**PLANNING APPLICATIONS COMMITTEE**

**10 FEBRUARY 2022**

| **APPLICATION NO.** | **DATE VALID** |
|---|---|
| 21/P3562 | 01/10/2021 |
| **Site Address:** | 201A South Park Road, Wimbledon, SW19 8RY |
| **Ward:** | Trinity |
| **Proposal:** | ERECTION OF A SINGLE STOREY REAR EXTENSION. |
| **Drawing Nos.** | 225 P1 110 (Rev P1); 225 P1 111 (Rev P1); 225 P1 112 (Rev P1); 225 P1115 (Rev P1); 225 P1 116 (Rev P1). |
| **Contact Officer:** | Calum McCulloch (02082745232) |

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**RECOMMENDATION**

GRANT Planning permission subject to conditions

**CHECKLIST INFORMATION**

| | |
|---|---|
| Is a screening opinion required | No |
| Is an Environmental Statement required | No |
| Press notice | Yes |
| Site notice | No |
| Design Review Panel consulted | No |
| Number of neighbours consulted | 7 |
| External consultations | 0 |
| Internal consultations | 0 |
| Controlled Parking Zone | Yes - 3F |

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## 1. INTRODUCTION

1.1 This planning application has been brought before the planning committee due to the nature and number of objections received. The application has also been called in by Councillor Hayley Ormrod.

## 2. SITE AND SURROUNDINGS

2.1 The site comprises two storey dwelling located on South Park Road, Wimbledon.

2.2 The site is not in a Conservation Area and is not a Listed Building.

2.3 The site has been converted from two flats to a single dwelling under planning permission 21/P0743.

## 3. CURRENT PROPOSAL

3.1 The applicant proposes to enlarge the existing single storey rear extension at the rear of the property.

3.2 The dimensions of the total extension would be;

**Depth:**

3.3 10m from the rear elevation of the original dwelling

**Eaves:**

3.4 On the western side elevation adjacent to the boundary with 199, the eaves are 2.6m for the first 6.3m and 3.1m height for the remaining 3.7m depth.

3.5 On the eastern side elevation the eaves would be 3.1m height

**Ridge height:**

3.6 The extension has a flat roof measuring 3.1m.

**Width:**

3.7 8m width for the first 6.3m depth and 6.81m width for the remaining 3.7m depth.

3.8 There would be a gap of 0.92 to the boundary with no. 203 South Park Road.

3.9 The extension would be set back from the boundary with no. 199 from the boundary by 1.2m at the extensions southern extent.

## 4. PLANNING HISTORY

4.1 89/P1018 - CONVERSION OF DWELLINGHOUSE INTO 1 X 2 BEDROOM FLATS 3 X 1 BEDROOM FLATS AND 1 STUDIO FLAT INVOLVING ERECTION OF A PART TWO STOREY PART SINGLE STOREY REAR EXTENSION TOGETHER WITH FRONT AND REAR DORMER WINDOW EXTENSIONS AT ROOF LEVEL AND THE PROVISION OF 4 OFF STREET PARKING SPACES – REFUSE PERMISSION-12/10/1989

4.2 93/P0353 - CONVERSION OF DWELLING HOUSE INTO TWO X TWO BEDROOM SELF CONTAINED FLATS, INVOLVING THE ERECTION OF A SINGLE STOREY REAR EXTENSION AND REPLACEMENT DORMER WINDOW IN THE REAR ROOF SLOPE AT 2ND FLOOR LEVEL – GRANT PERMISSION SUBJECT TO CONDITIONS - 16/09/1993

4.3 11/P2239 - ERECTION OF A SINGLE STOREY REAR EXTENSION - Refuse Permission - 11/10/2011

4.4 Appeal APP/T5720/A/11/2164071 in respect of 11/P2239 – Appeal Dismissed. The Inspector concluded the proposed single storey rear extension would cause significant harm to the living conditions of No 199 in respect of outlook and loss of sunlight.

4.5 11/P3395 - ERECTION OF A SINGLE STOREY REAR EXTENSION - Grant Permission subject to Conditions - 20/01/2012

4.6 17/P0193 - ERECTION OF AN ENLARGED REPLACEMENT REAR DORMER ROOF EXTENSION - Grant Permission subject to Conditions - 22/02/2017

4.7 21/P0743 - CONVERSION OF TWO FLATS BACK INTO A SINGLE DWELLINGHOUSE AND ASSOCIATAED ALTERATIONS TO FRONT ELEVATION - Grant Permission subject to Conditions – 20/04/2021

4.8 21/P0834 - ERECTION OF A SINGLE STOREY WRAP-AROUND EXTENSION - Refuse Permission - 21/04/202. Reason for refusal: The proposed development would be contrary to Merton Sites and Policies Plan Policy DMD2 in respect of neighbouring amenity. The proposed extension by virtue of its combined height and depth would result in an unreasonable increased sense of enclosure, harm to outlook and would be overbearing when viewed from the rear windows and outdoor amenity space of no. 199 South Park Road.

