

PLANNING APPLICATIONS COMMITTEE
11 December 2014

+Item No:

UPRN
VALID

APPLICATION NO.
14/P1141

DATE
11/12/14

Address/Site 49 Haslemere Avenue, Wimbledon Park SW18 4RW.

(Ward) Wimbledon Park

Proposal: Enlargement of an existing rear roof extension.

Drawing No's: 1100-A-GA-EL Rev D, 1102-A-GA-EL-11 Rev A, 1102-A-GA-PL-12 Rev A, 1102-A-GA-PL-13 Rev A, 1102-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 that were received.

2.0 SITE AND SURROUNDINGS

2. 1 The host site is a two storey end of terrace property that is on the east side of the road. It is built in part rendered red brick and it has a gable ended red clay tiled roof. The property has a single storey rear extension and a veranda.
- 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 enlargement of an existing rear dormer roof extension that was built as permitted development in 1989. **NB:** This application has been submitted together with two separate development proposals, firstly a proposed infill development for a two storey dwelling on the adjacent alley way and secondly, a hip to gable roof extension and a single storey rear extension at 2 Dawlish Avenue, a two storey end of terrace property that is on the south side of the alley way. The alley way is owned by the applicant and the host site 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 89/P0149 - Erection of rear roof extension – Certificate Issued 13/03/1989.

5. **CONSULTATION**

- 5.1 The application has been advertised by a site notice and letters of notification to occupiers of seven neighbouring properties. Two representations were received
- 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 infill development involving the two existing end of terrace properties will enclose visual gaps that will have an incongruous impact on the streetscene and that would encourage similar developments elsewhere in the locality.

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‘ (November 2001)

7.0 **PLANNING CONSIDERATIONS**

- 7.1 The main issues to consider are the impact that the enlargement of the dormer roof extension will have on the roofscape of the locality and the impact that it would have on the living conditions of neighbouring residents

7.0 Impact on roofscape

- 7.1 It is considered that the proposed enlargement of the existing former dormer would not have a significant impact on the roof scape of the locality because it would only extend the existing walls and roof to the edge of the roof profile, replacing the existing clay tile hanging with glazed exterior walls that would be divided by transoms and mullions. The proposal needs to be read in tandem with the other schemes that have been referred to earlier and it is intended that the two bookend roof extensions and the infill development that is proposed, will result in a façade that will provide a seamless transition in the streetscene at this juncture in the two roads. The main impact on visual amenity will be at the rear of the site which is characterised by industrial buildings

7.2 Impact on Neighbouring Residential Amenity

The proposal will not have any adverse impacts on neighbouring residents because the enlargement would not give rise to overlooking and loss of privacy in excess of that which is already possible from the existing dormer and the fenestration of the building at ground and first floor level.

7.3 **CONCLUSION**

It is concluded that the proposed enlargement of the dormer window on the rear roof slope of the property is an acceptable addition 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/P1141

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. Non - Standard Condition: Notwithstanding the information shown on the approved drawings, details of a revised layout of the shared garden for the existing dwellings and the proposed apartment that includes a dedicated right of way to the alley way at the rear of the site shall be submitted and approved in writing by the Local Planning Authority before the first occupation of the apartment.

Reason: To safeguard the living conditions of existing and future occupiers of the development in accordance with Adopted Merton Sites and Policies Plan (July 2014) Policy DM D3, Adopted Merton Core Planning Strategy (July 2011), Policy CS14 and Supplementary Planning Guidance Note - Residential extensions, Alterations and Conversions (November 2001).

5. Informative 1 – Party Wall Act