

**PLANNING APPLICATIONS COMMITTEE**  
**10 July 2014**

**Item No:**

<b>UPRN VALID</b>	<b>APPLICATION NO.</b>	<b>DATE</b>
	13/P2359	17/07/14

**Address/Site** 2 Tabor Grove, Wimbledon. London SW19 4EB

**(Ward)** Hillside

**Proposal:** Erection of a part single, part two storey rear extension.

**Drawing Nos:** A20 (00), A(20)01

**Contact Officer:** David Thompson (0208 545 3116)

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## **RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

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## **CHECKLIST INFORMATION**

- Heads of Agreement: 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: 15
- External consultations: No
- Controlled Parking Zone: Yes (CPZ W1)
- Area at Risk of Flooding (1 in 100 year flood zone) - No
- Within an Archaeological Priority Zone - Yes
- Trees - No

### **1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee due to the number of objections received.

### **2. SITE AND SURROUNDINGS**

- 2.1 The host site is a three storey 4-bedroom end of terrace house on the south-west side of Tabor Grove, near the junction with Worple Road. The property has a valley roof visible from the rear, a two storey flat roofed rear wing extending across part of the rear elevation, connected to and mirrored by a similar wing at 4 Tabor Grove and a single storey flat roofed rear extension wrapping around part of the two storey element but not extending as far as the side boundary with 4 Tabor Grove. The property is built in London stock brickwork and it has a grey slate tiled roof, with the flat roofed additions having asphalt roofs. Part of the rear façade and the two storey projection have been treated with white smooth faced render.
- 2.2 To the south-east, it is connected to the adjoining terraced house at 4 Tabor Grove. To the opposite side, it adjoins the car parking area of a 3-storey flatted block at 36 Worple Road and the rear garden boundary of 38 Worple Road.
- 2.3 The property is not in a conservation area and it is not a listed building. The site is not subject to any Tree Preservation Orders, has a PTAL rating of 6a (excellent) and is in a Controlled Parking Zone (CPZ W1).

### 3. **CURRENT PROPOSAL**

- 3.1 The proposal is to extend at first floor level at the same depth and height as the existing two storey wing across the remainder of the rear elevation to part of the rear boundaries of 36 and 40 Worple Road, and to extend at ground floor level at the same depth as the existing single storey extension to the boundary with 4 Tabor Grove. Two small windows would be introduced in the flank wall of the existing house to serve two bathrooms in the new layout. The extensions result in a larger dining/kitchen space at ground floor and an enlarged bedroom at first floor.

### 4. **PLANNING HISTORY**

- 4.1 04/P1926 – Change of use to three residential units with three storey rear extension and mansard roof extension – Refused 21/10/2004 for the following reason: The proposed three storey rear extension would, by reason of its height, size and siting constitute a visually intrusive form of development that would be detrimental to neighbour amenity and fail to complement the design of the original dwellinghouse.

- 4.2 04/P02535 – Change of use to three residential units including a three storey rear extension incorporating a Mansard roof and a Mansard roof extension to the original building – Refused 04/01/2005 for the following reason: The proposed rear extensions would, by reason of their height, size and siting constitute a visually intrusive form of development that would be detrimental to neighbour amenity and fail to complement the design of the original dwellinghouse
- 4.3 05/P0301- Erection of single storey rear extension – granted subject to conditions 05/04/2005.
- 4.4 05/P0964 - Change of use to 3 residential units with 3 storey rear extension – Refused 21/06/2005 for the following reason: The proposed rear extension would, by reason of its height, size and siting constitute a visually intrusive form of development that would be detrimental to neighbour amenity and fail to complement the design of the original dwellinghouse
- 4.5 05/P1998 - Erection of first floor rear extension – Refused 12/10/2005 for the following reason: The proposed first floor rear extension would, by reason of its height and siting constitute an unneighbourly form of development that would be visually intrusive to the occupiers of numbers 36 and 40 Worple Road

