

PLANNING APPLICATIONS COMMITTEE
13th February 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	13/P4055	05/12/2013
Address/Site	6 Sunnyside Place, Sunnyside, Wimbledon SW19 4SJ	
Ward	Village	
Proposal:	Application for 3 storey rear extension and alterations to windows/doors, facing and balcony materials on front elevation (amendments to 13/P0695)	
Drawing No	173/PA/01, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A and 10 Rev A	
Contact Officer:	Stuart Adams (0208 545 3147)	

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

- Heads of agreement: - N/A
 - Is a screening opinion required: No
 - Is an Environmental Statement required: No
 - Has an Environmental Impact Assessment been submitted – No
 - Press notice – No
 - Site notice – Yes
 - Design Review Panel consulted – No
 - Number of neighbours consulted – 3
 - External consultations – No.
 - Number of jobs created – N/A
 - PTAL score – 2
 - CPZ – V0t
-

1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration, as Councilor Chellew has called the application before the planning committee, case officers recommendation is grant permission subject to conditions and 5 letters of objection have been received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a three storey mid terrace townhouse located in Sunnyside Place, Sunnyside, Wimbledon. The townhouse dates back to the late 1960's and incorporates an integral garage with a forward projection at ground floor. The property consists of three bedrooms and has a small combined kitchen/dining room to the rear at ground level and a living room at first floor level, which opens out onto a roof terrace over the garage. The terrace is enclosed with a timber balustrade.
- 2.2 The house forms part of a short terrace of 9 similar townhouses, which consist of two defined terraces, one of which being set back 3.8m from the other. All the townhouses are tiled together by their identical design approach including integrated garages, first floor timber balustrade and fenestration detailing.
- 2.3 Sunnyside is a street running off from Ridgeway and is on ground falling in level to the east. The houses are served by a private access road, with parking spaces in front. There is a narrow strip of planting with mature trees along the back of the pavement to Sunnyside. The garages form a building frontage at ground level and the main part of the house being set back from the ground floor.
- 2.4 The site is within the West Wimbledon Conservation Area. However, the West Wimbledon Conservation Area Character Assessment describes the housing in which the application property is set as a terrace of nine three-storey post war town houses of little architectural merit which fail to enhance what remains of the historic character of the area.

3. **CURRENT PROPOSAL**

- 3.1 Application for 3 storey rear extension and alterations to windows/doors, facing and balcony materials on front elevation (amendments to 13/P0695).
- 3.2 The proposed three storey rear extension would have a projection of 3m at ground floor with a flat roof height of 2.6m. The first and second floors above would have a depth of 1.95m. On the side with 7 Sunnyside, the

upper levels would be inset at least 0.5m from the boundary. At second floor level the extension is further set off the boundary with a dormer finish at the upper level. The proposed extension would be finished with brickwork to match existing, light grey framed windows, grey metal flashing and panels to dormer, grey metal flashing, fascia and bi-folding doors at ground floor level.

- 3.3 The proposed changes to the front elevation of the house include light grey framed windows and doors, sliding windows/doors to balcony, grey capping and fascia to balcony, 0.4m increase of existing balcony area to create a small canopy to front entrance, cedar board cladding to side (replacing brickwork), replacement cedar board cladding to first floor, change of garage door to cedar board cladding and replacement of existing timber balustrade to balcony with glass balustrade and opaque glass side screen.

4. **PLANNING HISTORY**

- 4.1 WIM7190 - New access road and erection of 9 houses and garages – Grant - 17/12/1963
- 4.2 WIM7112 - 9 Terraced houses and 9 garages – Grant - 22/10/1963
- 4.3 WIM7008 - Terrace of 4x3 storey houses and terrace of 5x3 storey houses each with integral garage with a varying layout at the rear – Grant - 27/08/1963
- 4.4 WIM6884 - Terrace of 4 x3 storey houses and terrace of 5x3 storey houses each with integral garage and 9 garages at rear – Grant - 09/07/1963
- 4.5 WIM6820 - Four storey block of 16 flats and 16 garages – Grant - 14/03/1963
- 4.6 WIM6018(D) - Detailed plans for four storey block of 16 flats and 20 garages – Grant 0 13/03/1962
- 4.7 WIM6118 - 16 Flats and 20 garages – Grant - 28/11/1961
- 4.8 WIM6018(O) - Four storey block of 16 flats and 20 garages – Grant - 28/11/1961
- 4.9 13/P0695 - Application for 3 storey rera extension and alterations to windows/doors , facing and balcony materials on front elevation - Withdrawn - 18/11/2013

4.10 Other relevant planning history

9 Sunnyside Place, Sunnyside

- 4.11 12/P0695 - Erection of a single storey side extension, conversion of existing attached garage into habitable rooms and replacement of existing windows and doors – Grant - 07-06-2012

5. **CONSULTATION**

- 5.1 The application has been advertised by conservation area site and press notice procedure and letters of notification to the occupiers of neighbouring properties.

- 5.1.1 In response to the consultation, 5 letters of objection were received (including one from The Wimbledon Society). The letters of objection raise the following points:

- Overlooking and loss of privacy from rear extension
- Set precedent
- Not in keeping with other houses in the terrace
- Loss of garage and impact upon car parking
- Does not preserve or enhance conservation area
- Loss of white board balustrades
- Inaccurate assessment of daylighting (in accordance with BRE standards)
- Loss of day light
- Loss of outlook
- Overbearing and over dominant extension
- Inappropriate materials
- Incongruous design

6. **POLICY CONTEXT**

- 6.1 The relevant policies within the Adopted Unitary Development Plan (October 2003) are:

BE.1 (Conservation Areas, New Development, Change of Use, Alterations and Extensions)

BE.15 (New Buildings and Extensions, Daylight, Sunlight, Privacy, Visual Intrusion and Noise)

BE.22 (Design of New Development)

BE.24 (Roof Extensions and Dormer Windows)

- 6.2 The following Supplementary Planning Guidance notes are also relevant:
- Residential extensions, Alterations and Conversions 2001

6.3 The relevant policies within the Adopted Core Strategy (July 2011) are:

- CS14 - Design
- CS18 - Active Transport
- CS19 - Public Transport
- CS20 - Parking, Servicing and Delivery

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are the design of the alterations/extensions and its impact upon the Sunnyside street scene, West Wimbledon Conservation Area, neighbouring amenity and parking.

7.2 Context

7.2.1 The West Wimbledon Conservation Area Character Assessment defines the surroundings of the application site as sub area 17B of the Conservation area and states:

"Of the fifteen or so properties in Sub Area 17B, two are locally listed, one other has a positive impact on the character of the conservation area, one is neutral, and the remaining eleven tend to have a negative effect."

7.2.2 Nos. 1 to 9 Sunnyside Place:

"A terrace of nine four-storey post war town houses of little architectural merit which fail to enhance what remains of the historic character of the area, occupying the grounds of two of the mid eighteenth century villas which were presumably numbered Nos. 5 and 6 Sunnyside. The rear contains two blocks of garages and is devoted to car parking".

7.2.3 Positive and Negative Features:

"Besides the pleasant character of Oldfield House and No. 20 Oldfield Road, and the obvious architectural merit of Nos. 7 and 9 Sunnyside, the area continues the Arcadian charm of Sub Area 17A, and provides dramatic views over Wimbledon Town Centre. However, the modern blocks of houses and apartments of Sunnyside Place, Hayes Court and Florence Court have a significantly detrimental effect on the area's character".

