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8 Hazelbury Close

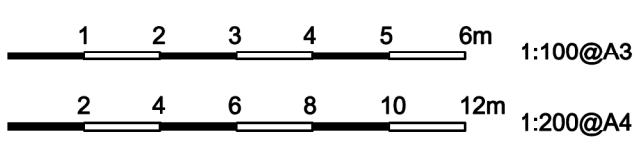
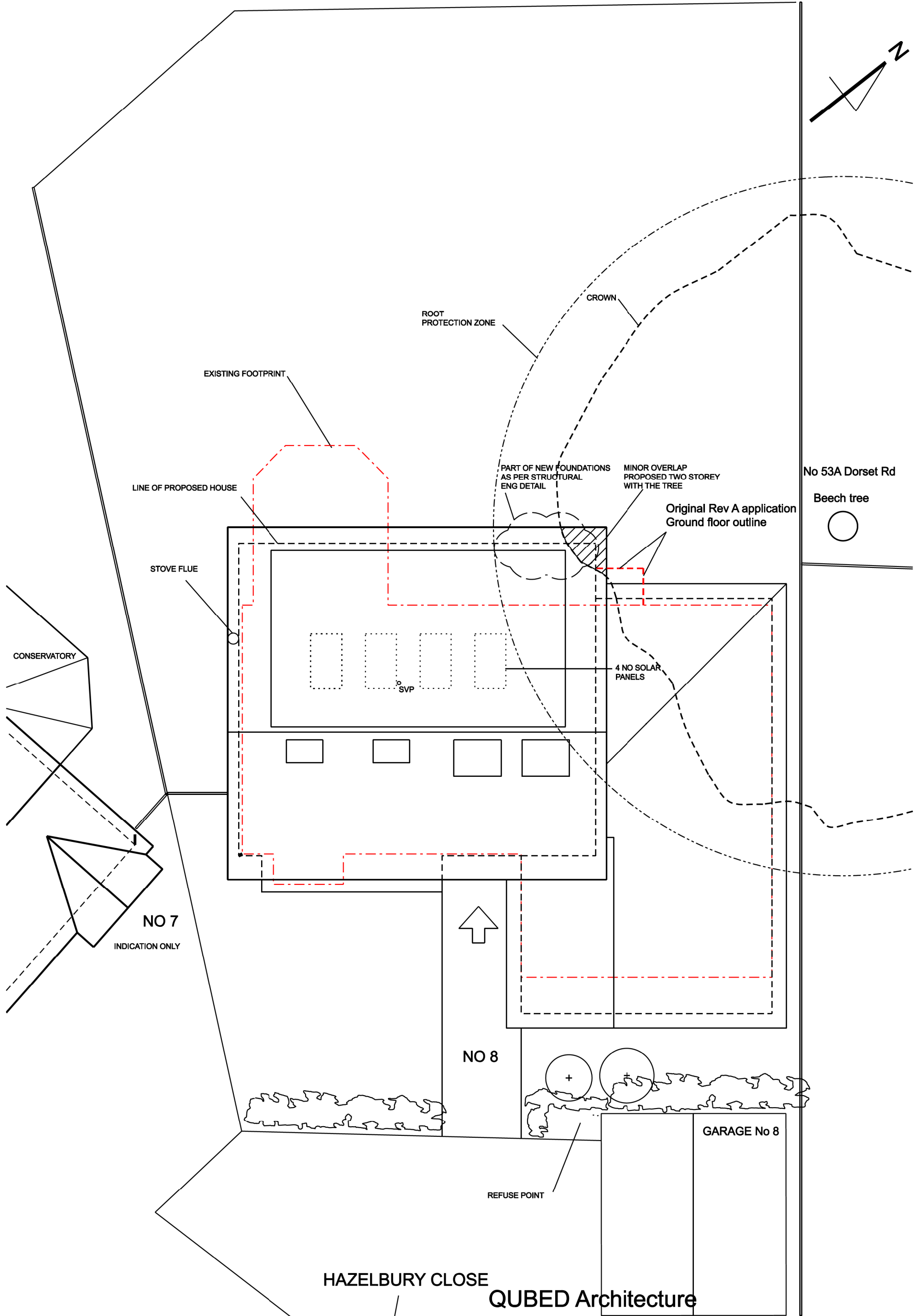
Scale 1/1250