4.9 21/P2751 **-** ERECTION OF A SINGLE STOREY REAR EXTENSION **-** Grant Permission subject to Conditions **-** 15/09/2021

## 5. CONSULTATION

5.1 A standard 21-day consultation period was administered with letters sent to neighbouring properties for comment. A total of 6 objections were received from neighbouring properties. The key points of objection raised include:

- Overdevelopment of the site out of keeping with the Victorian nature of surrounding buildings
- Eyesore when viewed from no. 55 Wycliffe Road and Haydon's Road Recreation Ground
- Flat roofs are unattractive and would be overly dominant and out of keeping.
- The cumulative impact of this application with the previously approved scheme should be considered as a whole. When viewed together the resulting building will be in conflict with the surrounding area and detrimental to the properties in close proximity including no. 197 South Park Road
- Principle Concerns raised by no. 199

- This application is plainly part of a strategy by the Applicant to secure piecemeal planning permission for development which in scale and form is neither an improvement to, nor materially different from, refused application 21/P083.
- This proposal, when taken together with the approved scheme (21/P2751), returns the proposed extension to 9.98m in length and to a height of 3.1m. This is the same height and depth which was considered by Officers to "**cause an increased sense of enclosure and harmful impact on outlook**" when appreciated from my property. The removal of the 1.2m wide sloped section, which is the only moderation from the refused scheme, does not mitigate this previously identified harm.
- The harm is actually further increased by the cumulative effect of revising the approved scheme by adding on the further blocked extension. This is because:
  - The cumulative development has a worse design than the refused scheme. The approved slope, roof and scheme rise higher and closer than the refused scheme, allowing less light and reducing the sense of space to my main ground floor living areas. This will now be combined with the additional length of the extension which now has an odd design configuration with an unattractive cut-in which results in a more adverse visual impact when viewed from all my main living space both at ground and upper floors. The current scheme is therefore more detrimental to my outlook.
  - The 3D Model output demonstrates that adding the further extension to the approved scheme arrangement has at least, the same adverse impact as Officers previously acknowledged on the sense of enclosure and light from my property, than the refused scheme.
  - In approving 21/P2751, the Officers recognised that the dismissed appeal (21/P2239) formed a material consideration and as part of its approval placed importance on limiting the boundary and roof ridge height, imposing conditions as to maximum heights. When considering the previous appeal conclusions, the current scheme must be considered unacceptable.
  - All measured points have been removed from the proposed drawings. This is unacceptable as it is important to understand what heights are proposed for the full length of the roof (and the boundary wall) as there are differing ground levels between it, my property and No 203 and different rises and falls along the gardens of all. This means, when pushing out the extension, that it is important for the Officer to be able to assess the impact of the height and depth on the Applicant's neighbours. Without a datum point, the maximum height at a particular point is not known so its impact cannot be accurately assessed.
  - The drawings themselves are ambiguous, inconsistent, incorrect in places, lacking in detail as to the roof, slope and wall set up and do not show a clear comparison of the existing situation, the

approved scheme and this application to enable anyone to see the true impact of both proposals. Again, that ambiguity is compounded when applying to both the approved scheme and this application.
    - The changes from the refused scheme mean the Sunlight Daylight report should be remodelled (including with measurement heights)
    - The combination of the approved scheme with the marginally set-back extension results in a poorer quality design with more visible and contrived massing
- No.201 has been extended 4 times previously and if this enlarged scheme was to be approved, the Model demonstrates that its scale and mass would be out of keeping with itself and its surroundings and would be over-dominant. Approved scheme 21/2751 has already pushed the envelope to its limit and any further extension would be harmful to residential and visual amenity

- Principle concerns raised by no. 203
    - Lack of information on parking facility. The current owner is parking in a non-allocated space on their land (which is only 4m in length) and the car is overhanding onto the public pathway
    - Scale of proposed extension. The ground floor extension area of 85 sqm is proposed which is totally out of keeping with the surrounding area in terms of scale and mass and the new structure is taller and longer than surrounding extensions giving it a bulky appearance and highly visible.
    - Concerns regarding height measurements - The height of the current extension is actually 3.22m to the ridge of the roof, this clearly shows that the extension being applied for will actually be 3.52m in total height (adding 30cm to the existing height).
    - Over-extending the ground floor creates a shape that is out of proportion to the original house.
    - The proposal would conflict with the character and appearance of the surrounding area and street scene.
    - The proposal would result in overlooking, loss of privacy and reduced amenity. Concern is raised in respect of the west facing side windows of no. 203.
    - Concerns regarding the impact on the impact of a mature Hawthorn tree on the fence line and in the garden of no. 203 South Park Road

## 6. POLICY CONTEXT

**London Plan 2021**

- D4 Delivering good design
- G7 Trees and woodlands

**Merton Core Strategy 2011**

- Policy CS 13 Open space, nature conservation, leisure and culture
- Policy CS 14 Design

**Merton Sites and Policies Plan 2014**

- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DMO2 Nature Conservation, Trees, hedges and landscape features

## 7. PLANNING CONSIDERATIONS

7.1 The planning considerations for the proposed development relate to the following:

- Design, Character and appearance
- Neighbour Amenity
- Trees
- Transport and parking

**Design, Character and appearance**

7.2 London Plan policies D1, D4 and HC1, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4 require proposals to conserve and enhance heritage assets, as well as respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, including Conservation Areas.