“Sub Areas 17A and 17B include and exclude buildings which have both a positive and negative effect on the Conservation Area. Sub Area 17A includes the pleasant modern detached house at No.14 Oldfield Road, but excludes the adjoining No.20 Oldfield Road and Oldfield House, the latter being of significant architectural merit. By locating the Conservation Area boundary along the diagonal path which bisects Sunnyside, not only are the undistinguished No. 10, and the unfortunate modern blocks of Sunnyside Place, Hayes Court and Florence Court excluded, but so are the locally listed houses at Nos. 7 and 9 Sunnyside, and the grade II “electricity transformer” station. On balance, therefore, there seems a reasonable case for extending the boundary to include Sub Area 17B”.

7.3 Front Alterations

7.3.1 9 Sunnyside Place

7.3.2 A material planning consideration is the extant planning permission relating to number 9 Sunnyside Place (LBM Ref – 12/P0695). Whilst the extant planning permission has not been implemented to-date, the Council has approved planning permission for a similar proposal at the other end of the terrace. Similarities include a glass balustrade, cedar board cladding of garage, grey framed windows, grey capping, enlarged entrance, sliding doors/window to balcony and replacement cedar board cladding to first floor. In reaching that decision, the Council considered that:

“...on balance the proposal would enhance the Conservation Area by creating visual interest in that it would introduce variety into the terrace of town houses and refresh what could become a somewhat tired looking property. The application property benefits from being at the end of the terrace so the introduction of some variety would not have the discordant affect that could result in alterations to a mid terrace house. Given that the re-design to the house would enhance the Conservation Area, the proposal is considered acceptable with regard to Policy BE.1”.

“...It could be argued that the proposal would not fit into the rhythm of the terrace but, as referred to above, this change from a rather uniform and strong visual impression of the terrace is not unwelcome; the change of note to the rhythm of built form would create variety and interest. The proposal is considered acceptable with regard to Policy BE.22”.

“The proposals are considered to complement the design of the

original house and its form and proportions are sympathetic to it. The external materials, particularly the cedar boarding, would be sympathetic to the original house and acceptable in the surroundings. The proposal is considered acceptable with regard to Policy BE.23”.

The approved plans for 9 Sunnyside Place are included as an appendix to the report.

Comparison to current application

- 7.3.3 The approved scheme at 9 Sunnyside Place is similar to the current application in the fact that a glass balustrade would replace the existing timber balustrade, new cedar board cladding is introduced at ground and first floor levels and windows/doors would be replaced with light grey framed windows and sliding doors. It should be noted that the implementation of the approved scheme at number 9 and this application would ‘bookend’ this section of the terrace with matching materials.

7.4 Design

- 7.4.1 The proposed changes to the front elevation of the house include light grey framed windows and doors, sliding windows/doors to balcony, grey capping and fascia to terrace, 0.4m increase of existing balcony area to create a small canopy to front entrance, cedar board cladding to side (replacing brickwork), replacement cedar board cladding to first floor, change of garage door to cedar board cladding and replacement of existing timber balustrade to balcony with glass balustrade and opaque glass side screen.
- 7.4.2 As stated above, a material planning consideration in this instance is the extant planning permission at 9 Sunnyside Place (12/P0695) and the negative influence of the townhouses on the character and appearance of the West Wimbledon Conservation Area. On a stand alone basis, the proposed changes are considered to make a considerable improvement to the existing building, improving what is considered to be a building with ‘little architectural merit’. It is considered that the proposed changes would update a somewhat tired looking 1960’s building into modern townhouse. It should also be noted that the proposed changes would still respect the original form of the house and the terrace, but with the introduction of modern finishes.
- 7.4.3 It is noted that the collective uniformity of the terrace is the only element that could be considered as a positive attribute. However it should be noted that the existing house and the whole of Sunnyside Place has a negative impact upon the conservation area. It is highly unlikely that the

block of townhouses would be redeveloped with new housing due to individual ownerships rights. Given the age of the properties, the existing features will have to be replaced at some point and changes to the existing buildings are considered to be the only realistic prospect of improving the appearance and character of Sunnyside Place. The proposed changes are considered to bring the property up to modern standards, both in terms of efficiency and appearance. It is likely that the development of the houses would be on a piecemeal basic and rather than the proposal being considered as setting a negative precedent, it is considered as setting a positive precedent for further development. On a piecemeal basis, the proposal has the potential of improving the overall appearance of the terrace.

7.4.4 There is no doubt that the proposed alterations would change the appearance of the house within the terrace setting. However the existing terrace has little architectural merit and the proposed changes are considered to make vast improvement to the design of the house. On balance, the impact upon the uniformity appearance of the terrace is not considered to outweigh the positive alterations to the property and in turn the potential improvement to the terrace as a whole. It is therefore considered that the proposed front alterations would both preserve and enhance the character and appearance of the West Wimbledon Conservation Area.

7.4.5 Neighbour Amenity

The proposed changes to the front of the property mainly relate to change of materials. The change of materials would raise no concerns in terms of neighbouring amenity. The proposal would include an increase in depth of part of the existing balcony by 0.4m, however this is considered to be a modest increase and not materially different than the existing situation.

7.5 Three Storey Rear Extension

7.5.1 Design

It is considered that the design of the proposed rear extension is appropriate in terms of form and scale and would not detract from the character of the existing dwelling. The proposed extension has been designed in order to reduce its bulk and massing when viewed from neighbouring properties. The proposed extension would be located to the rear of the property, would not be visible from the public realm and therefore would have a limited impact upon the West Wimbledon Conservation Area. It is therefore considered that the proposed extension would preserve the character and appearance of the West Wimbledon Conservation Area.

7.5.2 Neighbour Impact

7.5.3 5 Sunnyside Place

The proposed extension would not project beyond the rear elevation of this neighbouring property. Therefore there would be no undue loss of this neighbour's amenity.

7.5.4 7 Sunnyside Place

The proposed extension would span over three floors, however the ground and upper floors have been designed to respect this neighbour's amenity. The ground floor element would have a depth of 3m with a flat roof height of 2.6m. As a standalone structure, this element would comply with permitted development rights. In fact, the proposed is 0.4m lower than what could be built under permitted development rights. At the upper levels, the proposed extension would only project 1.95m from the rear wall of the house. In addition, the flank wall would be inset 0.5m from the boundary and the dormer form of the second floor would be inset 0.8m from the boundary. Whilst spanning over three floors, the proposed extension would not appear overly bulky due to the modest projections and inset of the upper levels away from the boundary.

7.5.5 The results of the Council's sun and day light test (aspect value) indicate that the proposed extension passes the test. In addition, given the modest size of the proposed extension it is considered that there would be no undue loss of light to this neighbouring property. It should also be noted that the proposed extension would be seen in context with the original set back of the adjacent house at 5 Sunnyside Place. On balance, whilst the proposed extension would span over three floors, the design of the extension has taken into consideration the amenities of this adjoining property and it is considered that there would be no undue loss of amenity.

