

## PLANNING APPLICATIONS COMMITTEE

24 September 2020

<b><u>UPRN</u></b> 48072664	<b><u>APPLICATION NO.</u></b> 20/P1483	<b><u>Item No: 10</u></b> <b><u>DATE VALID</u></b> 04/05/2020
<b>Address/Site:</b>	2 Westcoombe Avenue West Wimbledon London SW20 0RQ	
<b>Ward:</b>	Raynes Park	
<b>Proposal:</b>	Erection of two storey side extension, a part-single part-two storey rear extension, front porch extension and rear roof extensions with associated facade changes and landscaping.	
<b>Drawing No.'s:</b>	1628/20/BR/01;1628/20/BR/02; 1628/20/BR/03; 1628/20/BR/04 & 1628/20/GA/01.	
<b>Contact Officer:</b>	Tony Smith (020 8545 3144)	

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### **RECOMMENDATION**

**Grant planning permission subject to conditions.**

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#### **CHECKLIST INFORMATION**

- S106: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 2
- External consultations: 0
- Conservation area: No, but adjacent to Westcoombe Avenue Conservation Area
- Listed building: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood risk zone: No
- Designated Open Space: No

#### **1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination at the request of Councillor Adam Bush and due to the number of objections received.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a roughly triangular plot located on the western side of Westcoombe Avenue, on the corner of the junction with Coombe Lane within West Wimbledon. The site features a two storey, detached, single family dwellinghouse which is set back from the street with an off-street private parking area served by a vehicle crossover to the front. Two metre high close boarded fencing surrounds the site, including to the front and the garden area lies to the rear (west) and side (south).
- 2.2 The property is of a typical 1930's design, with a two storey angled bay to the front with a small gabled roof protrusion above. The front facade is stepped with the western element set back from both the front and rear elevations resulting in a secondary hipped roof. The façades features a mixture of materials, with brickwork to the ground floor and wall hung tiles to the first floor of the main façade. The western side element features white render to ground and first floor levels and typical roof tiles are present at roof level.
- 2.3 The surrounding area is residential in character with semi-detached dwellings being the predominant housing type, however, a number of terraced and detached dwellings are present in the area. The site does not lie within a conservation area, nor is it a listed building, however, the site is adjacent to the Westcoombe Avenue Conservation Area to the south and west. The dwelling appears to have been built as a part of and at the same time as those erected in the conservation area by Messrs Crouch, a house building company active in Merton and elsewhere in south west London in the interwar period.
- 2.4 The site has a public transport accessibility level (PTAL) of 2 which is considered poor (with 0 being the lowest and 6b being the highest).

## **3. CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for the erection of a two storey side extension, a part-single part two-storey rear extension, a front porch extension and side/rear roof extensions with associated façade changes and landscaping.
- 3.2 It is proposed to erect a two storey side extension to the southern flank of the dwelling to replace the existing addition, which would be set back from the front façade at both ground and first floor level with a hipped roof continuing from the main roof. The extension would incorporate a two storey angled bay window and roof projection to the front, and would incorporate window units to the front and rear with a sets of folding doors at rear ground level to the rear and side. The rear first floor window would be obscured glazed. The extension would utilise render and roof tiles to the bay and roof, with UPVC windows.
- 3.3 A part-single, part-two storey extension would then be constructed at the rear along the full width of the dwelling. The extension would have a hipped roof form, with a central first floor element of flat roof design. The ground floor would feature folding doors and window units with full height windows in the central element up to first floor. The extension would utilise render to elevations and roof tiles to the hipped single storey roof.
- 3.4 It is also proposed to erect a rear roof extension which would be of a flat roof dormer design. The dormer would run the width of the ridge, being set back from the hipped ends and would have a central recessed portion. Typical window units would be inserted in the rear face with the southernmost window being obscured glazed. The dormer would be clad in render.

