

Agenda Item 9

PLANNING APPLICATIONS COMMITTEE
16 October 2014

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P2515

07/07/2014

Address/Site **5 Peregrine Way, West Wimbledon, SW19 4RN**

(Ward) Village

Proposal: ERECTION OF A TWO STOREY SIDE AND FRONT
EXTENSION AND SINGLE STOREY REAR EXTENSION.

Drawing Nos Site location Plan P.13 Rev C, P.14 Rev C, P.16 Rev C, P.17
Rev C, P.18 Rev C, P.23 Rev C and Design and Access
Statement and Tree Report.

Contact Officer: Richard Allen (8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: not applicable.
- Conservation Area:
- UDP site designation: None
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice-No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 4
- External consultants: None
- Archaeology Priority Zone: Yes
- Controlled Parking Zone: No

1. **SITE AND SURROUNDINGS**

- 1.2 The application site comprises a detached dwelling house situated on the north east side of Peregrine Way. The application site is within the Merton (Wimbledon North) Conservation Area.

2. **CURRENT PROPOSAL**

- 2.1 The current proposal involves the erection of a two storey side and front extensions and single storey rear extension.

The proposed single storey rear extension would be 2.8 metres in length and 8.5 metres in width. The extension would have a flat roof with lantern lights and have a height of 3 metres.

The proposed two storey side extension would infill the space above the existing garage and the pitched roof would be extended across the side extension. The extension would be detailed to match the existing elevations of the house.

It is also proposed to construct a two storey front extension that would form a gable to match the existing gabled front extension.

3. **PLANNING HISTORY**

- 3.1 The application property formed part of a development of fifteen houses dating from the 1970's (Ref. MER 83/76).

In December 2010 a certificate of lawfulness was issued in respect of a ground floor extension (LBM Ref.10/P3145).

- 3.2 Originally a decision notice was inadvertently issue for this application prior to the expiry period for consultation. Following legal advice this mistake was immediately rectified and the decision reversed and apologies sent to all concerned including local residents and the applicants. Since the expiry of the consultation period, additional representations were received and these are now reported accordingly. This previous error in no way impacts on any of the considerations relating to the current planning application.

4. **CONSULTATION**

- 4.1 Site notice procedure.
Notice displayed
Letters of notification to occupiers of neighbouring properties.
In response 10 letters of objection have been received. The grounds of objection are set out below:-

- The proposed works are an over development of the site.
- Other extensions in Peregrine Way are very modest.
- Number 5 is already larger than other properties.
- The extensions would overshadow number 7.
- The development is out of scale with other properties.
- The proposed basement would affect the water table.
- Construction works would cause disruption.

4.2 The North West Wimbledon Residents Association

The residents association state that the extension is too big and out of scale with the original house. The southeast corner of the extension would impinge on the privacy of the rear garden of number 7. The proposed extensions would double the size of the property and would affect the appearance of the conservation area. The application should therefore be refused.

4.3 Amended Plans

As submitted the application also proposed the construction of a basement. However this was subsequently deleted from the application. A reconsultation has been undertaken and the following comment received.

- The removal of the basement from the proposal is welcomed however previous objections remain.

4.4 Tree Officer

The arboricultural report recommends the removal of the Eucalyptus tree located in the rear garden. Whilst no objection is raised to the removal of the tree, it is advised that a replacement tree is secured to maintain the local tree stock and the level of greenery to be found in the area. No objection is raised to the development provided the existing and retained trees are protected in accordance with BS 5873:2012.

5. POLICY CONTEXT

- 5.1 The relevant policy contained within the Adopted Merton Core Strategy (July 2011) is CS14 (Design)
- 5.2 The relevant policies within the Plans and Policies Plan (July 2014) are DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) DM D4 (Managing Heritage Assets)

6. PLANNING CONSIDERATIONS

- 6.1 The main planning considerations concern the design, neighbor amenity and tree issues.

6.2 Design

The proposal involves the erection of a two storey side and front extension and single storey rear extension. The proposed extension would 'infill' the

space at the side of the house above the existing garage. It is also proposed to construct a front gable extension to match the existing front gable. Policies DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to existing Buildings) are the relevant policies in this case. In particular policy DM D3 states that alterations to existing buildings are expected to meet the following criteria, including respecting and complementing the design of the original building, respect the scale, bulk and proportions of the original building and use materials that will be appropriate to the building and its surroundings. In this case the proposed extensions have been designed to complement the original building and matching facing materials would be used to ensure that the extensions complement the original building. However, the side extension would 'infill' the space above the existing garage thereby reducing the gap between properties at first floor level. The proposed side extension would be adjacent to the gable end of the neighbouring house at 7 Peregrine Way and the extension would be positioned 1 metre away from the boundary with number 7 Peregrine Way. Number 7 is also set away from the boundary and projects forward of the application property. It is noted that a number of objections have been submitted regarding the proposed extensions. However, given that there is not a conventional 'building line' within Peregrine Way and that the extensions have been designed to complement the original house, it would be difficult to justify refusal of permission on design grounds alone.

6.3 Neighbour Amenity

A number of objections refer to the potential impact of the proposal upon neighbour amenity and that the proposed extensions would reduce the amount of light to properties and gardens of numbers 3 and 7 Peregrine Way. Number 3 is positioned well north of any of the proposed extensions so there will be no direct impact. Number 7 Peregrine Way to the south, is sited slightly forward of the front elevation of the application property and the proposed side extension would be next to the northern boundary of the garden of number 7. Therefore the proposed extension would not result any significant loss of daylight/sunlight to number 7 Peregrine Way at the front of the property. It is recognised that the first floor side rear extension will project rearwards and will be visible from the rear of no. 7 however; it is set away from the boundary. Concerns have also been raised regarding the visual impact of the proposed extensions upon the Peregrine Way street scene. However, it is considered that the proposal would satisfy the requirements of policy DM D2 (Design Considerations in all Developments) and is on balance acceptable.

6.4 Trees

The Tree Officer has no objections to the removal of the Eucalyptus tree located in the rear garden. Planning conditions would however be required to ensure protection of trees and to secure replacement tree planting.

7. CONCLUSION

- 7.1 The concerns of the objectors have been considered and it is noted that a fairly extensive alterations and extensions are proposed to the original

dwelling house. The adopted design approach would however respect the design and detailing and facing materials of the original house. Although a fairly wide front gable is proposed the gable would complement the existing front gable in terms of scale and massing. Therefore notwithstanding concerns raised by objectors the proposal is on balance considered to be acceptable. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
2. A7 (Approved Plans)
3. B.1 (Facing Materials)
6. D.11 (Hours of Construction)
4. 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 for condition: In the interest of neighbour amenity and to comply with Policy DM D2 of the Adopted Plans and Policies Plan (July 2014)

5. F5D (Tree Protection)
6. F8 (Site Supervision – Trees)
7. No development shall take place until full details and a plan locating the position of the replacement tree, to be obtained at a minimum 14-16cms girth, has been submitted to and been approved in writing by the Local planning Authority. The details shall include the species of new tree. The new tree shall be planted in the first planting season following the completion of the development or prior to usage of the development, whichever is the sooner. The tree shall be maintained for a period of five years from completion of the development and should the tree be removed; seriously damaged; diseased or dying; shall be replaced in the next planting season with another of the same approved specification.

Reason for condition: To enhance the appearance of the development in the interest of the amenities of the area and to comply with the following

