

- 2.1 The application site comprises a two-storey terrace house, which is located on the north side of St John's Road, Wimbledon. The house, which was erected at the end of the 19th Century, has not been previously extended.
- 2.2 The house is one of a group of four terrace houses and comprises London Stock brickwork and front bays to both floors. The house features a deep rear wing, which projects to the rear boundary of the site, which means it has very little rear garden. The side boundary line of No.35 Thornton Road abuts the rear boundary of the application site.
- 2.3 The site is located in the Merton (Wimbledon West) Conservation Area (Sub Area 21).

3. CURRENT PROPOSAL

- 3.1 The applicant seeks planning permission to erect a rear dormer roof extension. The dormer would be clad with natural slate and involve the raising of the ridge of the main roof by 175mm.
- 3.3 It should be noted that plans have been amended since the application was first submitted with the element over the rear wing removed. The dormer will now be erected on the rear roof slope of the main roof only.

4. PLANNING HISTORY

- 4.1 No planning history.

5. POLICY CONTEXT

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D2 (Design considerations in all developments)
DM D3 (Alterations and extensions to existing buildings)
DM D4 (Managing Heritage Assets)

- 5.2 The following Supplementary Planning Guidance (SPG) is also relevant: Residential Extensions, Alterations and Conversions (November 2001).

6. CONSULTATION

- 6.1 Standard 21-day site notice procedure and individual letters to neighbouring occupiers. In response 5 letters of objection have been received. The grounds of objection are as follows:

- Loss of daylight/sunlight to neighbouring properties
- Design is not in keeping with existing house
- Overdevelopment of the site
- Overlooking
- Overbearing and visually intrusive

6.2 Design and Conservation Officer – Does not object to the dormer over the main roof.

7. PLANNING CONSIDERATIONS

7.11 The main planning considerations concern the design of the proposed rear dormer roof extension and its impact on residential amenity.

7.2 Visual Amenity

7.21 Policy DM D3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for dormer windows should be of a size and design that respects the character and proportions of the original building and surrounding context and do not dominate the existing profile.

7.22 It is considered that the proposed dormer is acceptable in terms of its design and appearance. Following advice from Council Planning officers the element over the rear wing has been removed, which means the dormer will be erected on the main rear roof slope only. It should be noted that a dormer was erected at the adjoining property, No.2 in 1975 and the proposed dormer would match it in terms of its size. It is considered that a mansard would not be an acceptable design solution in this instance as it would unbalance the pair and instead a dormer of the same size as the dormer at No.2, which is well built and finished, is the best solution. It should be noted that the dormer is not excessive in terms of its size, with its rear wall set back 74cm from the rear elevation, whilst it would not be visible from the public domain. The deep rear wing of the house would also partially screen it when viewed from the rear.

7.23 The raising of the ridge by 175mm is also considered acceptable as it is very modest and as such would have little impact when viewed from the street. It should be noted that the adjoining property, No.2 has also had its ridge raised by a similar height. Overall, it is considered that the proposal would be of a size and design that respects the character and proportions of the original building and surrounding context, whilst preserving or enhancing the character and appearance of the Conservation Area. The proposal would therefore accord with policies DM D2, DM D3 and DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.3 Residential Amenity

7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) state that proposals should ensure for provision of appropriate levels of sunlight and daylight and privacy, whilst protecting existing development from visual intrusion.

7.32 Given its size and position on the roof slope it is not considered that the proposed roof extension would be visually intrusive, overbearing or result in an unacceptable level of daylight/sunlight loss. It is also considered that the roof extension would not have an unacceptable impact on privacy loss given

the dormer does not face any neighbouring windows, which are not obscure glazed. It should be noted that the dormer would directly face the flank wall of a two-storey rear extension at No.35 Thornton Road, however the windows located in the side elevation are obscure glazed. The proposal would therefore accord with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

9. CONCLUSION

- 9.1 It is considered that the proposed rear dormer roof extension, which includes the raising of the ridge, would be of a size and design that respects the character and proportions of the original building and surrounding context, whilst preserving or enhancing the character and appearance of the Conservation Area. It is also considered that the proposal would not be visually intrusive, overbearing or result in an unacceptable level of daylight/sunlight loss or privacy at adjoining properties. The proposal would therefore accord with policies DM D2, DM D3 and DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:

1. A.1 (Commencement of Development for full application)
2. B.2 (Matching Materials)
3. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
 - Offering a pre-application advice and duty desk service.
 - Where possible, suggesting solutions to secure a successful outcome.
 - As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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