3.5 A small extension to the front porch is also proposed, which would have a flat roof and use brickwork to the front façade. Landscaping would include permeable resin bound gravel to the front, with timber decking to the side and immediately to the rear. The rear garden would be soft landscaped with planting to the northern boundary. The high timber boarded fencing to the front drive would be replaced with a low level brick wall and planting, with a 2m high brickwork boundary further to the south.

3.6 The proposed extensions would have the following dimensions:

- Two storey side: 4.3 - 6.9m wide, 7.81m to 8.5m length, 5.7m high to the eaves and 8.5m maximum height.
- Part-single, part-two storey rear: 1.3m length, 12.8m width, 3m eaves height, 3.5m max height, 6m first floor roof height.
- Rear roof: 2.3m height, 3.1m depth, 7m width.
- Front porch: 0.5m length, 2.2m width, 3m height.

3.7 Amendments:

It should be noted that the original scheme has been amended in the following ways since submission:

- Additional wall hung tiles and ground floor facing brick to front
- Replacement of grey roof tiles to dark brown
- Obscuring of windows closest to no. 4 Westcoombe Avenue

#### **4. PLANNING HISTORY**

4.1 No recorded planning history.

#### **5. CONSULTATION**

5.1 Public consultation was undertaken by way of post sent to neighbouring properties. An additional round of consultation was carried out following the receipt of amended drawings. The outcome of the combined consultation is summarised as follows:

5.2 Representations were received from 9 individuals who raised the following concerns:

- Scale of side extension appearing as two semi-detached dwellings
- Reduction in garden space
- Overdevelopment
- Overlooking and loss of privacy from rear / side windows
- Overbearing massing
- Examples in Design & access statement are irrelevant
- Impact to Conservation Area
- Failure to respect original character of dwelling

5.3 Officer's response:

The impact of the proposal on the amenity of the neighbour's and its impact on the character and appearance of the surrounding area will be address in the relevant sections below.

#### **6. POLICY CONTEXT**

6.1 National Planning Policy Framework (2019)

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

- 6.2 London Plan (2016)  
Relevant policies include:  
7.4 Local character  
7.6 Architecture
- 6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)  
Relevant policies include:  
CS 14 Design
- 6.4 Merton Sites and Policies Plan – 2014 (SPP)  
Relevant policies include:  
DM D2 Design considerations  
DM D3 Alterations and extensions to existing buildings  
DM D4 Managing heritage assets
- 6.5 Supplementary planning considerations  
London Character and Context SPG -2014  
Westcoombe Avenue Conservation Area Design Guide

## **7. PLANNING CONSIDERATIONS**

### **7.1 Material Considerations**

The key planning considerations for the proposed development include the impact on the character and appearance of the host building, surrounding area and adjacent Conservation Area, and the impact on neighbouring amenity.

#### Design and impact upon the character and appearance of the area

- 7.2 Policy DM D2 and DM D4 of Merton's Sites and Policies Plan requires development to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context (including conservation areas), urban layout and landscape features of the surrounding area and to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. The requirement for good quality design and protection of heritage assets is further supported by the London Plan London Plan Policies 7.4 and 7.6, 7.8 and Merton's Core Strategy Policy CS14. Policy DMD4 specifically requires developments not to adversely impact the significance of heritage assets and their settings.

### **7.3 Site setting**

The application site is located on the junction of Westcoombe Avenue and Coombe Lane, being one of two houses on the street which are not included within the Westcoombe Avenue Conservation Area, with the other site being no. 1a on the opposite side of the street. The Westcoombe Avenue Conservation Area Design Guide notes that dwellings in the area were built in approximately 1935 and since that time two additional houses have been built within the Conservation Area, with one newer house immediately outside the boundary. Historical mapping shows that the host dwelling was in situ from at least 1953, prior to the surrounding areas designation in 1990. The Design Guide states 'the boundary line for the CA is easy to justify. It includes all of the dwellings which were built to the particular two designs, and but for the two recent infill dwellings, it excludes all other dwelling styles'. The guide goes further on to give details on the two distinct semi-detached dwelling typologies.