## 5. **CONSULTATION**

- 5.1 The application has been advertised by a site notice, and letters of notification to occupiers of neighbouring properties. 5 objection letters have been received.
- 5.2 Four of the objections were from owners/occupiers of flats in Leitrim House, 36 Worple Road. They object to the first floor element on the grounds that it affects rights of light, is visually obtrusive, would place the bedrooms at the rear of their flats in shadow and block out the only source of natural light. They do not object to the single storey element.
- 5.3 The occupier of 4 Tabor Grove does not object to the first floor element, but objects to the increased width of the single storey extension on the grounds of the impact of the height and depth, making their garden and kitchen darker.

## 6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Planning Strategy (2011)  
The relevant policy contained within the Adopted Merton Core Planning Strategy (July 2011) is CS14 (Design)

6.3 Emerging policies within the Draft 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. The relevant policy is:

DM D2 (Design Considerations in all developments)

DM D3 (Alterations and Extensions to existing Buildings)

- 6.4 The following Supplementary Planning Guidance Note is also relevant; Residential Extensions, Alterations and Conversions (November 2001)

7. **PLANNING CONSIDERATIONS**

- 7.1 The principal planning considerations related to this application are the design and layout of the proposed extensions and the impact that they would have on the living conditions of neighbouring residents.

7.2 Design

The proposed extensions square off the existing ground floor extension and the two-storey wing. The proposed extensions are relatively small scale in their overall proportions and it is considered that they are subordinate in scale and form to the original building, which is a tall and prominent end of terrace property.

It is concluded that the scale, form, design and appearance of the proposed extension meet the requirements of Sites and Policies Plan policy DM D3.

7.3 Neighbouring Residential Amenity

The proposed first floor element which extends at the same depth as the existing two storey wing across to part of the boundary with 36 and 38 Worple Road, would not affect 4 Tabor Grove due to its siting.

- 7.4 It would sit adjacent to part of the rear boundary of Leitrim House, 36 Worple Road, an 'L' shaped three storey block of flats that is a distance of at least 10 to 14m from the flank wall of the host building. The first floor element is the same depth as the existing wing and would be approximately 2.6m closer to the boundary and 2.2m higher than the

existing single storey extension. Given that the extension would be 14m away from the nearest facing window, would have a very limited impact on outlook relative to the existing situation in that it would be no deeper than the existing wing but would be closer to the boundary, and that the rear curtilage of 36 Worple Road is an open car parking area with a south-easterly aspect, it is not considered that there would be sufficient impact on daylight, sunlight or outlook to warrant refusal. It would only extend across a very small proportion of the rear boundary of 38 Worple Road and its impact on this property is also considered to be acceptable.

- 7.5 The single storey rear element would sit adjacent to the property on the south eastern boundary of the host site, 4 Tabor Grove. This house has a matching rear wing and beyond this a single storey projection with a monopitch roof. The proposed extension would only be 1.6m deeper than the existing rear wing, so although it would be higher, it would only project slightly beyond the rear wall of the neighbouring single storey projection.
- 7.6 It is concluded that the extensions would comply with the requirements of Core Strategy policy CS14 and policy DM D3 of the Sites and Policies with no undue impact on daylight, sunlight or outlook in relation to adjoining properties.

## 8. **CONCLUSION**

- 8.1 The proposed part single storey and part first floor rear extension would be an acceptable addition to the property that is subordinate to the proportions of the existing building in scale and form. The proposed extensions would not have any adverse impacts on the living conditions of neighbouring residents.
- 8.2 Accordingly, it is recommended that planning permission be granted subject to conditions.

## **RECOMMENDATION :**

### **GRANT PLANNING PERMISSION.**

Subject to the following conditions:

1. A.1 Commencement of Development (Full Application)
2. A.7 Approved Plans

3. B2 Matching Materials
4. C8 No Use of Flat Roof
5. INF1. Party Walls Act