Date 28/10/2014

London Borough of Merton  
100 London Road  
Morden  
Surrey  
SM4 5DX

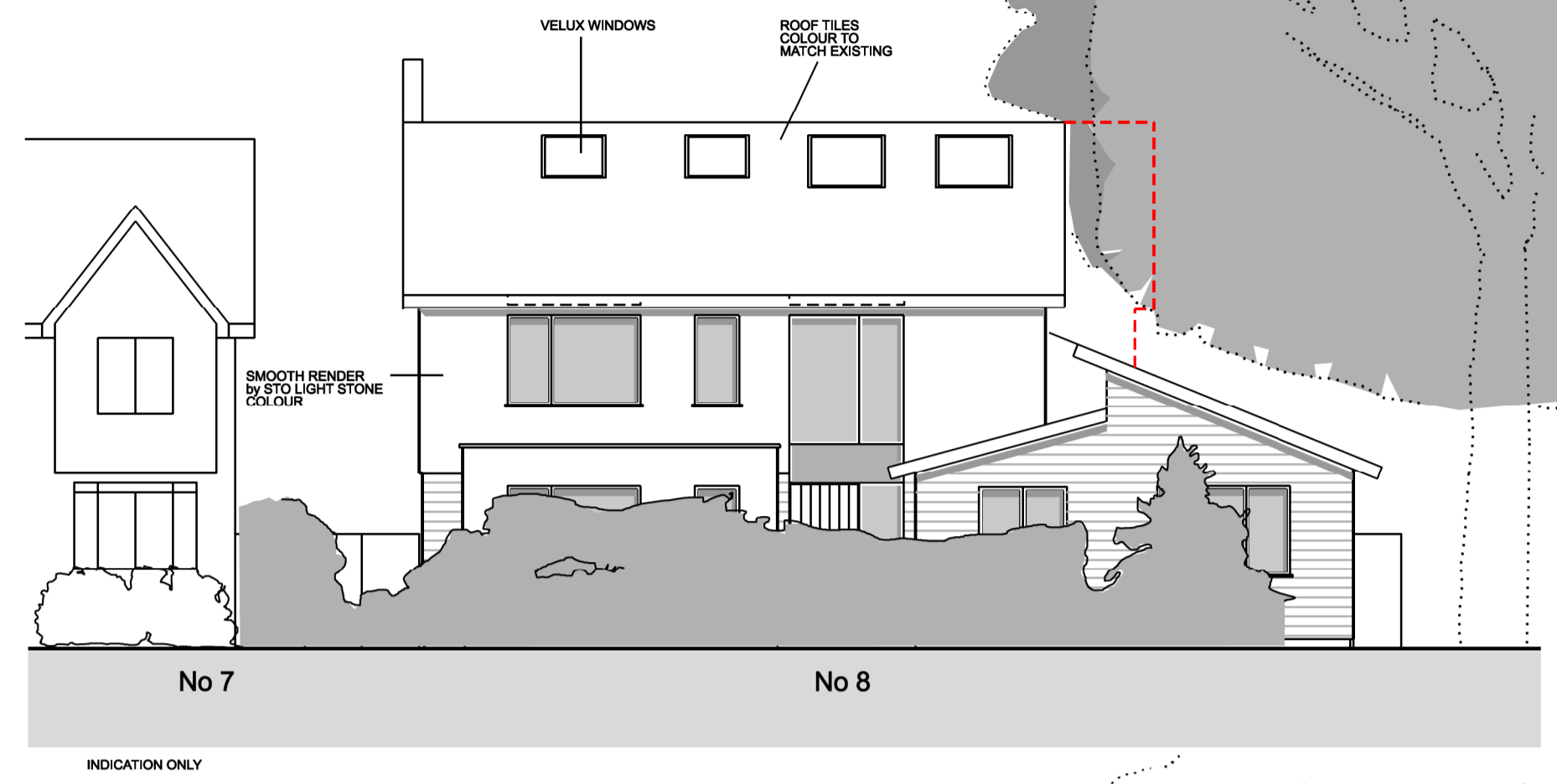


DEVELOPMENT CONTROL

