

**PLANNING APPLICATIONS COMMITTEE**  
**10<sup>th</sup> July 2014**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P0266	21/01/2014
<b>Address/Site</b>	1 Hood Road, West Wimbledon, SW20 0SR	
<b>Ward</b>	Village	
<b>Proposal:</b>	Erection of a single storey rear extension with basement underneath and associated rear lightwell, change in roof pitch to increase ridge height by 1.8m and addition of 2 front dormers and 3 rear dormers	
<b>Drawing No</b>	Site plan, HRW/APJH/13/1 Rev B, Arboricultural Report (dated 20 <sup>th</sup> Feb 2014) and Method Statement (dated 4 <sup>th</sup> June 2014)	
<b>Contact Officer:</b>	Stuart Adams (0208 545 3147)	

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**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 – 6
  - External consultations – No.
  - Number of jobs created – N/A
  - PTAL score – 1a
  - CPZ – No
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1. **INTRODUCTION**

1.1 The application has been brought before the Planning Applications Committee for consideration, given the number of objections received.

1.2

2. **SITE AND SURROUNDINGS**

2.1 The application site comprises a two-storey detached house located in Hood Road, Wimbledon. The surrounding area is characterized by detached houses set within a leafy, residential part of the Borough.

2.2 The property is not located within a Conservation Area.

3. **CURRENT PROPOSAL**

3.1 The proposal is for the erection of a single storey rear extension with a basement underneath and a rear lightwell, front and rear dormers and an increased roof height achieved by steepening the roof pitch.

3.2 The proposed single storey rear extension would have a footprint of 4m by 8m with a monopitch roof, 2.5m at eaves sloping up to 3.7m.

3.3 The proposed basement would be situated wholly beneath the proposed 4m by 8m rear extension with the exception of the 0.8m width rear lightwell beyond.

3.4 The alterations to the angle of the existing front and rear roof pitches result in the main roof having a 1.8m higher ridge level.

4. **PLANNING HISTORY**

4.1 No relevant planning history

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.

5.2 5 letters of objection (including one from the Wimbledon Society) have been received. The letters of objection raise the following points:

- Plans are very vague
- Loss of light
- Implication for the adjacent property (structurally)

- Flood risk with proposed basement (site located within flood plain)
- Basement impact assessment should have been submitted
- Impact upon trees
- Lack of Arboricultural Impact Assessment
- Restricted parking in private road
- No site waste management plan
- Proportions of dormer windows significantly larger than the first floor windows below (at odds).
- No details regarding removal of chimneys as part of raising of the roof

## 6. **POLICY CONTEXT**

### 6.1 Adopted Core Planning Strategy (July 2011) : CS14 - Design

### 6.2 Emerging policies within the Sites and Policies Plan Feb 2014.

The London Borough of Merton draft 'Sites and Policies Plan' was considered by the independent Planning Inspector appointed by the Secretary of State at a public hearing in January 2014 and the final report was published on 4 June 2014. No changes are required to the February 2014 version 'Sites and Policies Plan (including all modifications) and the Plan is due to be formally adopted on July 9<sup>th</sup> 2014, superseding all remaining saved UDP policies.

- 6.3 Relevant policies are  
DM D2 (Design Considerations in all developments)  
DM D3 (Alterations and Extensions to existing Buildings)

## 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 Hood Road street scene, neighbouring amenity and trees.

### 7.2 Amendments

- 7.2.1 The proposed single storey rear extension and basement beneath has been reduced in width. The proposed works would now be inset 2.95m from the side boundary and thus further away from the neighbouring tree in the rear garden of 12 Barham Road.

### 7.3 Single Storey Rear Extension

#### 7.3.1 Design

It is considered that the design of the extension is appropriate in terms of form and scale and would not detract from the character of the existing dwelling. It should also be noted that the proposed single storey rear extension considered on its own would fall within permitted development .

#### 7.3.2 Neighbour Impact

#### 7.3.3 3 Hood Road

The proposed extension would not projection beyond the neighbour's existing extension, therefore there would be no unacceptable impact on amenity.

#### 7.3.4 12/14 Barham Road

The proposed single storey rear extension would be sited behind the rear garden boundaries of these neighbouring properties and would be set away by 2.95m. Given its location and massing, it is not considered to result in any loss of amenity.

#### 7.4 Basement

7.4.1 The proposed basement would be situated beneath the footprint of the proposed extension and would include a small rear light well extending 0.8m beyond. It is only due to the small lightwell that the basement requires planning permission. Otherwise, due to its modest size and rearwards projection, it would be classified as permitted development along with the single storey extension above it. The only visible element above ground level would be the small rear light well therefore the proposed basement would have a negligible visual impact. All the criteria for basement developments set out at (b) of policy DM D2 relating to basements are considered to be met. It does not extend out under the garen area, adjacent trees have been taken into account and a Construction Method Statement has been submitted and the level of information provided is considered to be acceptable for a modest basement proposal.

#### 7.5 Trees

7.5.1 The footprint of the extension has been amended to ensure that there would be no unacceptable impact upon adjacent trees. The Council tree officer has no objection to the revised scheme.

#### 7.6 Front and Rear dormers and Increased ridge height

##### 7.6.1 Design

It is considered that the design of the extension is appropriate in terms of form and scale and would not detract from the character of the existing dwelling. The proposed dormers are set comfortably within the roof slopes and do not appear overly dominant. Whilst the dormer windows would be larger than the existing first floor windows, it is considered that the existing fenestration pattern lacks any real design quality and therefore it is not paramount that this pattern is repeated within the roof dormers. The size of the dormers themselves are small in size in comparison to the overall roof slope and would be adequately spaced within the roof slope to ensure a satisfactory appearance. Whilst front dormers are generally resisted, in this instance, the property is a detached house and other detached houses within the vicinity have front dormers, therefore, there would be no adverse impact upon the visual amenities of the street scene.

7.6.2 Whilst the proposed roof extension would involve a change in the angle of the front and rear roof slopes to create a higher ridge level, the proposed change is considered to be acceptable. The increased ridge height would be no greater than the ridge level of the adjoining house at 3 Hood Road and therefore it is considered that there would be no unacceptable impact on the appearance of the street scene.

#### 7.6.3 Neighbour Impact

The properties located north of the application site in Preston Road are situated at a right angle to the application site and the dormers face the rear section of garden with a separating distance of 29m. there is therefore considered to be no unacceptable impact on privacy.

### 8. CONCLUSION

9.1.1 The proposed extensions are considered to respect the original building and would have no undue impact upon neighbouring amenity or trees. The proposal is in accordance with development plan policies and 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. A7 Approved Drawings
3. B2 Matching materials

4. F5P Tree Protection
5. F6P Design of foundations – (within 4 metres of the tree)
6. F8 Site Supervision (trees)
7. Adherence to Construction Method statement