7.3 The proposal would involve enlarging the existing extension so that it would now extend 0.8m beyond the eastern side elevation, have height of 3.1m and maximum depth of 10m from the rear of the original dwelling. Approval has previously been granted for a less deep extension under planning permission 21/P2751. Whilst the extension is a large addition, the proposal would not result in material harm the character and appearance of the host dwelling or the surrounding area due to a number of reasons. Firstly, the site benefits from a long garden. The residual garden space would measure over 30m therefore a suitable amount of openness and garden space would be maintained at the rear. Secondly, there are instances of other flat roof extensions in the surrounding area extending to the south, notably at no. 203 next door and 193 South Park Road. Finally, although the proposed enlargement would have some impact on character in terms of increased bulk at the rear, there would be no significant impact on the more sensitive street scene. The part of the extension extending of the side wall would be the only visible element when viewed from South Park Gardens, but this is set back and therefore would not result in harm to the street scene.

7.4 Overall, officers consider the extension would not unduly detract from the character and appearance of the host dwelling or surrounding area and would be in accordance with the policies above.

**Neighbour Amenity**

7.5 Sites and Policies Plan Policy DM D2 seeks to ensure that the potential impact of new development has regard for neighbour amenity.

7.6 The residents of particular consideration when assessing neighbouring amenity are the adjoining neighbours, nos. 199 and 203 South Park Road. The impact of these two properties is considered in turn.

**Impact on no. 199 South Park Road**

7.7 The proposal would result in a 2.6m high wall for the first 6.3m projecting beyond the south facing elevation at the bottom of the side return. The extension would be set in from the boundary by 1.2m with a 3.1m flat roof for the remainder of its depth.

7.8 At the bottom of the side return area is a south facing set of French doors serving habitable living quarters. There is also an east facing kitchen window on the side elevation on the outrigger of no. 199.

7.9 Officers acknowledge that there some increased sense of enclosure and loss of light to no. 199 in respect the French doors and side facing kitchen window referred to above. There would be some increased sense of enclosure and loss light in respect of the rearmost south facing kitchen doors. There would be some reduced view of the sky and sunlight, particularly from the east facing kitchen window. However, it is common for side facing windows for dwellings like these to be subject to a degree of enclosure and it is considered there would be satisfactory levels of daylight in respect of these windows. This view is supported by the applicant's daylight and sunlight assessment output sheet shows levels of daylight would comply with BRE guidelines in respect of the three tests i.e. Vertical Sky Component, Daylight Distribution and Annual Probable Sunlight Hours.

7.10 Officers note that APP/T5720/A/11/2164071 in respect of 11/P2239 was dismissed on grounds of harm to neighbouring amenity in relation to an extension extending to a depth of 6.2m and height of 2.9m along the boundary. The inspector considered that the height of the wall coupled with the depth of the proposed extension would result in an overbearing and oppressive form of development when viewed from the side window and rear doors of No 199. The inspector noted that there would also be an undue negative impact on sunlight in respect of the east facing window of no. 199.

7.11 Officers note the proposed development is different from the appeal scheme. Notably, the proposed development under this application would have a lower eaves height on the boundary with no. 199 than that dismissed at appeal measuring 2.6m albeit with a greater overall ridge height of 3.1m. Further, whilst the appeal forms a material consideration, officers are minded to make an up to date assessment based on the plans put forward and with an up to date assessment as well as Daylight/Sunlight Report.

7.12 Overall, taking into account the daylight/sunlight results and the relevant heights and set-backs of the extension, officers consider the massing of the proposal would not be unduly oppressive or have such an impact that would

constitute material harm to no. 199.

**Impact on no. 203 South Park Road**

7.13 The proposal would result in a wall 3.1m high and 14.7m deep (inclusive of enlargement down the side alley) close to the boundary of 203. This would result in some increased sense of enclosure and loss of daylight and sunlight in respect of the side and rear facing windows of no. 203. However, Officers consider there would be no harmful impact on no. 203 given the gap of 4m between the side elevation of no. 203's outrigger and the side proposed extension thereby maintaining satisfactory levels of openness and light. The applicant has provided the daylight sunlight results measuring the impact on 203 which shows levels of daylight would comply with BRE guidelines. This is based on form of the proposal proposed under planning application 21/P0834 which is the same scale and form in relation to no. 203 as that proposed under this application.

7.14 Officers acknowledge there would be some inter-visibility between the windows of adjoining occupiers due to the introduction of side facing windows. However, officers do not consider this relationship harmful. There is some existing interaction between the adjoining neighbours no. 203 and no. 199 due to the modest height of the boundary fence whereby occupants of no. 203 are in view of the alleyway of no. 199. Ground floor side facing windows are considered acceptable in planning terms as dictated by permitted development rights which allow them in similar circumstances to the application site. Impacts on overlooking are normally mitigated by suitable boundary treatment. In this instance, it is noted that inter-visibility could be reduced by increasing the height of the boundary to 2m (as allowed under permitted development).