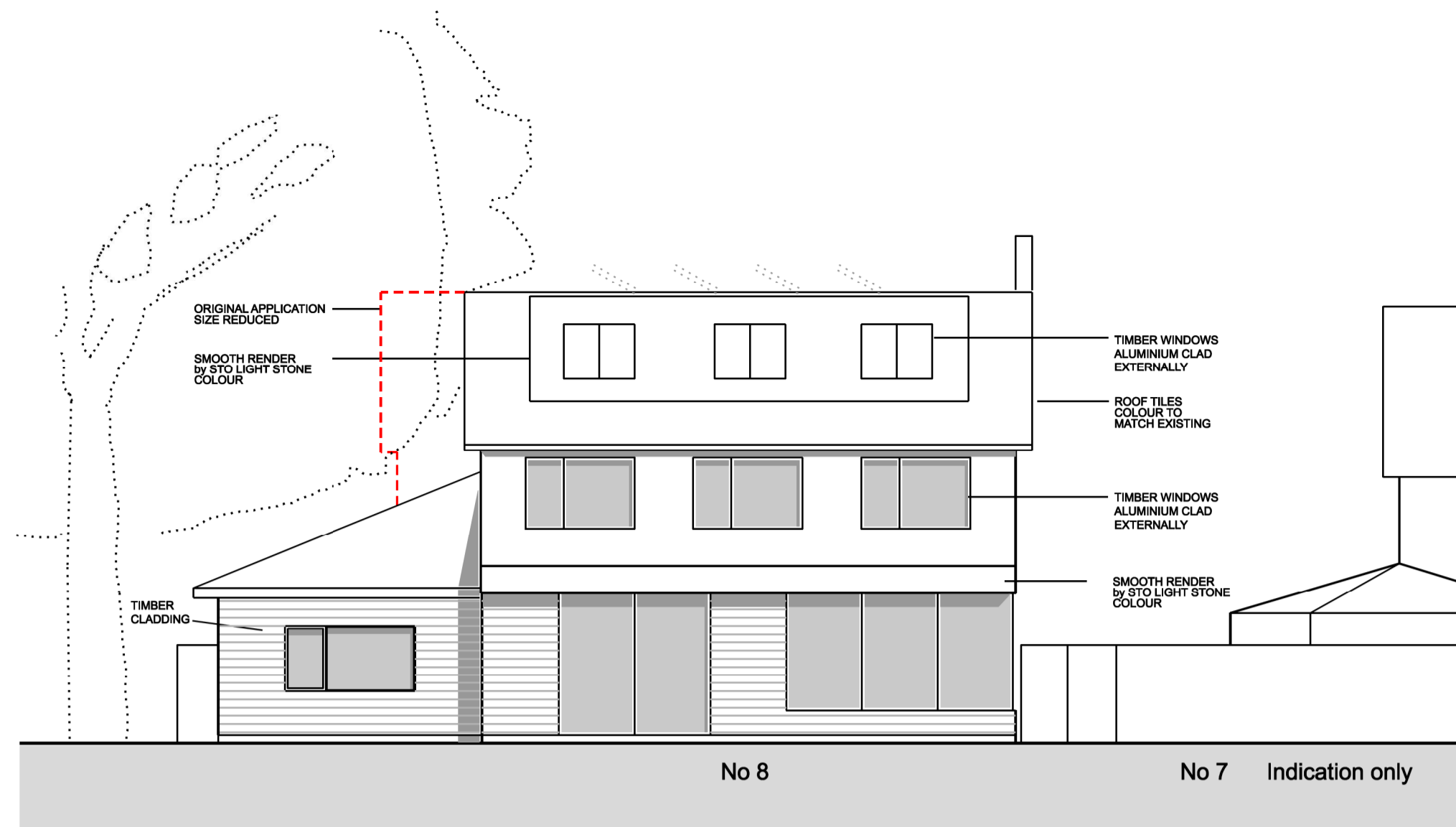


QUBED Architecture  
 8 HAZELBURY CLOSE, SW19 3JL  
 Proposed Site Plan/ Roof Plan  
 HC03 Rev A  
 Scale 1:100@A3 06 10 2014

