

PLANNING APPLICATIONS COMMITTEE 19 MARCH 2020

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
20/P0339	21/02/2020
Address/Site	98A Hartfield Road, London SW19 3TF
Ward	Dundonald
Proposal:	Erection of a shed in rear garden
Drawing Nos	PA1, PA2 and PA3
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- No
- Site notice-No
- Design Review Panel consulted: No
- Number neighbours consulted: 12
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- Conservation Area: No

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 a two storey semi-detached building situated on the east side of Hartfield Road. The property is currently occupied as five flats. The application site is not within a conservation area.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a detached shed at the rear of the property within the garden area allocated to flat 98A Hartfield Road. The proposed shed would be 5.3 metres in width and between 2.8 and 4.5 metres in length with an 'L' shaped foot print. The shed would be of timber construction with main window and patio doors facing into the garden. The shed would be of a Chalet style and would have a pitched roof with an overall height of 2.47 metres. The rear elevation of the shed would abut the boundary with Hartfield Court, 96 Hartfield Road. The shed would serve the garden and be used for garden storage and as a garden room

4. **PLANNING HISTORY**

- 4.1 In June 1963 outline planning permission was refused for the erection of a house within the rear curtilage with access from Bertram Cottages (Ref.WIM6846).
- 4.2 In June 1973 planning permission was refused for alterations and extensions to provide 10 flats (Ref.MER326/73).
- 4.3 In September 1973 planning permission was granted for the conversion of the property into six self-contained flats with three parking spaces (Ref.MER901/73).
- 4.4 In March 1974 planning permission was granted for the conversion of the property into three self-contained flats (Ref.MER823/74).

5. **CONSULTATION**

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

-It is apparent from the size and design that the function of the shed will be that of a privately let –quirky’ Airbnb dwelling and not for garden equipment.

-Number 100 Hartfield Road overlooks both the garden and passage way to 98A Hartfield Road and it will add noise and further late night disturbance with people moving through the passage at the dwelling.

- If permission is granted a condition should be imposed on hours of construction and deliveries etc, as access to the rear flats (19B – 19E) is via a narrow passage which could be impeded by building works.

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) and DM D3 (Alterations and Extensions to Existing Buildings).
- 6.3 The London Plan (2016)
The relevant policies within the London Plan are 7.4 (Local Character) and 7.4 (Local Character).
- 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 Issues

The proposed garden building would be of typical domestic design with shallow pitched roof. It would replace an existing smaller garden building. The size and scale of the garden building would be acceptable, taking into account the size of the garden it would serve. Its siting adjacent to one side of the boundary is a common arrangement for a garden building. The size and siting of the proposed out building is considered to be acceptable and the proposal accords with policies CS14 (Design), DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to Existing Buildings).

7.3 Neighbour Amenity

The concerns of the objector are noted. However, a garden building such as this is generally classed as 'permitted development'. However, planning permission is required in this instance as the application property is a flat. Therefore, a planning condition concerning hours of construction and a condition restricting the use of the outbuilding to domestic use incidental to the use of 98A Hartfield road as a residential flat. The position of the building would be sited up to the north boundary. The building is of limited height with a shallow pitched roof. Officers are satisfied that it would not cause material harm to the neighbouring ground floor windows at number 9 Harefield Court. 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 design, scale and position of the proposed out building is considered to be acceptable and the proposal would not harm neighbour amenity. 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)
 4. E.6 (Domestic use only incidental to 98A Hartfield Road)
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