7.5.6 5 Sunnyside

This neighbouring property is a recently built two storey detached house located to the rear of the application site on the land formally occupying single storey garages. This neighbouring house is situated at a slight right angle to the application site with the closest flank wall being located approximately 13m away from the proposed upper floor extension. The proposed extension is considered to be modest in size with the upper floors only projecting 1.95m beyond the rear wall of the house. It is

therefore considered that the proposed extension would not be materially different than the existing situation as windows already exists at the upper level. Given the level of separation and the modest size of the proposed extension, it is considered that there would be no undue loss of this neighbours amenity.

7.6 Parking

- 7.6.1 The proposal only seeks to change the material of the garage doors from metal to cedar board cladding. Apart from the change of materials, the garage will still be retained as part of the alterations to the house. It should be noted that there is no requirement for the garage to be used for car parking. In any event, the proposal would place no additional pressure on car parking in the area.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.

- 8.1.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission.

9. **CONCLUSION**

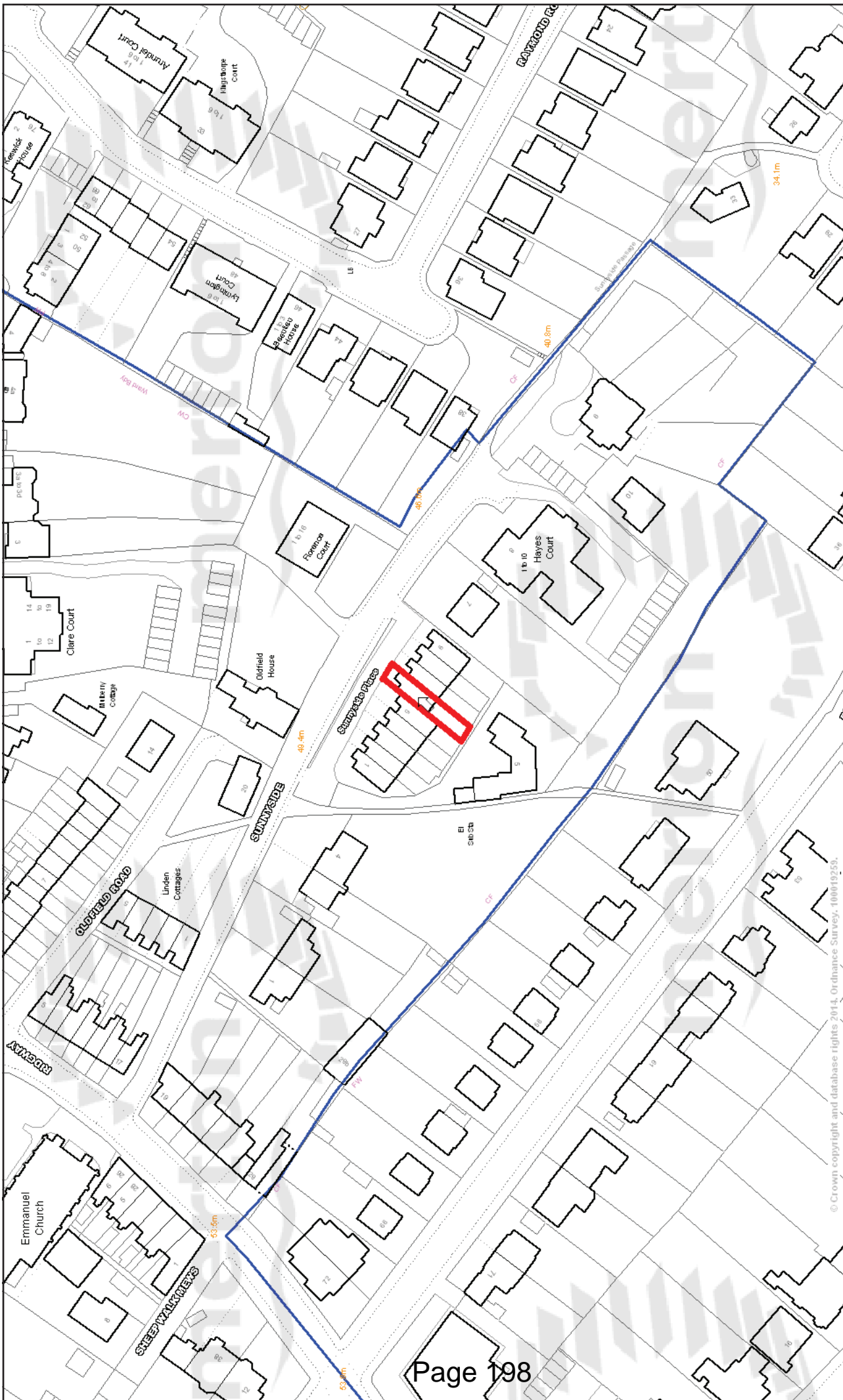
- 9.1.1 The proposed rear extension is considered to respect the original building and the proposed front alterations are would improve the appearance of house and would have the potential of improving the appearance of Sunnyside Place as a whole. The rear extension has been designed to respect neighbouring amenity with no undue impact. The proposal is in accordance with Adopted Unitary Development Plan and Core Planning Strategy. The proposal is therefore recommended for approval subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A1 Commencement of Development (full application)
2. B3 External materials to be approved
3. C8 No Use of Flat Roof

4. D11 Construction Times



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 100 London Road
 Morden
 Surrey
 SM4 5DX

