon Chase)

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee as the applicant is a Council employee.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises an end of terrace two storey dwelling house situated on the west side of Quintin Avenue. The application property dates from the 1950's and differs in style from the Edwardian houses elsewhere in Quintin Avenue. The application property is not listed but is within the Merton (Wimbledon Chase) Conservation Area and is within a Controlled Parking Zone (Zone 5F).

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey side extension with balconied roof terrace above, alterations to elevations and rear roof extension and erection of a detached garage. The proposal involves amendments to the design of the extension previously approved by LBM Planning Permission Ref.16/P2874 (Dated 8/09/2016) which are substantially complete. The main changes are: -

Front Elevation

- Porch removed and replaced with projecting canopy.
- Front door widened with glazed side panel.
- Front window to living room changed to larger corner window.
- Vertical window to rear living room changed to horizontal high level windows.
- New glazed side door to living room.

Side elevation

- Small side window and existing front door to be replaced with French doors. Window to bedroom replaced with French doors.
- Ground floor rear living room extended with high level windows and balcony to bedroom above.
- Existing side window to front living room replaced with corner window.

Rear Elevation

- Extended living room has sliding doors to rear.
- Sliding folding doors changed to sliding door and sliding windows.
- Roof profile lowered to new two storey extension revised with lowered section beneath dormer window to second storey.

4. **PLANNING HISTORY**

- 4.1 In June 2005 a Certificate of Lawfulness for proposed internal alterations and alterations to existing windows at ground floor level on rear and side elevations (LBM Ref.05/P1045).
- 4.2 In November 2009 planning permission was refused for the erection of a single storey side extension and hip to gable roof extension including installation of a rear dormer window (LBM Ref.09/P2130).
- 4.3 In June 2013 planning permission was refused for the erection of front and side boundary timber fence, erection of new entrance porch, replacement of

all existing windows with double glazed units and replacement of front door and formation of new driveway (LBM Ref.13/P1232).

- 4.4 In September 2016 planning permission was granted for the erection of a two storey side extension, erection of a rear roof extension with the installation of three roof lights to the front roof slope, canopy over front door, replacement windows and associated landscaping involving alterations to garden room, fencing, gates and driveway (LBM Ref.16/P2874). This permission has predominately been completed.
- 4.5 In January 2017 planning permission was granted for the relocation of proposed garden room (Amendment to LBM Planning Permission Ref.16P2874) and erection of side gate (LBM Ref.16/P4711).

5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 2 objections have been received. The grounds of objection are set out below: -

-A garden shed has been built and appears larger than shown on the drawings.

-The occupier of 41 Quintin Avenue states that the balconied roof terrace will result in loss of privacy as it would directly overlook the garden and rear rooms of number 46 Quintin Avenue.

-The proposal is overdevelopment of the site, as the current application follows others which taken together with the latest application have resulted in a significant increase in building density in what is a conservation area.

-The detached garden building has already been constructed.

-The proposed side extension with balconied roof terrace will change the outlook from 41 Quintin Avenue, reducing views over Wimbledon Chase.

-The occupier of 44 Quintin Avenue states that whilst there are no objections to the ground floor alterations, the plot is now overdeveloped.

-The garden building has been constructed and the building differs from that shown on the plans.

- 5.2 A representation has been received from the swift conservation group who state that the proposal provided an opportunity to provide artificial nests/bird boxes for swifts which are endangered species.

6. **POLICY CONTEXT**

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

- 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 7.4 (Local Character), 7.4 (Local Character) and 7.8 (Heritage and Archaeology).

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design/visual impact and neighbour amenity issues.

7.2 Design/Conservation Issues

The conservation consideration is the visual impact of the proposal upon the character and appearance of the Merton (Wimbledon Chase) Conservation Area. In this instance planning permission has previously been approved (LBM Ref.16/P2874) for alterations and extensions to the existing dwelling house and the current application seeks revisions to the previously approved scheme. Unlike many of the houses within the Wimbledon Chase Conservation Area which are Edwardian, the application property dates from the 1950's and the revisions to the design of the previously approved extensions have been designed to complement the dwelling house. There are no design or Conservation Area objections to the 'infilling' of the void behind the boundary wall and the existing house and forming a side balcony facing towards Wimbledon Chase open space. It is also proposed to alter the profile of the rear section of the roof of the approved two storey rear extension, which would result in a lower roof line than previously approved. A detached garden shed also forms part of the current application and although no elevation drawings have been submitted in respect of the shed the footprint of the shed is considered to be acceptable. The replacement of the porch with a canopy and revisions to window design and proportions and the installation of a new window within the front gable and associated changes to the fenestration are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon Chase) Conservation Area and accords with policies CS14 (Design), DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

7.3 Neighbour Amenity

The principle change to the previously approved scheme is the enclosure of the area behind the existing side boundary wall and the house to enlarge the ground floor room and the formation of a front terrace and alterations to the fenestration including a new window in the existing front gable and installation of French doors. The concerns of the neighbour in Richmond Avenue are noted. However, the main works are to the north elevation of the building facing Wimbledon Chase. Although the proposed terrace would partly project beyond the west elevation, this is at an angle and positioned at a reasonable distance from neighbouring gardens and windows. The main view from the terrace would be across Wimbledon Chase open space to the north. The terrace is also to the master bedroom and is not therefore likely to be used as the principle amenity space for the dwelling house. The garden shed shown of

the submitted plans was nearing completion when the case officer visited the application site. However, although shown on the submitted plans the timber shed does not itself require planning permission as it would fall within the category of 'permitted development' by virtue of its size. However, conditions will be attached securing final elevational details of the shed. The rear roof alterations exposes the rear dormer to greater view however, this is not considered to result in any harmful impact. It is therefore considered that due to the separation distance between the properties in Richmond Road and the application site that the proposed revisions to the approved extensions to 41 Quintin Avenue are acceptable in in planning terms and would not harm neighbour amenity. The proposal is therefore considered that the proposal is acceptable in terms of policy DM D2 (Design Considerations in all Developments).

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 revisions to the design of the extensions previously approved under LBM Planning Permission Ref.16/P2874 (Dated 08/09/2016) are considered to be acceptable in design terms and would not harm neighbour amenity. The proposals would also preserve the character and appearance of the Merton (Wimbledon Chase) 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 (External Material as Specified)

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

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