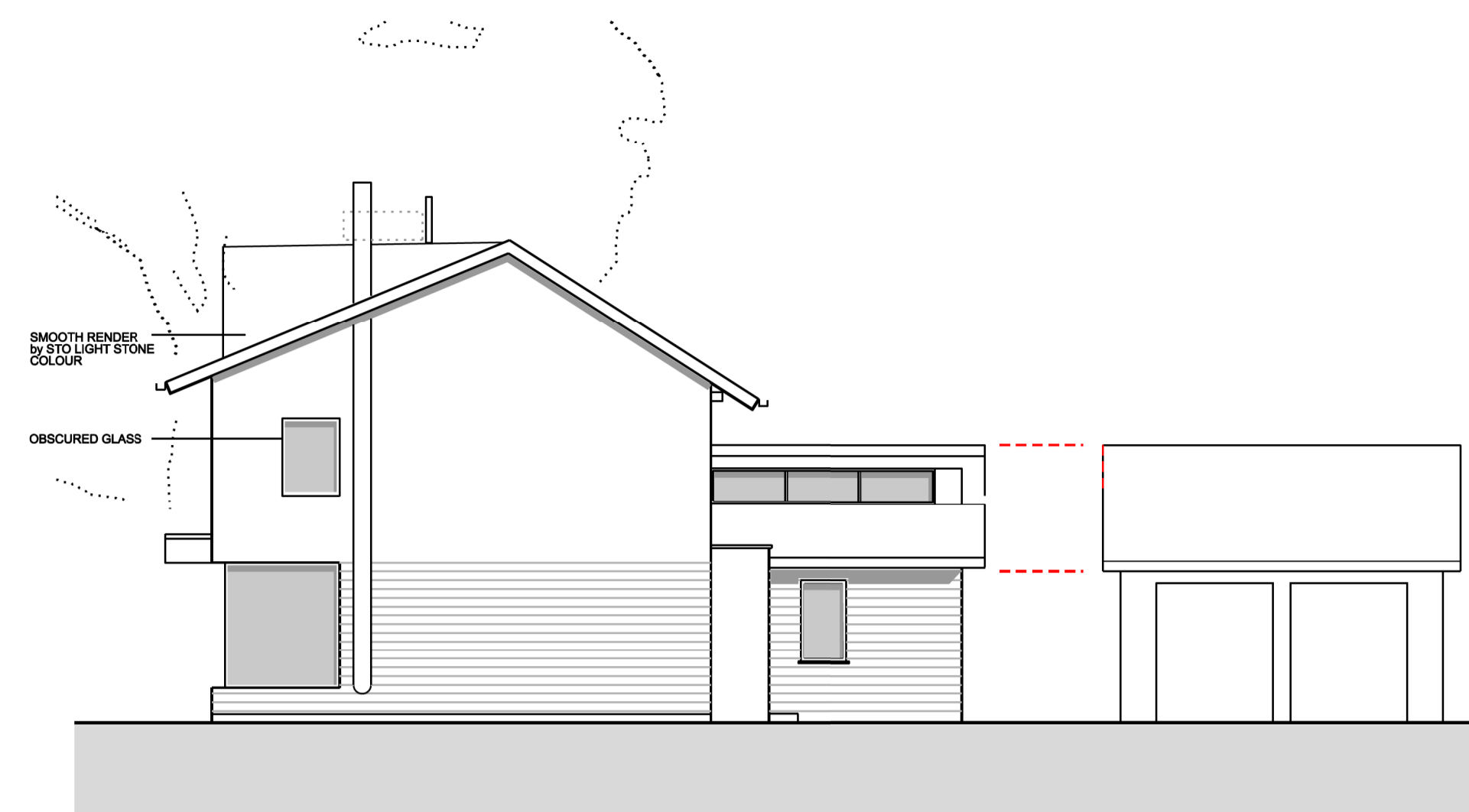
**PROPOSED**



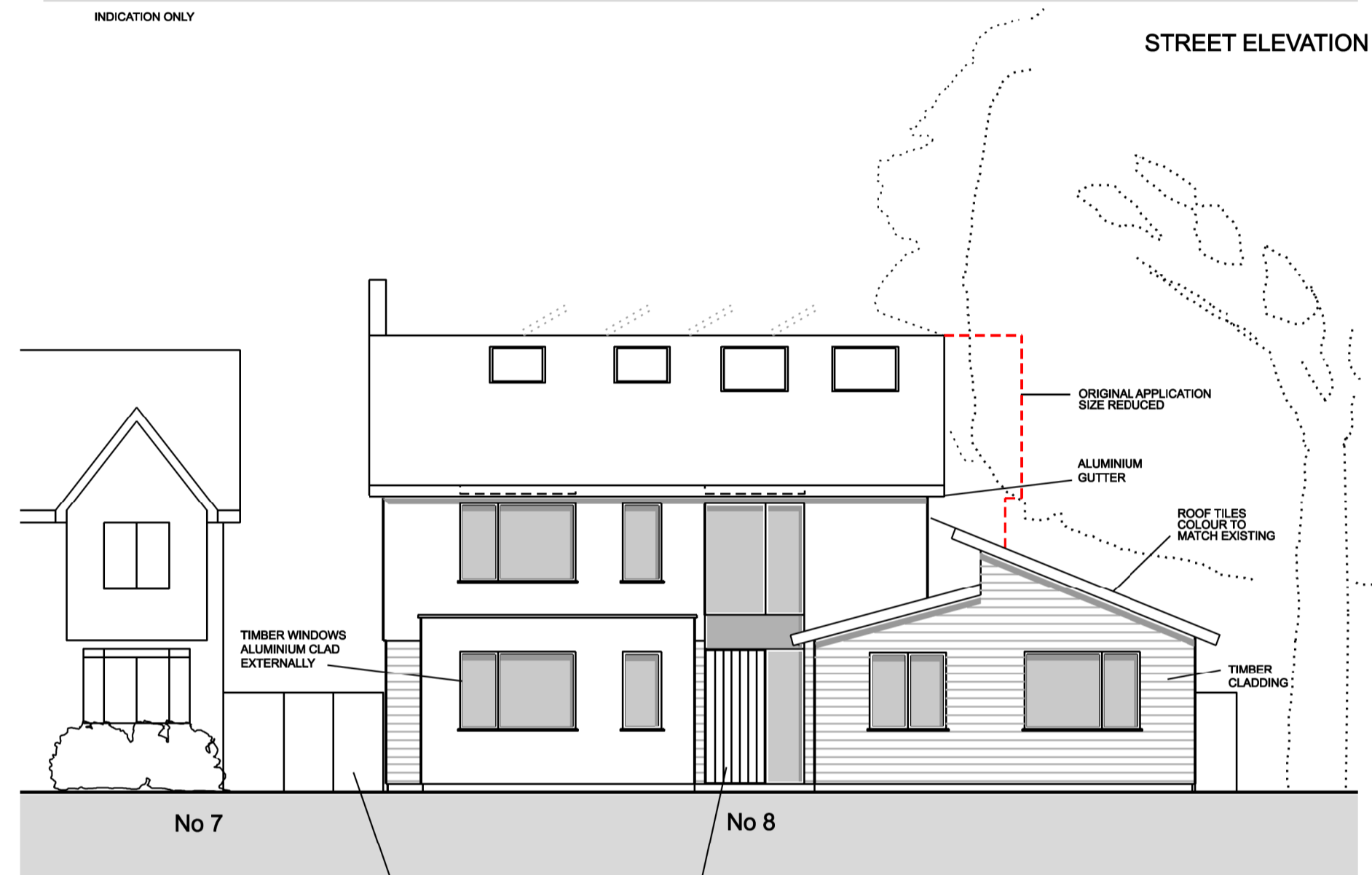
STREET ELEVATION



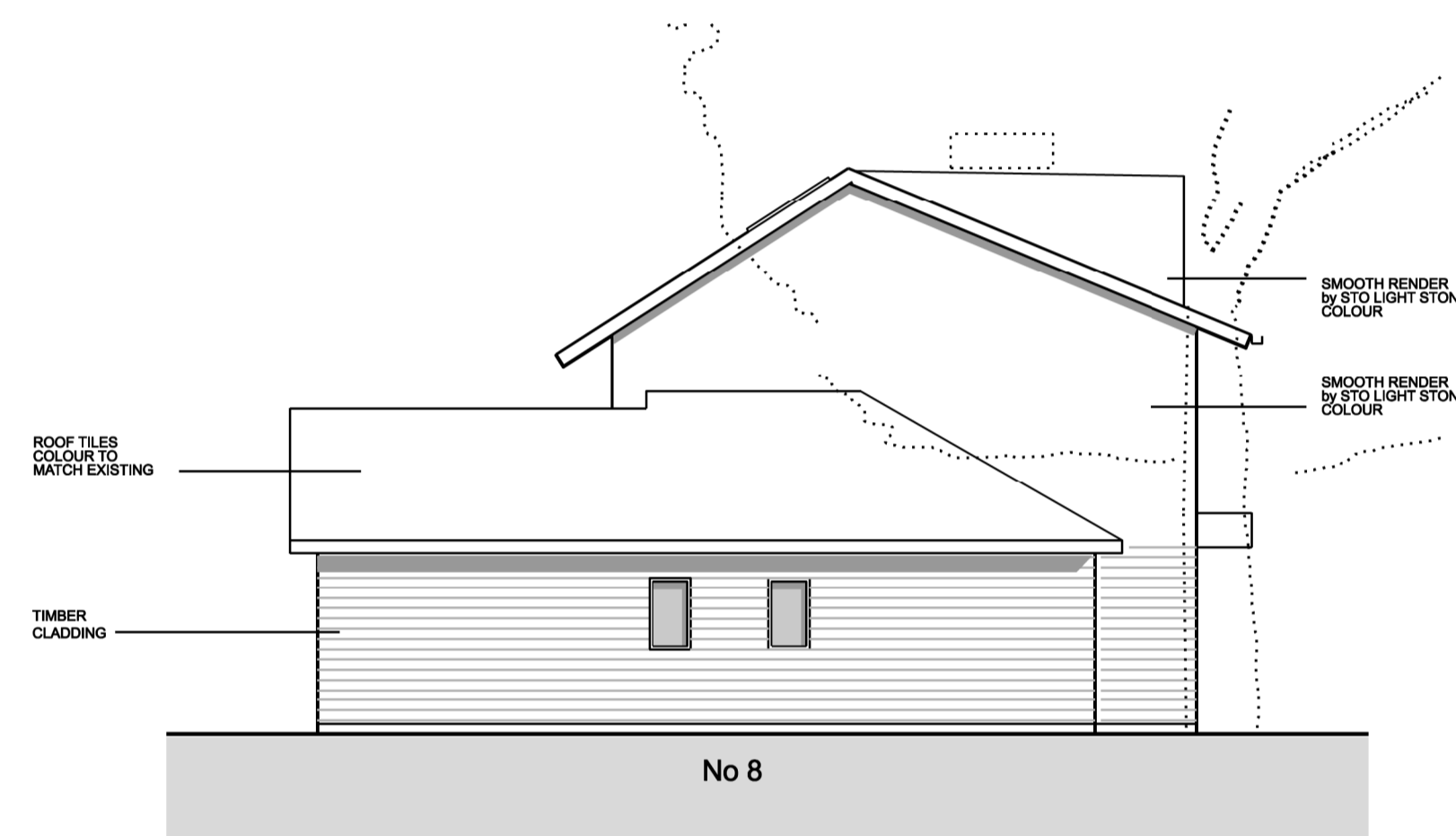
REAR ELEVATION