Scale 1/1250

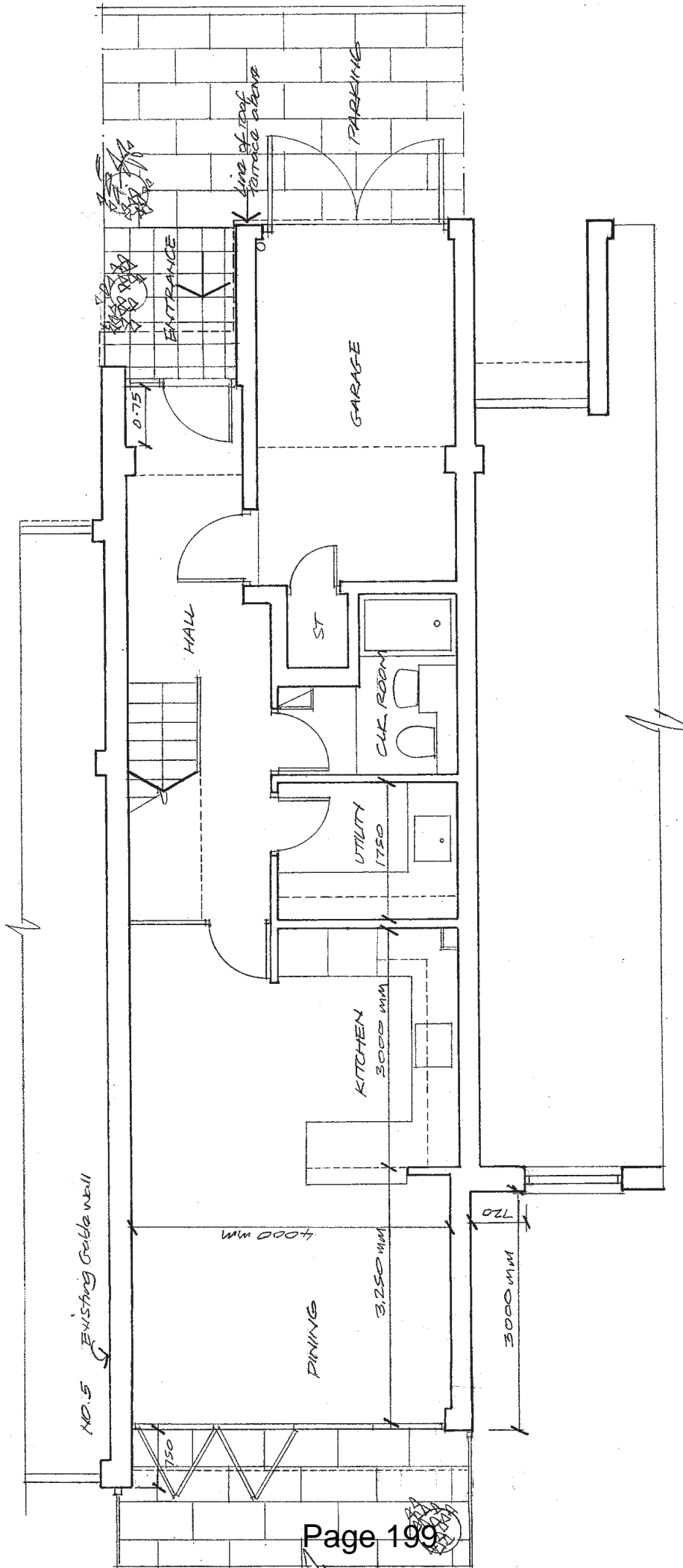
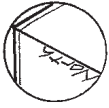
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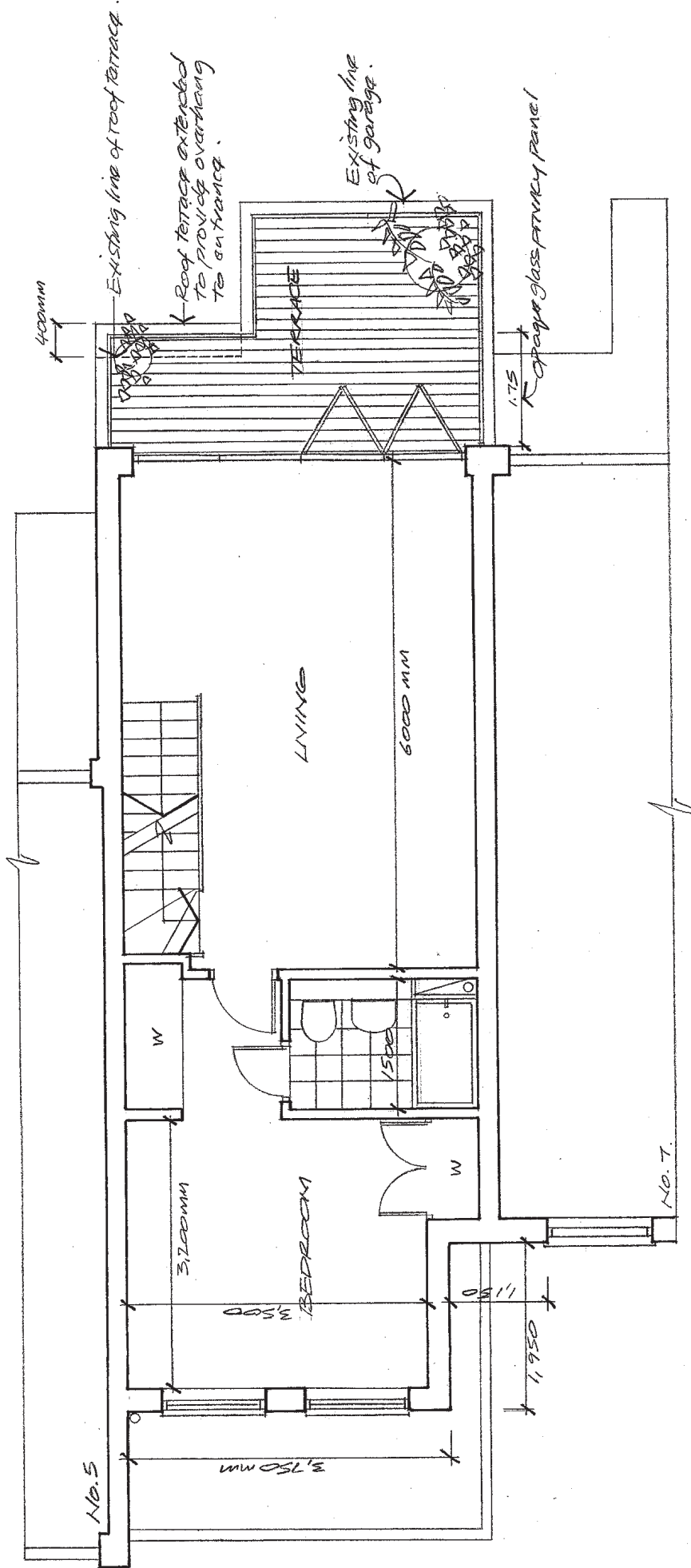
6 Sunnyside Place

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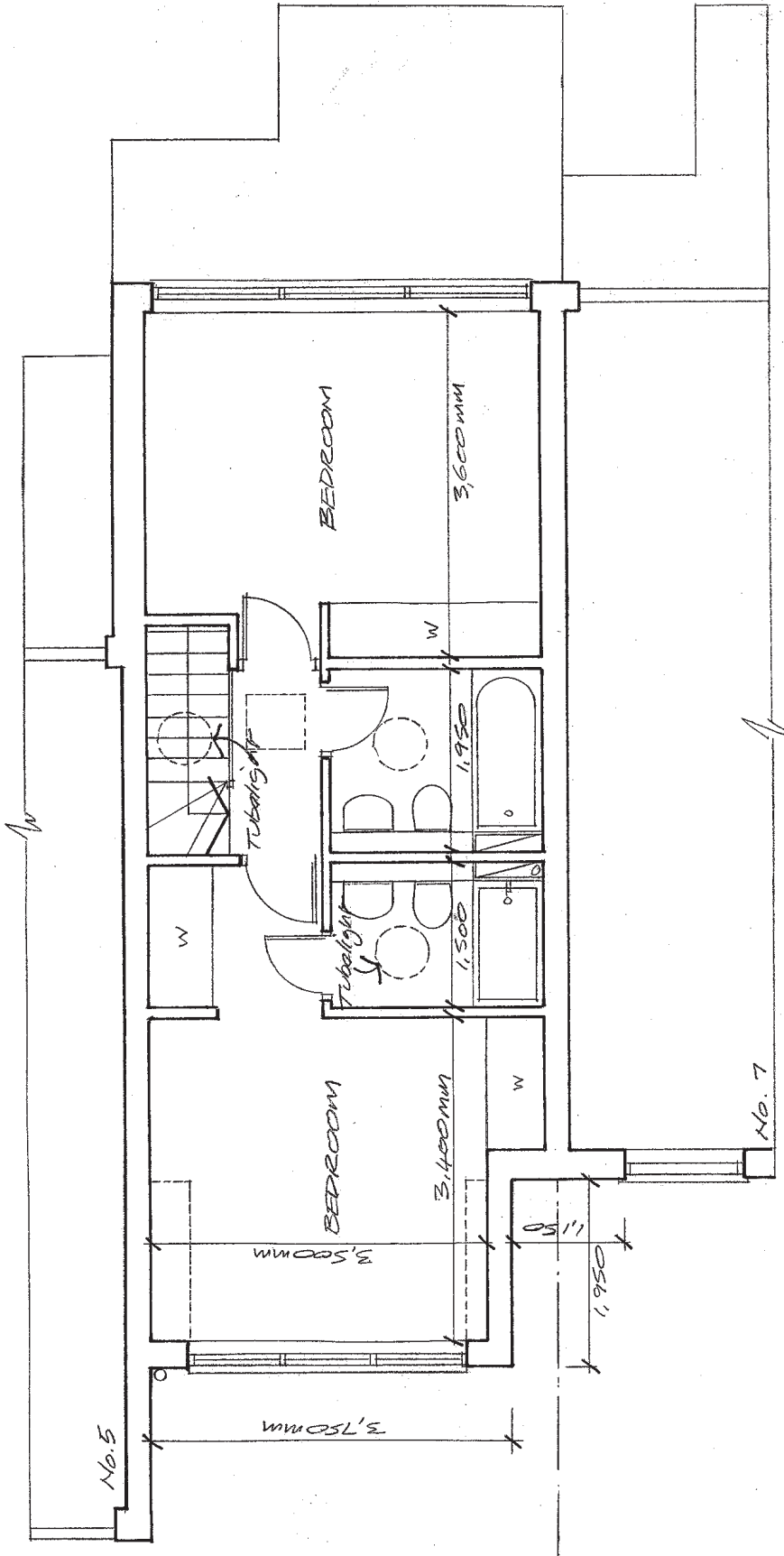