- 7.4 The host dwelling was in place at the time of the designation of the conservation area and is therefore not considered to be in keeping with the distinct building typologies of those within it. The host dwelling has clearly been built in the same style as the adjoining semi-detached pair to the north at nos. 233 & 235 Coombe Lane. Features include hanging tiles to the primary first floor facade (not exclusive to the bay window), with brickwork at ground level. The two storey side element is rendered to the front and sides and corner wraparound windows are a feature to the front elevation. No. 233 has also recently undertaken recent works to construct a two storey side extension which incorporates an oriel style window at first floor and dark framed windows. As such, it is considered that any proposals should not be limited in seeking to replicate the design features of the adjoining conservation area, given that the character of the property is substantially different, but should respect the adjoining semi-detached pair to the north and the general surrounding area.
- 7.5 An assessment of the various elements of the scheme in relation to the above will be detailed below.
- 7.6 Materials  
The proposal seeks to retain the material palette to the front through the inclusion of dark brown tiles to the primary front wall and first floor bays, together with dark brown brickwork to the primary front and ground floor bay sections. White render would be continued from the existing side element to the remainder of the extension and other facing walls. The roof would utilise red tiles as per the existing dwelling and adjoining semi-detached pair. Whilst grey window frames would be used in the development, these would be of a similar appearance to the adjoining property at no. 233 Coombe Lane. Given the above, it is considered that the material choice would be of a satisfactory appearance to respect the character of the original building and surrounding area. In order to ensure that high quality and appropriate materials are used to achieve the above, a condition is recommended requiring samples and details of materials to be agreed with the Local Planning Authority prior to construction.
- 7.7 Two storey side extension and front porch  
The proposed two storey side extension would take a subordinate approach, retaining a set back from the front façade and incorporating a hipped roof that is set back from the main roof. It would also incorporate a two storey bay window to the front, as well as a front oriel style window and front/side wraparound window. It is noted that two storey side extensions are common in the wider area, of differing sizes. The front porch extension would be small in scale and would utilise brickwork to match the remaining. In this instance, it is considered the scale, form, design and massing of the extensions would meet a satisfactory level of subordination to the original dwelling so as to respect its original character and appearance in this regard.
- 7.8 Part-single, Part-two storey rear extension  
The extension to the rear would incorporate a small single storey rear addition with a central, first floor rear extension. It is recognised that this element of the scheme would be somewhat more modern in appearance, however, due its siting at the rear of the property, there would be limited views from the streetscene. Given this, together with its modest scale and massing, and incorporation of a hipped roof and dark tiles to the ground floor, it is considered there would not be such a harmful impact to the character and appearance of the host dwelling or streetscene so as to warrant a refusal.

7.9 Rear roof extension

The rear roof extension would be of a dormer typical dormer style and would be sited within the hipped ends of the newly constructed roof. It would feature facing walls and a roof style to mimic that of the first floor element. The rear face would incorporate a central recessed area to reduce its bulk at roof level and give an appearance of two smaller, connected dormers. Similarly to the rear extension, given its siting to the rear of the property, together with the angle of building in relation to the street, there would only be limited views of the side of the roof extension from the streetscene which would not appear dissimilar to other roof extensions in the area. As such, it is considered the roof extension would have an acceptable impact on the character and appearance of the host building and surrounding area.

7.10 Other works

Other works to the property include the landscaping of the areas to the front, side and rear of the building, together with a change in design to the front boundary. It is considered these works would be of a satisfactory appearance.

