

**PLANNING APPLICATIONS COMMITTEE  
16<sup>th</sup> OCTOBER 2014**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P2994	05/08/2014
<b>Address/Site:</b>	111 & 111A Effra Road, SW19 8PS	
<b>(Ward)</b>	Trinity	
<b>Proposal:</b>	Erection of a part single/part two-storey rear extension and a rear roof extension.	
<b>Drawing No's:</b>	14/383:P/101, P/102, P103, P104, P105, P106, P/107; Design Statement	
<b>Contact Officer:</b>	Mark Brodie (0208 545 4028)	

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**RECOMMENDATION**

**GRANT Permission subject to Conditions**

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**CHECKLIST INFORMATION**

- 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: 4
- External consultations: No
- Controlled Parking Zone: Yes

**1. INTRODUCTION**

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

## 2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two-storey end of terrace property positioned on the north side of Effra Road on the corner with Birkbeck Road. The property was converted in the 1970's from a shop on the ground floor with residential above into 2x two-bedroomed flats. The ground floor is accessed via a door fronting onto Birkbeck Road and the upper flat is accessed via an external staircase positioned at the rear of the property. The property has two off-street parking spaces accessed from Birkbeck Road. There are similar terraced properties adjoining, opposite and to the rear.
- 2.2 The application site is not within a Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 This application comprises the removal of the existing rear external metal staircase and the erection of a part single/part two-storey rear extension and a rear roof extension. Materials would be render and slate to match existing.
- 3.2 The proposed single-storey rear extension positioned directly adjacent to no.109 Effra Road is 3.47m deep, 3.2m wide, 2.7m high at eaves and 3.4m high at the ridge. Adjacent to this would be a two-storey rear extension 3.47m deep, 4.5m wide, 5.4m high at eaves, 6.7m high at ridge. The two storey element would be set 3.06m away from the western garden boundary with 109 Effra Road and would form a hipped gabled end tying into the main roof. A proposed single-storey element would wrap around the 2-storey extension, projecting an additional 1.3m towards the rear and 1.3m towards Birkbeck Road. Within the rear roof slope, to the other side of the proposed new gable end, it is proposed to erect a box dormer 3.5m wide, 2.2m high and projecting 3.6m beyond rear roof slope. It would be of the same depth and tie into a similar rear dormer at 109. A revised off-street parking area with the same point of vehicular access as existing would be created.
- 3.3 At ground floor level, the existing 2 bed flat would become a 3 bed flat with a larger kitchen/dining room and an additional bathroom. A new internal entrance and staircase would also be formed at this level to serve the first floor flat, replacing the existing external staircase. At first floor and second floor level, the existing 2-bed flat would become 3-bedroom with a larger bathroom and a new ensuite.

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

MER954/73 p.p. granted for the conversion of property into two self-contained flats and the installation of an external staircase.

#### 5. **CONSULTATION**

5.1 The application has been advertised by site notice and letters to adjoining properties. Six representations have been received:

- Overdevelopment of the plot; large and dominating extension resulting in loss of spaciousness; Loss of garden space; would use up most of the plot undesirable precedent for large scale extensions; extension would give the impression of a block of flats rather than a house which is out of keeping with the area; not in keeping with others that have been approved; there is a convention in South Park Gardens that only one side of the plot will have a building higher than one-storey. The current proposal breaches this and as such would be out of keeping.
- Likely to result in increased noise due to additional occupancy.
- Loss of privacy particularly at no.109 Effra Road; loss of outlook from all floors of no. 109 Effra Road. .
- Will result in the loss of sunlight to neighbouring garden at no.109 Effra Road; likely to affect light penetrating the gardens of adjoining three or four houses; overshadowing creating hemmed in which is claustrophobic in nature; unattractive dominating effect on neighbouring properties
- Increased demand for on-street parking in an area of great demand; no additional parking proposed for the additional residents; proposal is intended to provide another two-bedroom flat with no provision for additional parking.
- Infrastructure, including GP practices, schools, public transport are not being expanded to accommodate the increased occupancy experienced in the area. This in turn represents a danger to young children travelling to and from local primary schools.
- Other comment suggests that where rear extensions are proposed to flats that there should be 10sq.m of available amenity space; reduce property values; drawings not to scale.