Project: **6 SUNNYSIDE PLACE**
LONDON, SW19 4SJ

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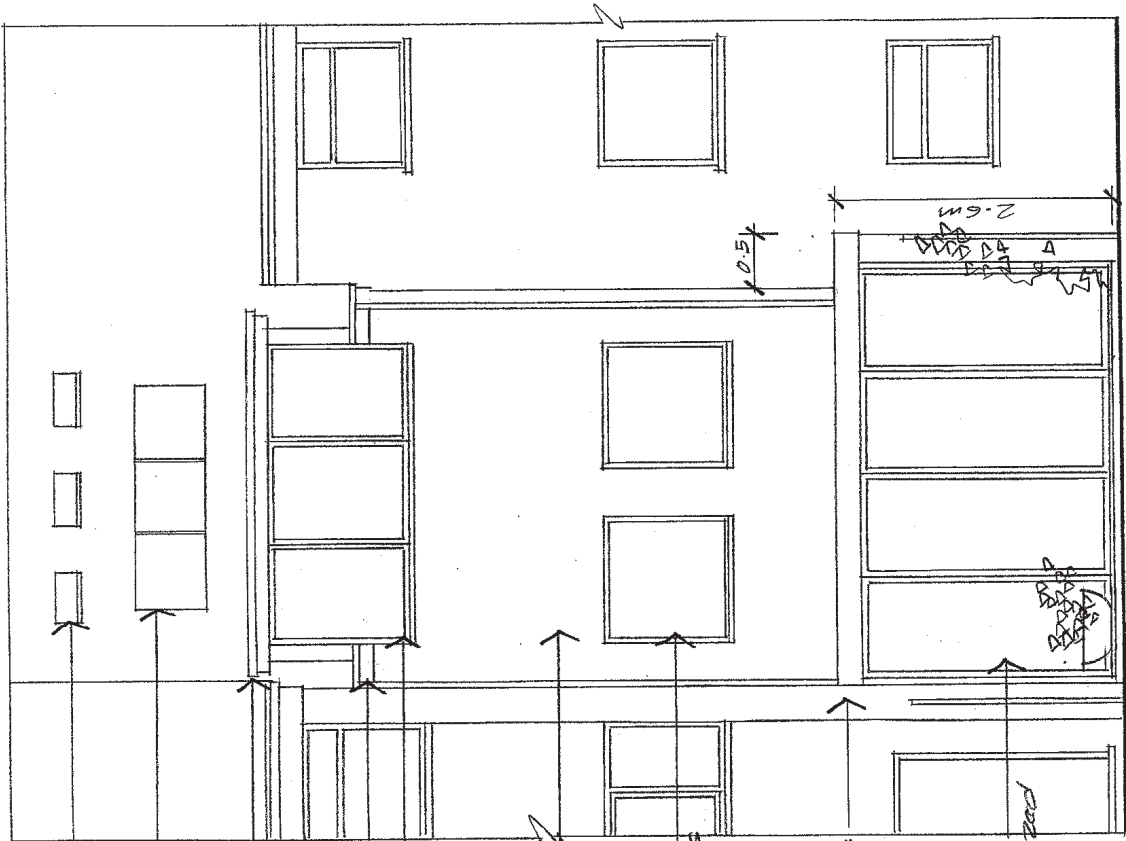
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 Drawing No. **173/PA/07** Rev. **A** Date: **02/12/13**
 The Studio 57 Somerset Road London SW19 6HT
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Title: **Proposed Second Floor Plan** Scale: 1:50
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REAR ELEVATION