7.11 As a whole, it is considered the proposal would not result in a detrimental impact to the character and appearance of the host building or surrounding area, and the character and appearance of the adjacent Conservation Area would be preserved. Therefore, the proposal complies with the principles of policies DMD2, DMD3, DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

Impact upon neighbouring amenity

7.12 London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 state 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 light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

7.13 Impact to no. 233 Coombe Lane

The majority of the proposal would be sited away from this neighbour, with only the rear extension and front porch extension extending beyond the building lines of the existing dwelling. Given the modest increase in depth of the building lines of these elements, it is considered there would not be a materially harmful impact in terms of visual intrusion, loss of light, shadowing or a sense of overbearing. Furthermore, given the presence of existing windows at first floor level, it is considered the proposed roof extension would not provide a greater deal of overlooking than that which already exists.

7.14 Impact on no. 4 Westcoombe Avenue

The proposal would result in a two storey side extension being built towards the shared boundary with no. 4 and this neighbour has objected on the grounds of visual intrusion/overbearing together with loss of privacy from additional windows. The proposed side extension would be angled relative to the boundary with this neighbour due to the splayed plots around the corner of Westcoombe Avenue. As such, the closest point of the extension would be the southern corner, with the facing walls extending away from this neighbour. It is noted that this neighbour exhibits an outbuilding along the shared boundary at this point, together with a garage fronting the street. Given the presence of these structures, together with the angled nature of the extension, it is considered the impact in terms of visual intrusion and bulk would be acceptable. In terms of loss of sunlight/daylight and shadowing, the proposed

development would be sited to the north and would therefore not result in a materially harmful impact.

- 7.15 Concerns of loss of privacy and overlooking from additional windows was also raised. It is recognised that windows presently exist in the rear elevation of the host dwelling, but that a side extension would result in windows closer to the boundary. The proposed additional windows at first and roof level closest to the boundary serve non-habitable rooms and are indicated as being obscure glazed and fixed shut to 1.7m. As such, it is considered the privacy of this neighbour would be maintained and an appropriate condition is recommended to safeguard this. The proposed wraparound window to the front/side corner of the extension would be positioned as such that views would only be available towards Westcoombe Avenue, with oblique views to the front corner of this neighbours site where the garage is situated due to the angle of the plot and its position.
- 7.16 As a whole, it is considered the proposal would not result in an undue detrimental impact to neighbouring amenity. The proposal would therefore accord with the principles of policy DMD2 of the Sites and Policies Plan 2014.

## **8. CONCLUSION**

- 8.1 Notwithstanding the somewhat modern approach to the detailed design of the remodeled and extended dwelling, officers consider the form and massing of the extensions is compatible with the host dwelling. It is considered that the proposal would not result in a detrimental impact to the character and appearance of the host building and surrounding area or on neighbouring amenity. Given the house lies outside the Westcoombe Avenue conservation area it could appear unreasonable to require the remodeled and dwelling to slavishly replicate the detailing of the existing house or those in the conservation area in terms of fenestration and external materials. It is considered that the character and appearance of the adjacent Conservation Area would be preserved. Therefore, the proposal complies with the principles of policies DMD2, DMD3, DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

## **RECOMMENDATION**

Grant planning permission subject to the following conditions:

### **Conditions:**

- 1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.  
  
Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Standard condition [Materials]: No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding

any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DMD2 and DMD3 of Merton's Sites and Policies Plan 2014.

- 4) Amended standard condition [Obscure glazed windows]: Before the development hereby permitted is first occupied, the southernmost first and second floor windows in the rear elevation as shown on the approved drawings shall be glazed with obscured glass and fixed shut to 1.7m above internal floor level and shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 5) Standard condition [Timing of construction]: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 6) Standard condition [Hardstandings]: The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.

- 7) Standard condition [Access to flat roofs]: Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 8) Standard condition [Landscaping]: All hard and soft landscape works shall be carried out in accordance with the approved details as shown in the approved drawings. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the



development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 512 and 5.13 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014

**Informatives:**

1) INFORMATIVE

In accordance with paragraph 38 of the National Planning Policy Framework 2018, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

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