

PLANNING APPLICATIONS COMMITTEE
11 December 2014

Item No:

UPRN	APPLICATION NO.	DATE
VALID	14/P1145	11/12/14

Address/Site 2 Dawlish Avenue, Wimbledon Park SW18 4RW.

(Ward) Wimbledon Park

Proposal: Erection of a hip to gable and rear roof extension, demolition of existing single storey rear extension to be replaced by a new single storey rear extension.

Drawing No's: 1101-A-GA-EL-11 Rev D, 1101-A-GA-PL-11 Rev A, 1101-A-GA-PL-12 Rev A, 1101-A-GA-PL-13 Rev A, 1101-A-GA-PL-14 Rev A, block plan and site location plan.

Contact Officer: David Thompson (0208 545 3116)

RECOMMENDATION

GRANT Planning Permission subject to conditions

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: 7
- External consultations: No
- Controlled Parking Zone: Yes (CPZ3)
- Area at Risk of Flooding (1 in 100 year flood zone) - No
- Within an Archaeological Priority Zone - Yes
- Sites and Policies Plan Proposal Designation - No
- Public Transport Accessibility Level – 3 (Average)
- Trees – Not Protected

1.0 INTRODUCTION

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

2. 0 SITE AND SURROUNDINGS

2. 1 The host site is a two storey end of terrace property on the east side of the road. It is built in part rendered red brick and it has a hipped red clay tiled roof. The property has a single storey part rear extension
2. 2 The area is predominantly residential, comprising short terraces with long, narrow gardens that appear to be from the inter war period. it is bounded to the south and east by the large buildings of the Haslemere Industrial Estate and beyond that by railway lines, as Earlsfield station is within short walking distance to the north east of the site. The site is not in a conservation area and the proposed development would not affect the setting of a listed building. The site is in an Archaeological Priority Zone (Wandle Valley Alluvium) and it is also in CPZ 3 (Controlled parking Zone).

3. 0 CURRENT PROPOSAL

- 3.1 Planning permission is sought for the erection of a hip to gable roof extension and a single storey rear extension to replace the existing structure. **NB:** This application has been submitted together with two separate developments, firstly a proposed infill development for a two storey dwelling on the adjacent alley way and secondly, an enlargement of the existing rear roof extension at 49 Haslemere Avenue, a two storey end of terrace property that is on the north side of the alley way. The alley way is owned by the applicant and the adjacent property at 49 Haslemere Avenue is in the ownership of the applicant's Mother. The infill proposal involves the creation of a shared garden extending across the three properties, with the existing right of way maintained behind a gated entrance.

4. 0 PLANNING HISTORY

- 4.1 None recorded.

5. CONSULTATION

- 5.1 The application has been advertised by a site notice and letters of notification to occupiers of seven neighbouring properties. Three representations were received including one letter of objection from the Wimbledon Society that is summarised below:
- The design of the proposed development is not in keeping with the inter war character of the local townscape and the use of glazed panels

on the rear roof extensions will have a visually intrusive impact on neighbouring residents.

- The Wimbledon Society: The proposed rear roof extension would result in a large dormer window at the rear of the property that would be unduly dominant and visually obtrusive. The proposal is therefore contrary to the requirements of Merton Sites and Policies Plan policy DM D3 a (ix),

6. **POLICY CONTEXT**

- 6.1 The relevant policies contained within the Adopted Merton Sites and Policies Plan (July 2014) are

DM D2 (Design considerations in all developments)

DM D3 (Alterations and extensions to existing buildings)

The relevant policies contained within the Adopted Merton Adopted Core Planning Strategy (July 2011) are

CS14 (Design)

NPPF (National Planning Policy Framework) (2012)

- 6.2 The following Supplementary Planning Guidance Notes are also relevant;

Residential extensions, alterations and conversions

7.0 **PLANNING CONSIDERATIONS**

- 7.1 The main issues to consider are the impact that the proposed hip to gable alteration will have on the roofscape of the locality and the impact that the proposed single storey extension will have on the design and appearance of the property and on the living conditions of neighbouring residents

7.2 Hip to gable extension

The hip to gable extension will be a mirror image of the roof extension that was carried out as permitted development in 1989 at 49 Haslemere Road, the corresponding end of terrace on the northern side of the alley way. This means that the two end of terrace roofs would have a symmetrical relationship, rather than the asymmetrical arrangement that exists now. However, the proposal needs to be read as part of the overall scheme involving the infill dwelling that is proposed on the land between the two end of terrace buildings and the enlargement of the rear dormer that is proposed at 49 Haslemere

Avenue. As such, even if the infill development was not implemented, there would be a more satisfactory relationship between the two dwellings than is currently the case at this prominent junction.

- 7.3 The new gable end will be built in rendered blockwork that matches the existing external fabric. The dormer on the rear roof slope will be contemporary in appearance and the expanse of glazing, broken up by transoms and mullions will give the roof extension a lightweight appearance that would not have an over dominant impact on the streetscene, especially as this part of the roof extension is not on the principle elevation of the building. It is concluded therefore that the proposed hip to gable roof extension would be an acceptable feature in the roof scape of the locality and would be part of a seamless transition that would create a continuous façade at the rear of the three properties. It is also relevant that the views to rear of the property are from adjoining industrial buildings.

7. 8 Design of Single storey rear extension

The proposed single storey flat roofed rear extension would have a height of 2.9m and a depth of 3.7m, which are the same dimensions as that of the existing rear extension. The proposed extension would have a larger footprint than the existing part rear extension, as it would infill the two triangular areas that are either side of the existing extension, extending across the full width of the splayed rear building line. It would be built in rendered masonry and would have metal framed bi folding glazed doors, continuing the contemporary appearance that is proposed at roof level.

7. 10 Neighbouring Residential Amenity

The only property that could be affected by the enlarged extension is the neighbouring house on the southern boundary of the host site, 4 Dawlish Avenue. However, as the proposed extension would be the same height and depth as the existing extension, it is considered that the infilling of the area alongside the common boundary would not have any adverse impact on the living conditions of the neighbouring property, in terms of loss of daylight, loss of outlook or a sense of enclosure and the property, which has a south easterly orientation would still enjoy good levels of afternoon sunshine.

7. 11 The objections to the proposed roof and ground floor extensions that have been received on the grounds that they would be visually intrusive to neighbouring residents and out of keeping with the more traditional design of the architectural vernacular are not concurred with, as the proposed fenestration would not give rise to overlooking and loss of privacy in excess of the existing windows in the rear of the building, while the contemporary design of the proposed extensions are not on

the principle elevation of the building and do not face any residential development to the rear of the host site.

7.12 **CONCLUSION**

It is concluded that the proposed hip to gable roof extension, the dormer window on the rear roof slope and the single storey rear extension are acceptable additions to the building that will form part of a contemporary lightweight extension to the rear of the three properties. The proposal is part of an overall development that turns the corner of the two roads and that will not have an adverse impact on the living conditions of neighbouring residents.

RECOMMENDATION

(1) 14/P1145

GRANT PLANNING PERMISSION.

Subject to the following conditions:

1. A.1 Commencement of Development (Full Application)
2. A.7 Approved Plans
3. B1 External Materials to be Approved
4. Informative 1 – Party Wall Act

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