Project: 6 SUNNYSIDE PLACE
LONDON, SW19 4SJ

Title: Proposed Elevations
Drawing No. 173/PA/09 Rev. A

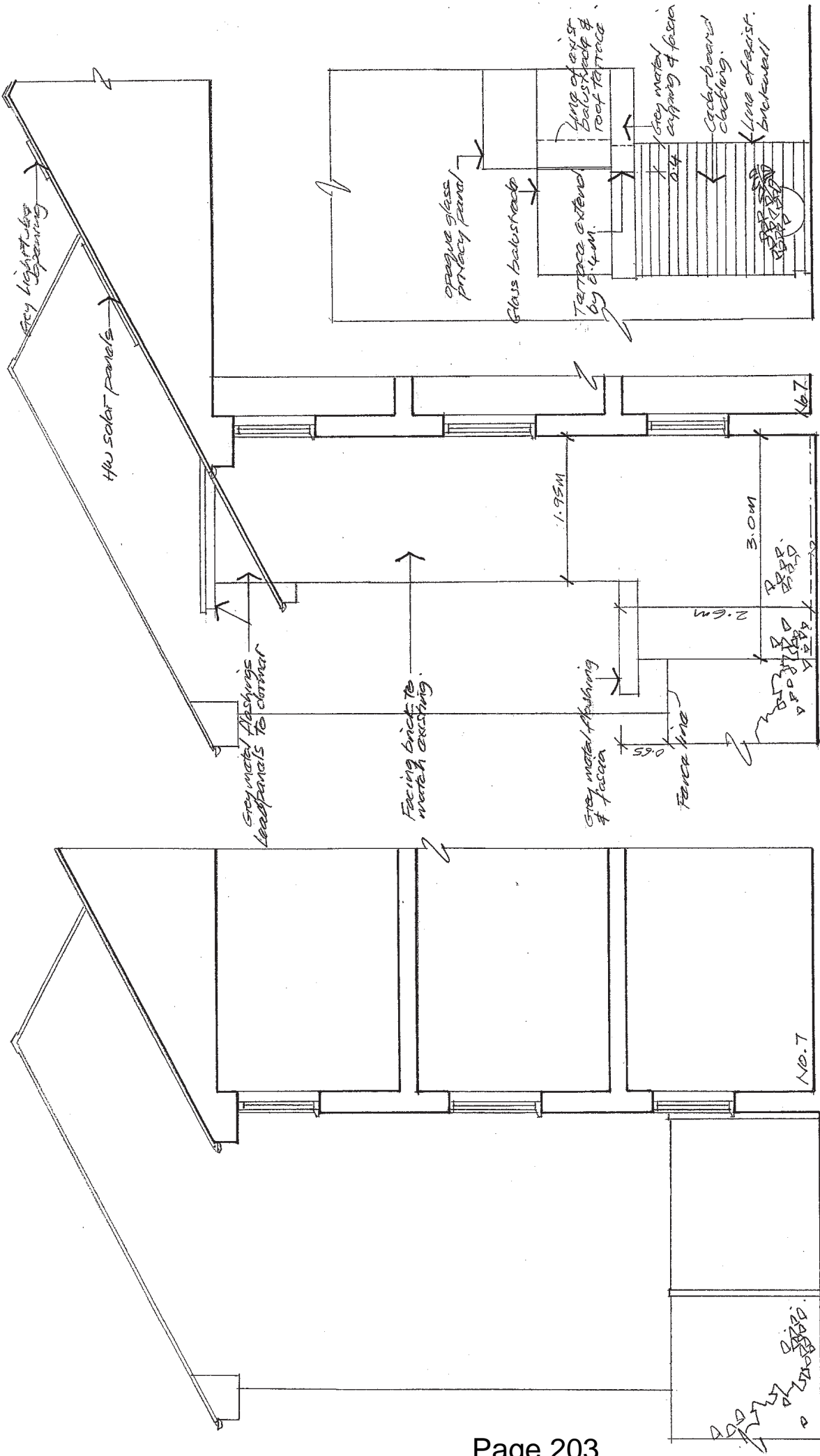
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FRONT ELEVATION



PROPOSED SIDE
FRONT ELEVATION

PROPOSED

EXISTING



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Project: **6 SUNNYSIDE PLACE**
LONDON, SW19 4SJ

Title: **Existing/Proposed Side Elevation**

Scale: 1:50

Date: 02/12/13

Drawing No. 173/PA/10 Rev. A

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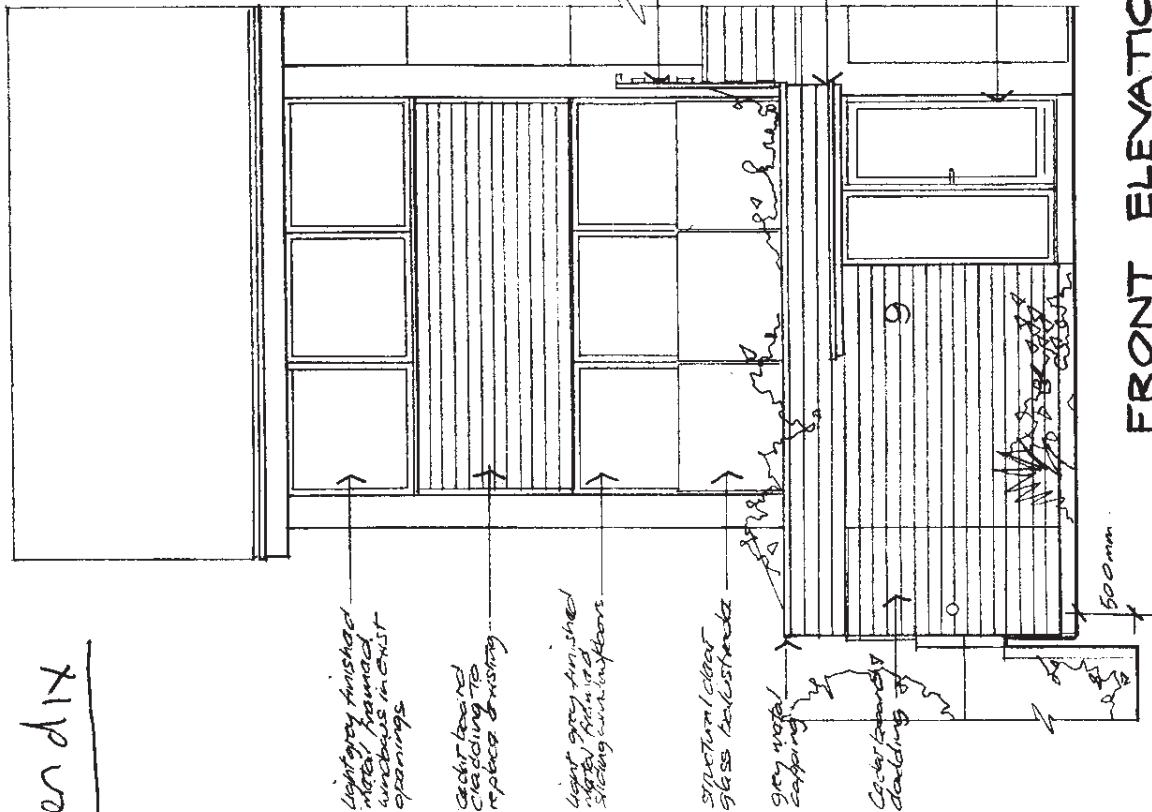
Tel 020 8542 7742 / 07778 651 904

Email: mike@mkrarchitects.co.uk

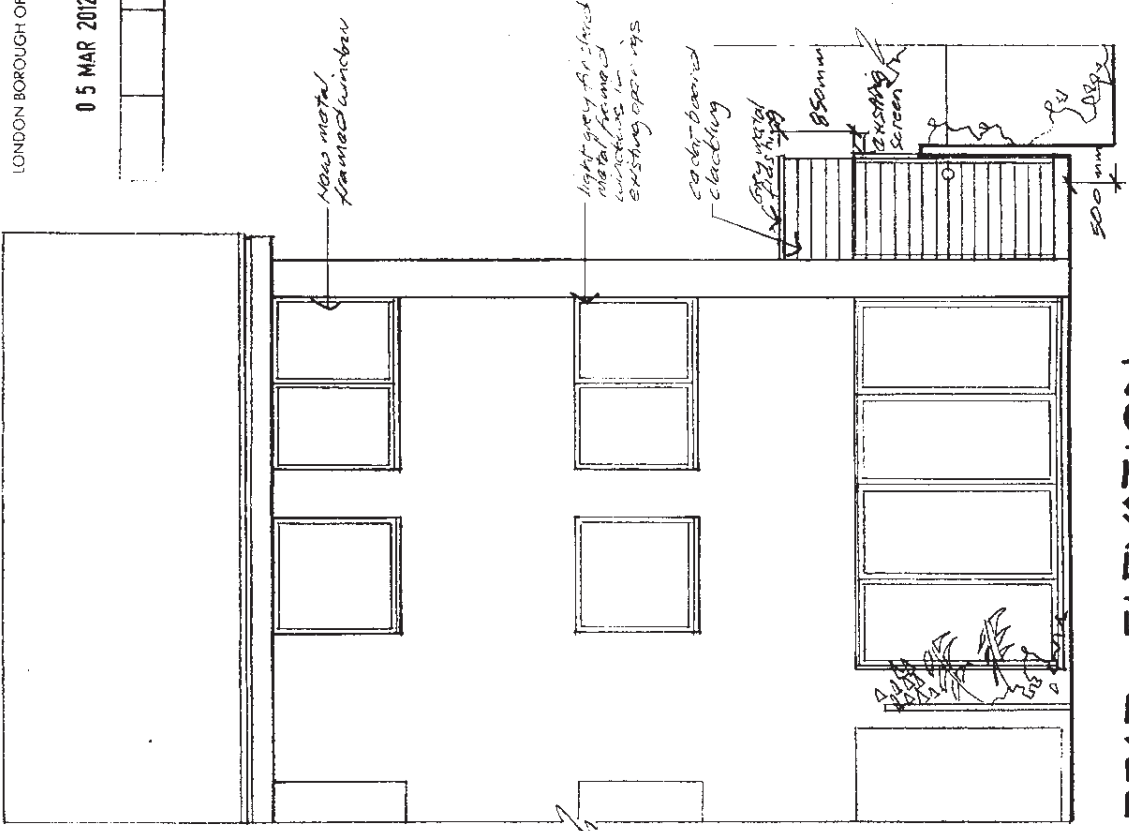
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Appendix