7.15 For the reasons noted above, the proposed rear extension is considered compliant with SPP Policy DMD2 in respect of neighbouring amenity. There would be no material harm to either no. 199 or 203 South Park Road.

**Trees**

7.16 London Plan Policy G7, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve important trees.

It has been brought to Officer's attention that the proposed extension would be in close proximity to a Hawthorn Tree located within the curtilage of no. 203 South Park Road. Whilst no tree information has been submitted with the application, officers do not consider that the tree in question is of particular wider visual merit in the public domain and therefore officers do not consider that In the absence of this information a refusal could be justified on any potential impact to this tree

**Transport and parking**

7.17 Concerns have been raised in respect of the car parking space at the front of the property. This does not relate to the application put forward and does not form a material planning consideration in this assessment.

## 8. CONCLUSION

8.1 The proposed development is acceptable in respect of character and appearance, neighbour amenity and trees. Therefore the proposed development complies with the principles of the planning policies referred to above and it recommended permission is granted.

## 9. RECOMMENDATION

9.1 Grant planning permission subject to conditions:

**Conditions**

1. **A1 Commencement** of development (full application)

2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: 225 P1 110 (Rev P1); 225 P1 111 (Rev P1); 225 P1 112 (Rev P1); 225 P1115 (Rev P1); 225 P1 116 (Rev P1).

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. **B3 External Materials as specified:** The facing materials to be used for the development hereby permitted shall be those specified in the document entitled 'Details of Materials' (dated November 2021) written by Andrew Harper Architects unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014

4. **D11 Construction Times:** 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.

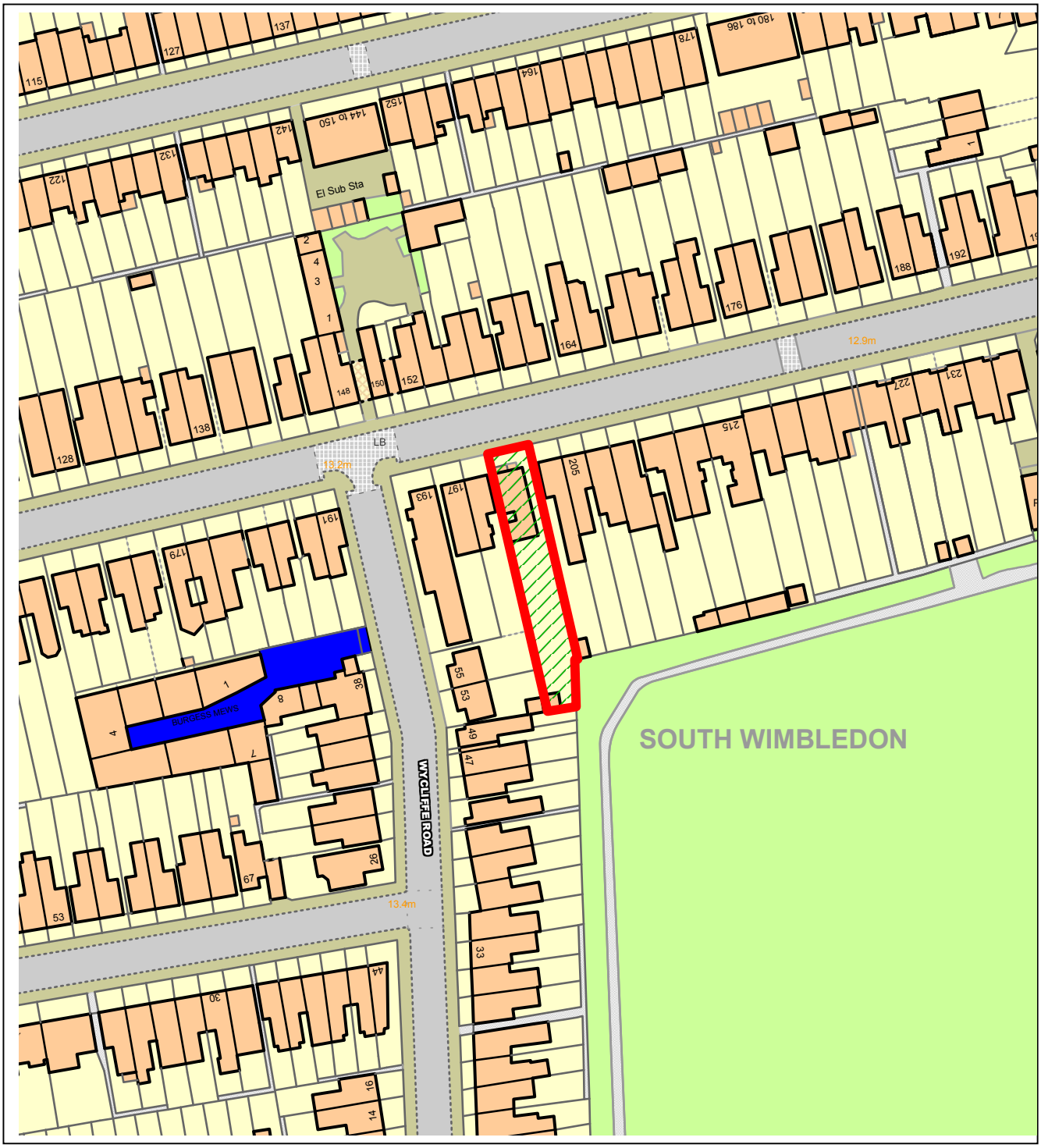
   Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