## 6. **POLICY CONTEXT**

National Planning Policy Framework (2012)

Mayor of London's Housing Supplementary Planning Guidance (2012)

Adopted Merton Core Planning Strategy (2011)  
Policy CS 14:- Design

Adopted Merton Sites and Policies Plan ( July 2014)  
DM D2 (Design Considerations in all developments)  
DM D3 (Alterations and extensions to existing buildings)

Supplementary Planning Guidance: Residential Extensions, Alterations and Conversions (2001)

## 7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations relate to the design of the proposed extensions and impact upon the Effra Road & Birkbeck Road street scene and neighbouring residential amenity, quality of accommodation and parking.

### 7.2 Design

7.3 It is considered that the design of the extensions are appropriate in terms of form and scale and would not detract from the character and appearance of the existing building, the streetscene and the terrace as a whole. The roof of the two-storey rear extension links into and retains the pitch of the hipped roof of the original building. It is considered to respect the form and design of the original building and is not considered to overdominate within the streetscene. Although box dormers are not generally encouraged, the proposed rear dormer would sit behind the new gable and would adjoin box dormers at 107 and 109, with another currently under construction at no. 105 and with more examples further along the terrace. Given this context, it is not considered to have an unacceptable visual impact. The removal of the highly visible existing metal external staircase is welcomed, representing a visual enhancement while providing independent internal access to the existing upper flat. In matching materials, the proposed extensions generally compliment the style and character of the existing building. More generally, the depth and footprint of the proposed extension is not considered to be excessive in relation to the size of the overall plot, and would not, therefore, appear cramped or constitute an overdevelopment of the plot.

7.4 Impact on Residential Amenity

7.5 The proposed single-storey extension positioned directly adjacent to the neighbouring property to the west (no.109), would not project beyond the existing single-storey rear addition to this property and would have no impact on the light currently enjoyed by occupiers of this property. The proposed two-storey rear extension would be positioned some 3m from the boundary of and would not project beyond the existing single-storey rear addition to this neighbouring property. It is not considered to have a significant impact on the existing outlook enjoyed by occupiers of neighbouring properties. Due to the north facing orientation coupled with the positioning away from the neighbouring property, the proposed two-storey rear extension would not give rise to an unacceptable loss of sunlight, daylight or overshadowing. The proposed extensions comfortably meet the "Aspect Value Test" contained within the Council's SPG (Residential Extensions Alterations & Conversions).

7.6 No windows are proposed within the west facing side elevation at first floor level, and a condition can be imposed to prevent this in the future. The proposed rear facing window at first floor level serves a bathroom and faces the flank wall of the end of a terrace in Birkbeck Road. It is not considered that the rear roof extension would give rise to a significant increase in overlooking over and above that currently experienced from existing first floor rear facing windows. Indeed, any increase in overlooking would be no different to that currently experienced at the application site from neighbouring extensions at the same level.

7.7 Quality of Accommodation

7.8 The provision of an internal staircase to serve the upper flat is welcomed.

7.9 The existing flats already have separate areas of private amenity space, with the ground floor flat using the garden area fronting Effra Road which is enclosed by a fence and hedge and the upper flat using the garden area to the rear on the Birkbeck Road frontage. The proposal includes an additional enclosed patio area to the rear of and serving the existing ground floor flat. Combined with the removal of the external staircase, this would provide enhanced privacy for the occupiers of the ground floor flat relative to the existing layout.

7.10 The justification for Policy DM D2 advises at 6.17 that new flatted dwellings should provide 5 sq m of private amenity space for 1-2 person flatted dwellings with an extra 1 sq m for each additional occupant. The 2 extended flats would provide 5/6 bedspaces and would therefore require 8/9 sq m. The areas provided are well in excess of these requirements

7.11 Parking

7.12 Neighbours have raised concern regarding increased pressure for on-street parking, however, there is no policy requirement for additional off-street parking for proposals involving the enlargement of existing properties. It is not envisaged that the proposal would result in an unacceptable increase in demand for on-street parking within this CPZ. Indeed unlike the majority of properties within this terrace, the property currently hosts two off-street parking spaces. The revised layout provides an improved layout which allows the 2 spaces to be used independently.

7.13 Trees

7.14 No trees would be affected as a result of the proposed extensions.

8. **CONCLUSION**

8.1 The proposed extensions and alterations would respect the original dwelling and streetscene and would have no undue impact upon neighbouring amenity. The extended flats would each have sufficient private amenity space. The proposal is in accordance with adopted Merton Sites and Policies Plan, Core Planning Strategy and London Plan policies. The proposal 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 Plans
- 3.. C2 No Additional Windows (in side (west) elevation at first floor level of new building)
- 4 Construction hours

Party Walls Act Informative

Standard Note to applicant