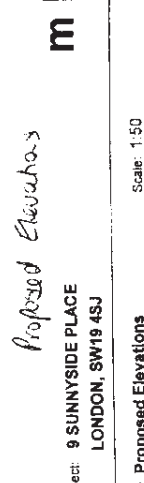
LONDON BOROUGH OF MERTON
05 MAR 2012



FRONT ELEVATION



REAR ELEVATION



Project: 9 SUNNYSIDE PLACE
LONDON, SW19 4SJ

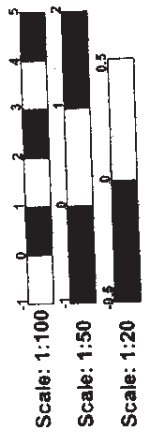
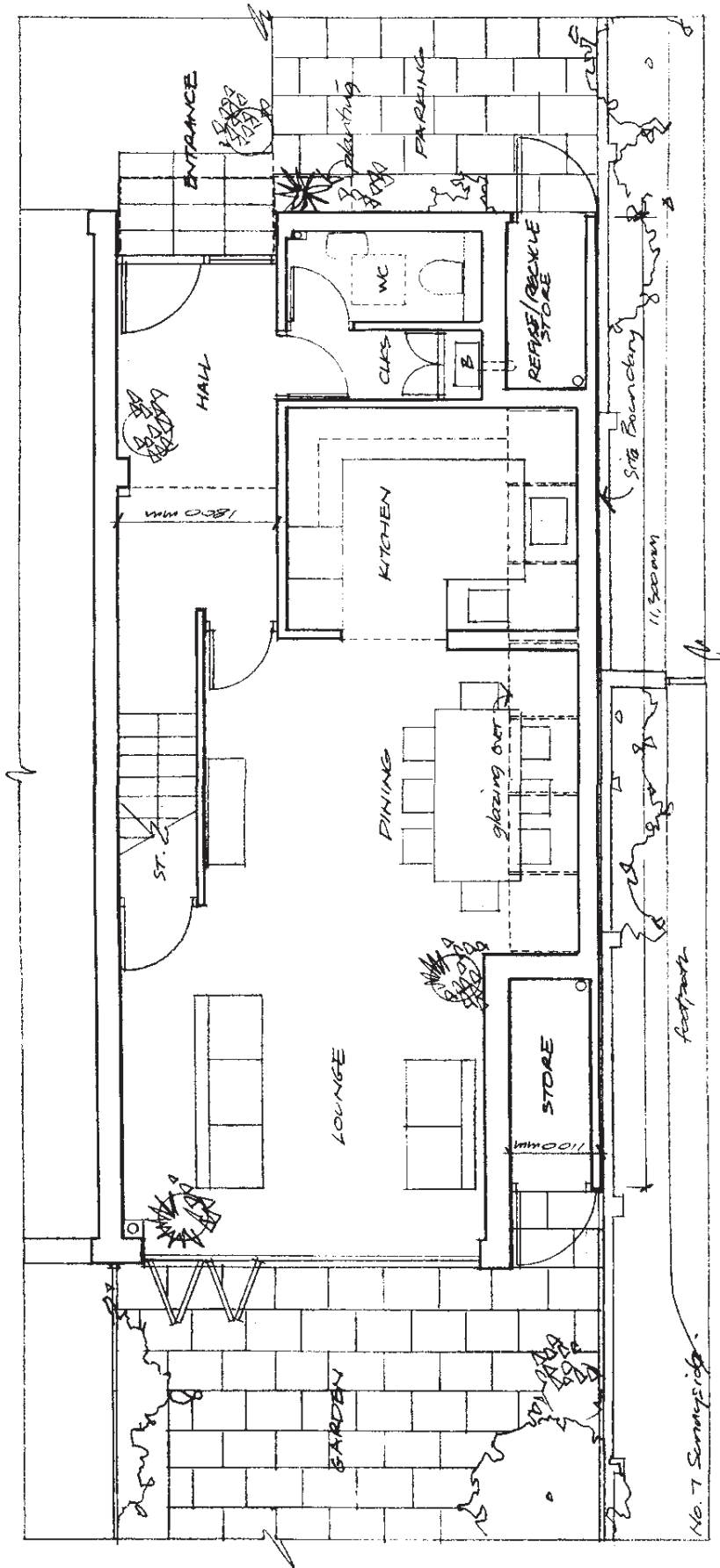
Proposed Elevations

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Resolution No: 10A/PA/07 Rev: 09/12/11