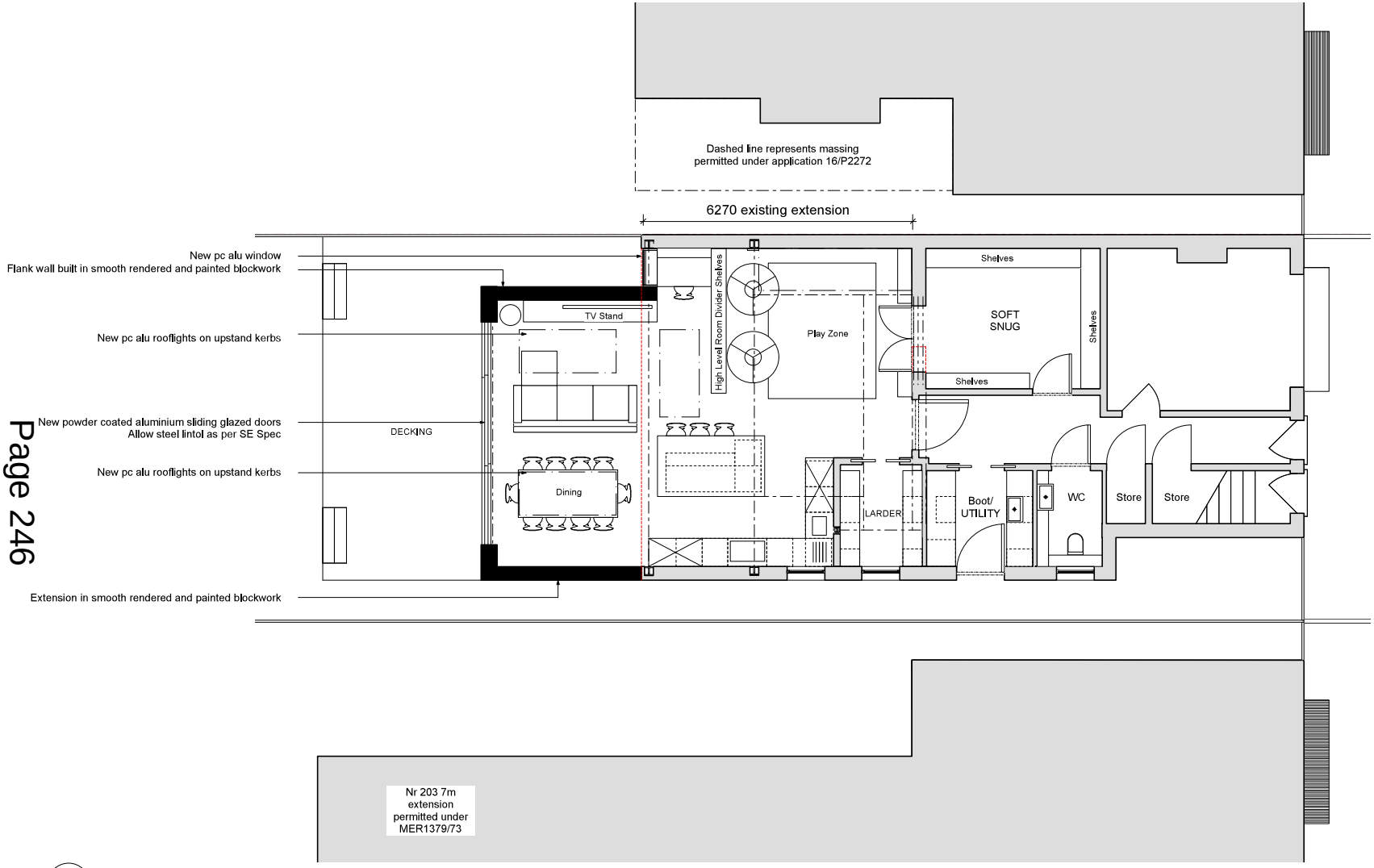
5. **No Use of Flat Roof:** Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

   Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core

Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

# NORTHGATE SE GIS Print Template






1 Proposed GF Plan
1:100



1 : 100 @ A3

Notes

Client
Haxhi and Sally Gurra

Project
201 South Park Road
London, SW19 8RY

Status
PLANNINNG

| Rev. | Description | Date |
|---|---|---|
| P | Issued for Planning | 30.09.2021 |