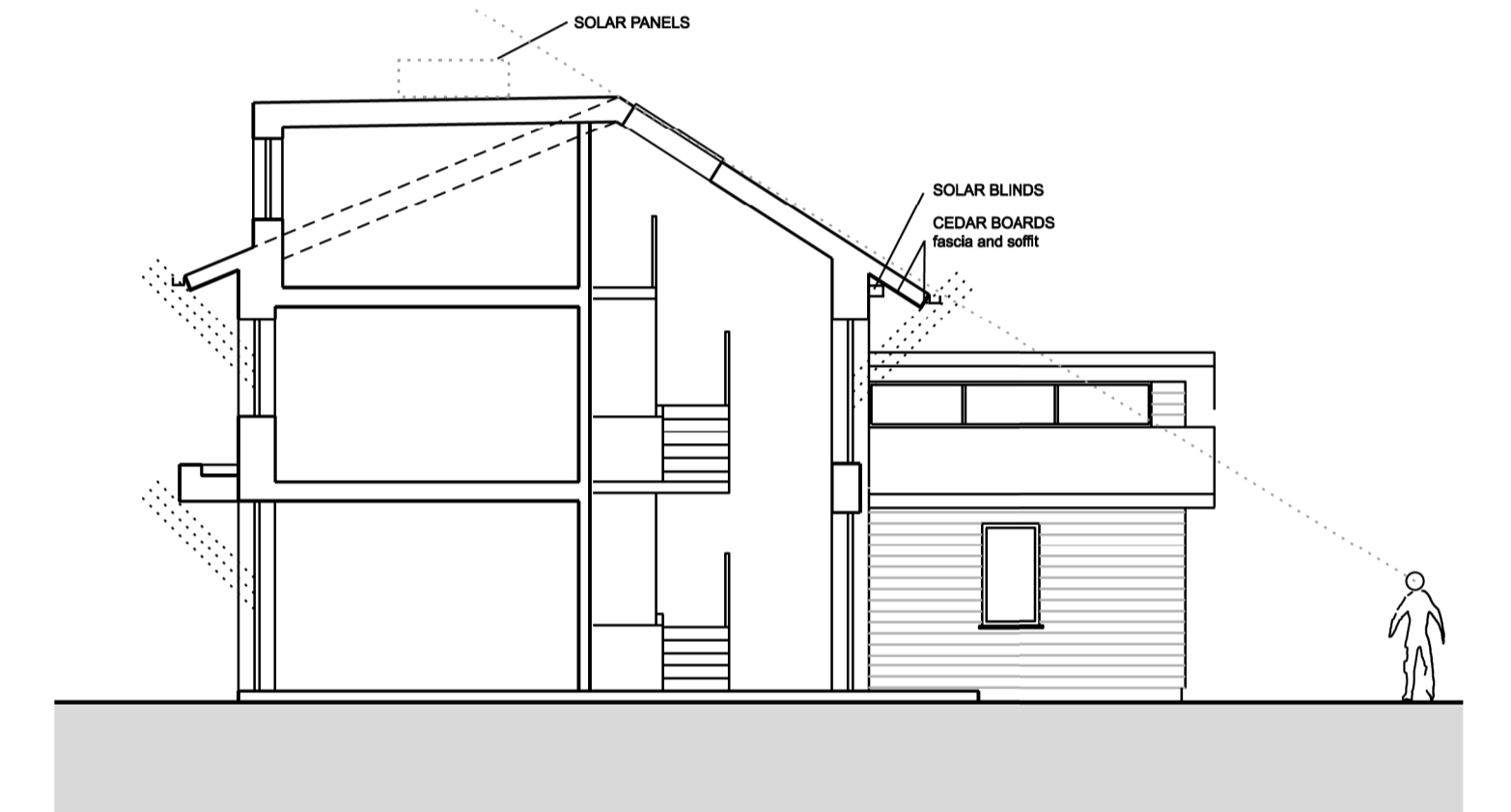
SOUTH ELEVATION



FRONT ELEVATION



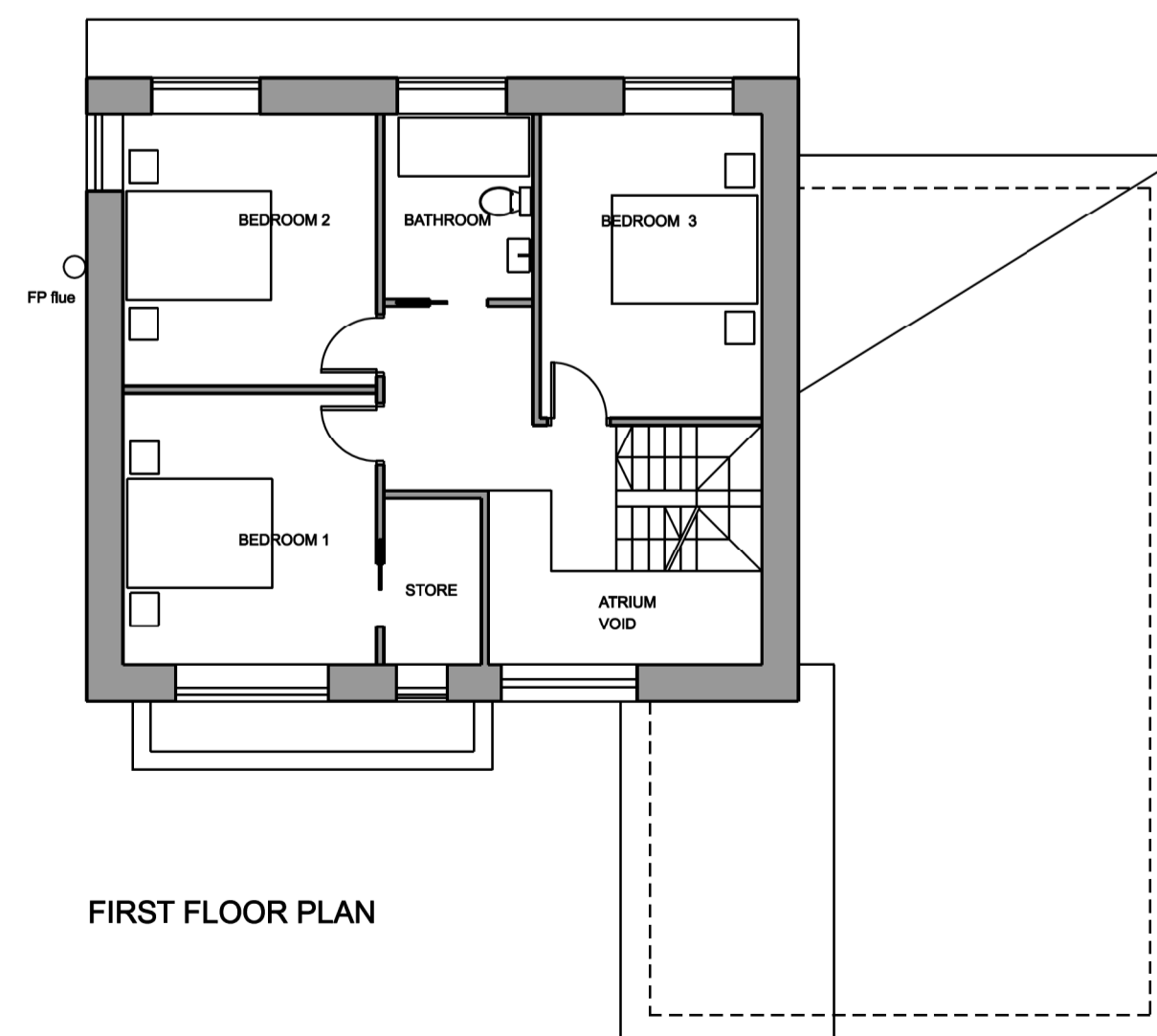
NORTH ELEVATION



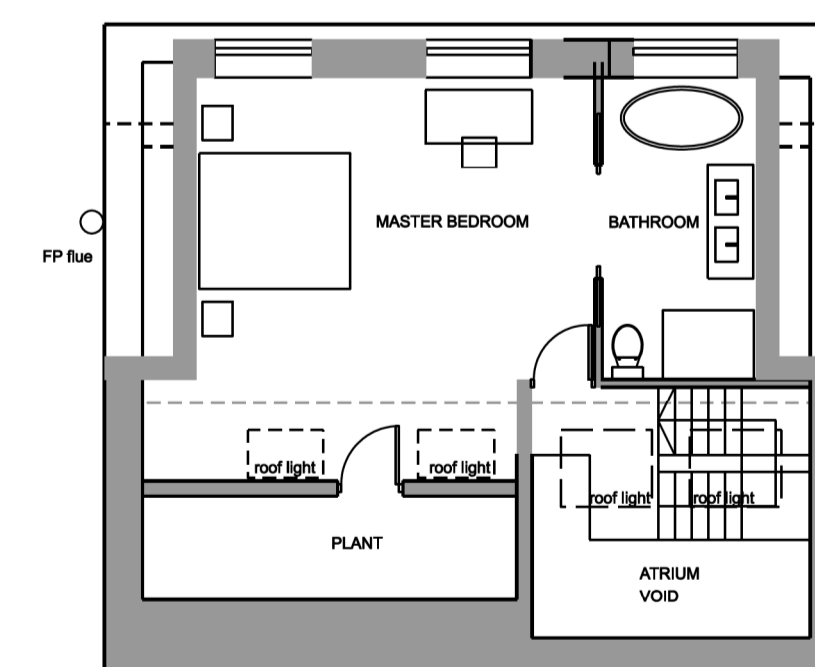
SECTION A - A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Rev C 31 10 14 Solar panels added (elevations)

Rev B 06 10 14 Rear dormer size reduced

Rev A 29 09 14 Rear dormer added

Applicant: Mr Dean Sewell  
Mrs Edyta Cholewinska

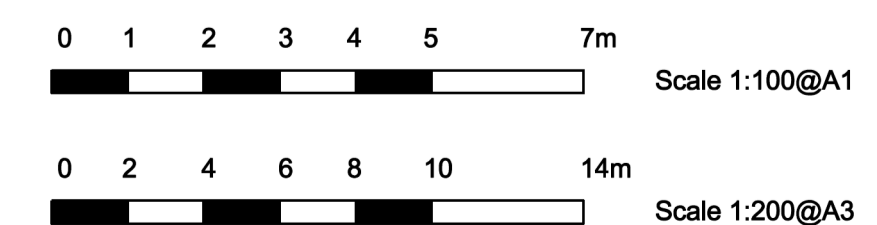
Project: **8 Hazelbury Close  
SW19 3JL**