Title: Proposed Elevations Scale: 1:50 Date: 09/12/11



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05 MAR 2012

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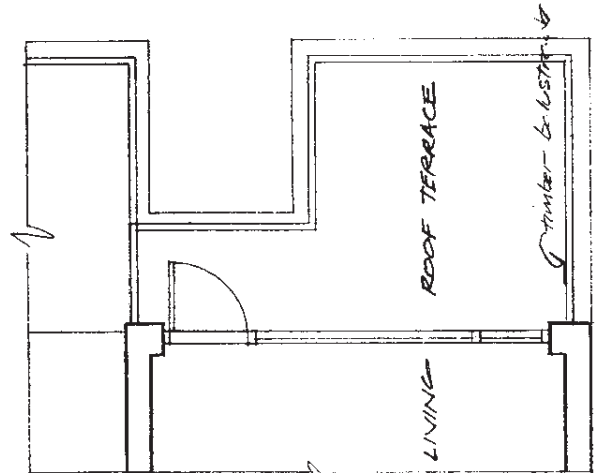
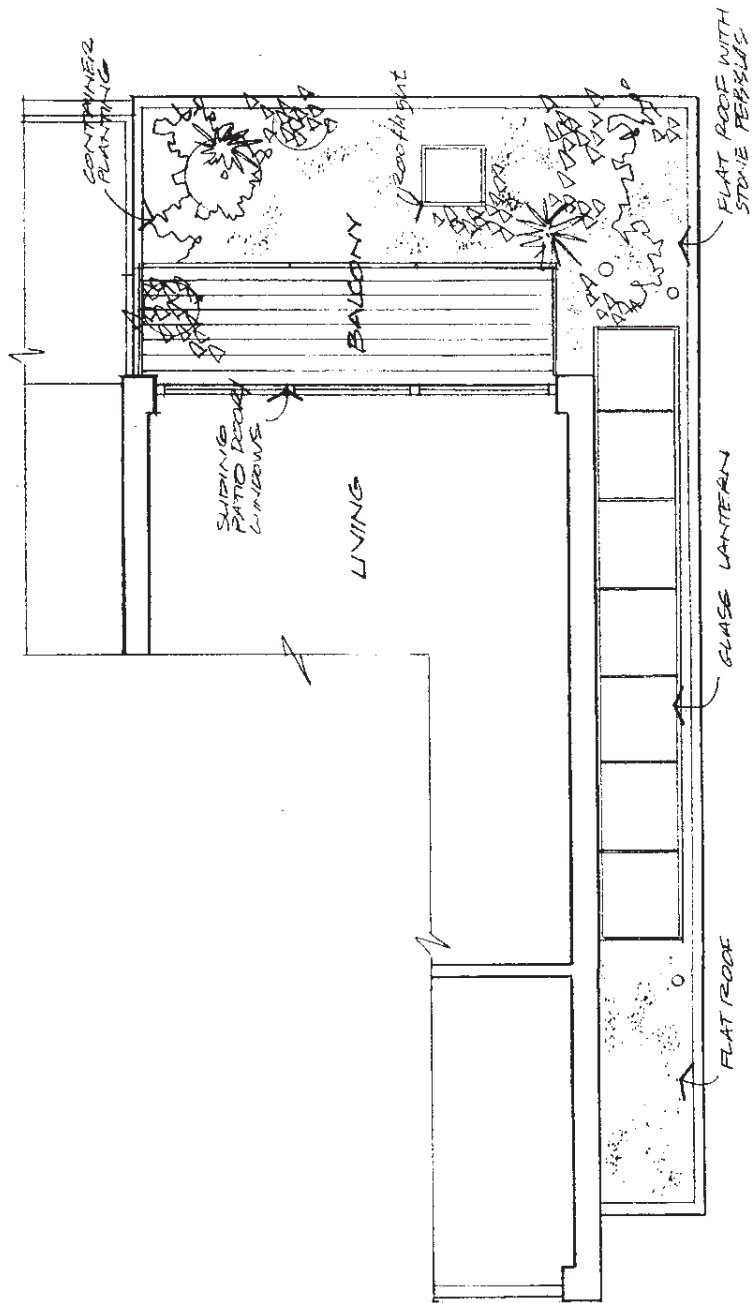
Proposed Ground Floor

Project: 9 SUNNYSIDE PLACE
LONDON, SW19 4SJ

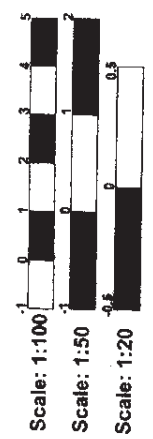
Title: Proposed Ground Floor Plan

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**FIRST FLOOR
EXISTING**



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05 MAR 2012

Roof Plan
Project: 9 SUNNYSIDE PLACE
LONDON, SW19 4SJ

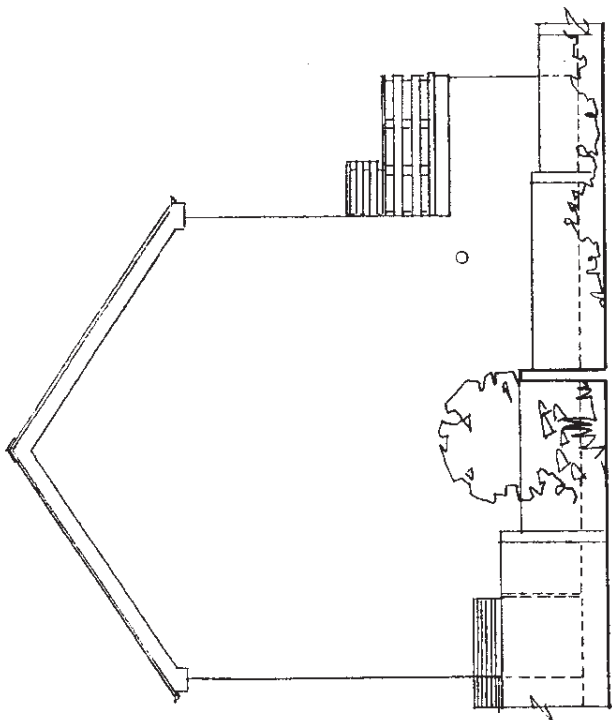
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Title: Existing/Proposed Roof Plan

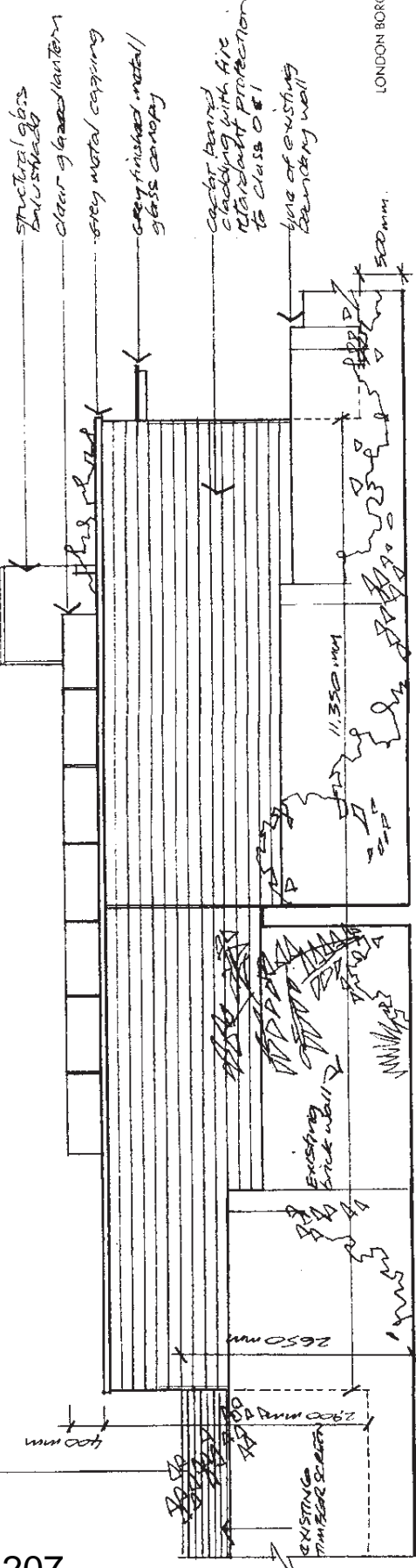
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EXISTING ELEVATION

Scale 1:100



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05 MAR 2012



Side Elevation

Project: 9 SUNNYSIDE PLACE
LONDON, SW19 4SJ

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Title: Existing/Proposed Side Elevation Scale: 1:50/1:100

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