Drawing
Proposed Ground Floor Plan

Drawing No.
225 P1 110

Scale
1:100 @ A3

Revision
P1

Date
30.09.2021

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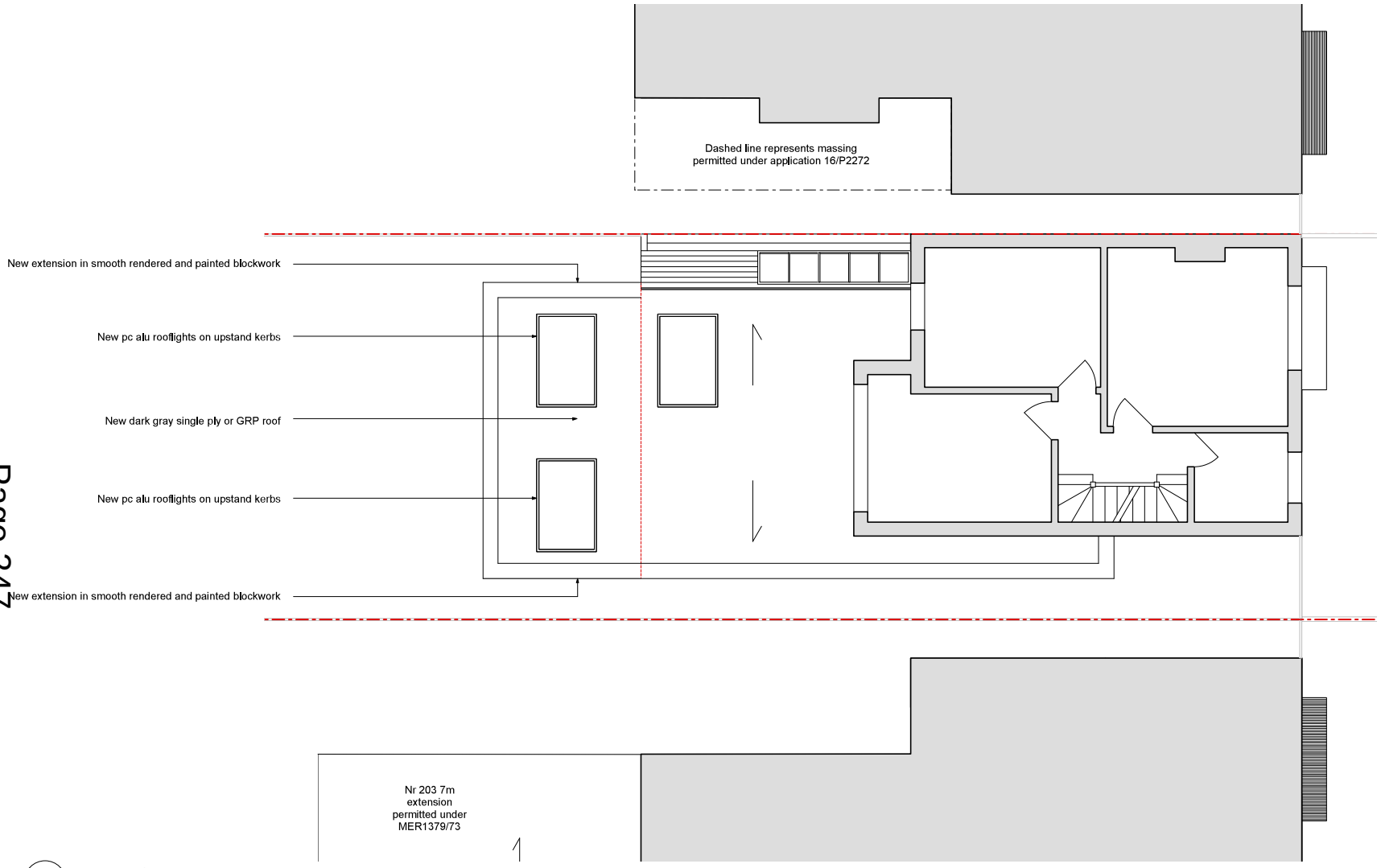


1 Proposed GF Plan
1:100



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Notes

Client
Haxhi and Sally Gurra

Project
201 South Park Road
London, SW19 8RY

Status
PLANNINNG

| Rev. | Description | Date |
|---|---|---|
| P | Issued for Planning | 30.09.2021 |