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Stage: **PLANNING**

Drawing: **Proposed Plans, Elevations  
and Section**

Number	Revision	Scale	Date
HC 02	C	1:100@A1 1:200@A3	11 08 2014





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# Appeal Decision

Site visit made on 8 September 2014

**by P Eggleton BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 September 2014

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**Appeal Ref: APP/T5720/A/14/2221044**  
**8 Hazelbury Close, London SW19 3JL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr D Sewell against the decision of the Council of the London Borough of Merton.
  - The application Ref 14/P0176 was refused by notice dated 13 March 2014.
  - The development proposed is the demolition of the existing four bedroom bungalow and the erection of a new two storey, four bedroom, sustainable dwelling.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect on the character and appearance of the area.

## Reasons

3. The proposed dwelling would replace the existing bungalow. Revised plans were submitted during the application. These illustrate a footprint similar to the existing, within the vicinity of the protected tree; and changes to the proposed materials. I have considered the development on the basis of the revised plans.
  4. The properties within Hazelbury Close have a variety of house styles and materials but overall they combine to provide a relatively uniform and coherent character. Although the appeal property differs, in that it is single storey and occupies the plot at the head of the Close, it sits comfortably and relatively unobtrusively within the cul-de-sac.
  5. The proposal would introduce a building with a significantly different design. Although the roof tiles would match the existing, the use of materials and individual elements of the design would be in contrast with the forms and details of neighbouring properties. Its overall scale would also be greater and this, together with its position at the head of the Close, would result in it being a prominent new building.
  6. Given the unique position of this property and its already differing form, I am not persuaded that its design or materials would need to reflect those of its
-

neighbours. I am also mindful of the advice within the *National Planning Policy Framework* that permission should not be refused, for buildings that promote high levels of sustainability, because of concerns about compatibility with an existing townscape, if those concerns have been mitigated by good design.

7. I do however have some concerns with regard to the design. The existing property is closely related to its neighbour, 7 Hazelbury Close. This intimacy is emphasised because of the angles of the two houses. In views from the road, their limited separation is even less perceptible. They do however currently sit comfortably together because the height of the bungalow is clearly subservient to that of the two storey house.
8. This proposal would result in a building that would appear substantially larger than its neighbour. The side gable would be partially exposed to view and its height, together with the element relating to the flat roof, would result in it having a substantial perceived area. The new dwelling would dominate its neighbour and because of its position, in relation to the frontage of that property, these houses would appear cramped. I also consider that the unrelieved bulk and design of the side elevation would jar with the appearance of the front gable of number 7. This unsatisfactory relationship is clearly demonstrated by the photomontage provided by the appellant.
9. Whilst I appreciate that the height of the dwelling has been influenced by requirements with regard to sustainability, I am not clear that the same is true with regard to the flat roof element. It would appear that a smaller bedroom could be accommodated within the roof space, without the need for the bulk of the gable or the irregular form of the roof. It is this element, rather than the marginally greater height, that contributes most to my concerns with regard to the juxtaposition of these properties. I consider that it represents poor design.
10. I have had full regard to the fact that views towards the protected tree would be altered because of the greater scale of the building. However, the tree would remain a prominent feature above it. Although some works would be required to the lower branches, I am persuaded by the evidence that the tree would not be harmed and its relationship with the house would remain satisfactory.
11. The proposal would allow for greater overlooking of adjacent properties, including those on Dorset Road and Poplar Road. However, given the angles of view and the distance of the proposed dwelling to adjoining boundaries, together with the nature of the adjacent areas of gardens, I am not satisfied that privacy within any of those properties would be unacceptably harmed. I have some concerns with regard to the scale of the works in such close proximity to 7 Hazelbury Close but I am satisfied that the aspect and relationship with other properties would not result in a level of harm, with regard to outlook or increased shading, that would materially alter the living conditions of adjacent residents.
12. I note the concerns with regard to the loss of a bungalow and the use of energy and materials to re-develop the property in the short term, with regard to sustainability. I acknowledge also the support offered for the design principles. I am satisfied that the proposal would provide good quality and flexible accommodation and long term benefits in terms of the operation of the

dwelling. Elements of it would promote and provide a positive example of more sustainable development. I find that it gains support from the *Framework* in this respect.

13. I am not satisfied that the incongruous relationship of the proposed house with its neighbour would be a consequence of design details needed to achieve the high levels of performance with regard to the functioning of the dwelling. The relationship with 7 Hazelbury Close represents poor design that would detract from the character of the area. Despite addressing climate change objectives, overall I find conflict with the design aspirations of Policy CS14 of the Core Strategy 2011 and those of the *Framework*. The matters in favour of the proposal do not outweigh my concerns. Furthermore, I am not satisfied that the relationship could not be substantially improved, whilst maintaining the positive benefits of the proposal. I therefore dismiss the appeal.

*Peter Eggleton*

**INSPECTOR**