Drawing
Proposed First Floor Plan

Drawing No.
225 P1 111

Scale
1:100 @ A3

Revision
P1

Date
30.09.2021

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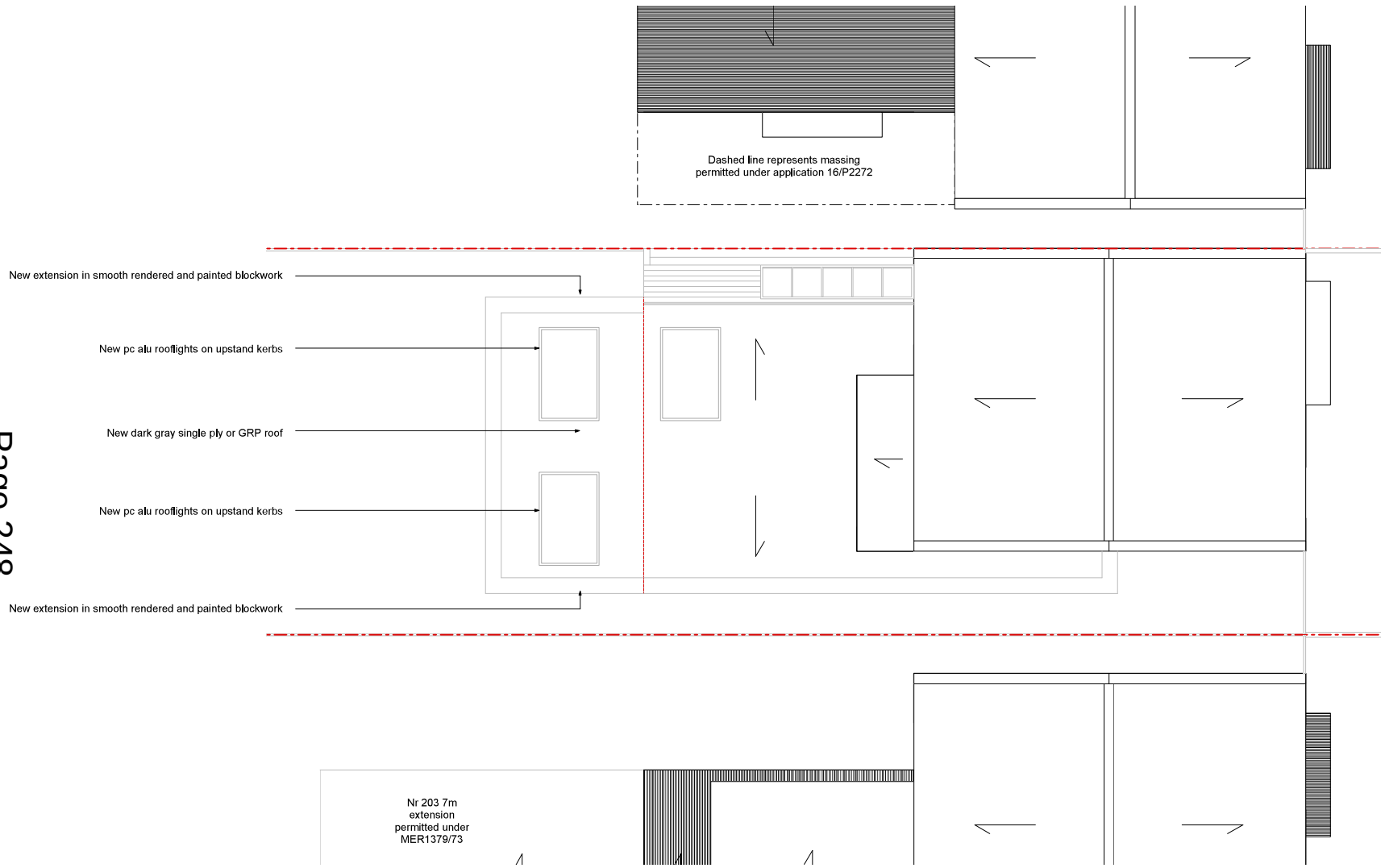


1 Proposed Roof Plan
1:100



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Notes

Client
Haxhi and Sally Gurra

Project
201 South Park Road
London, SW19 8RY

Status
PLANNINNG

| Rev. | Description | Date |
|---|---|---|
| P | Issued for Planning | 30.09.2021 |

Drawing
Proposed Roof Plan

Drawing No.
225 P1 112

Scale
1:100 @ A3

Revision
P1

Date
30.09.2021

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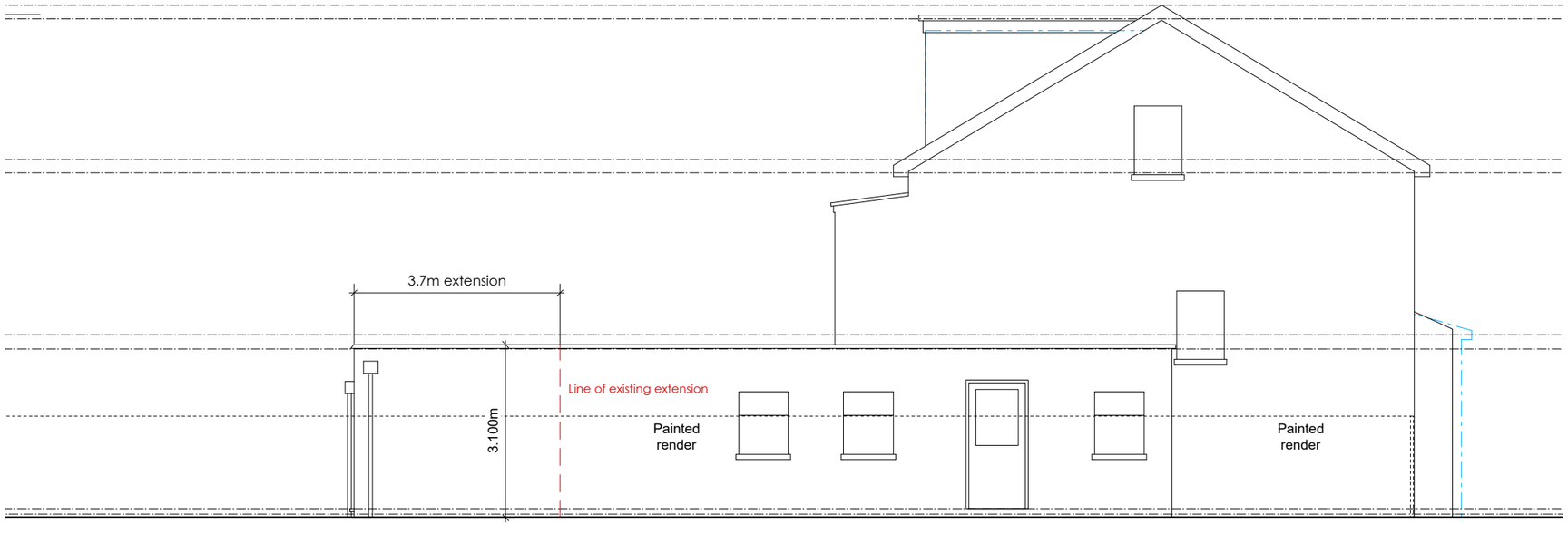


1 Proposed Side Elevation (E)
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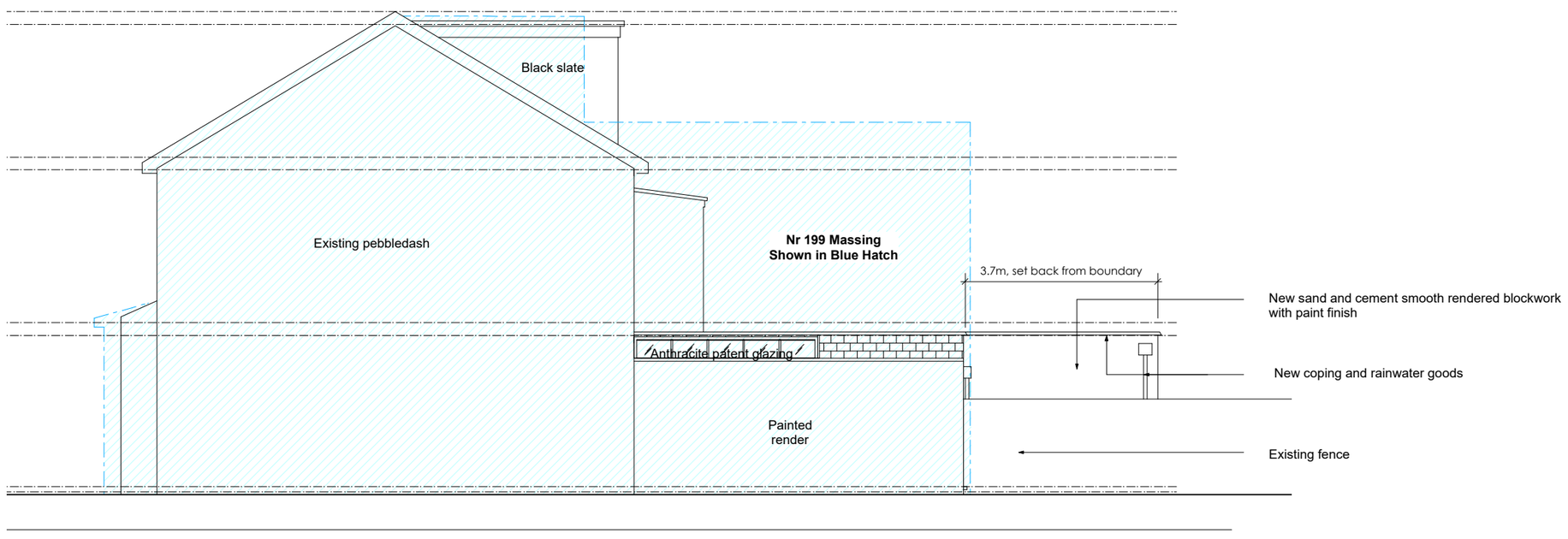


2 Proposed Side Elevation (W)
1:100



Notes

Client
Haxhi and Sally Gurra

Project
201 South Park Road
London, SW19 8RY

Status
PLANNINNG

| Rev. | Description | Date |
|---|---|---|
| P1 | Issued for Planning | 30.09.2021 |
| P2 | Revised for clarity and Issued for Planning | 26.01.2022 |

Drawing
PROPOSED SIDE ELEVATIONS

Drawing No.
225 P 116

Scale
1:100@A3

Revision
P2

Date
30.09.2021

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