

## PLANNING APPLICATIONS COMMITTEE

26 MARCH 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

14/P4646

15/12/2014

**Address/Site** 23 Vineyard Hill Road, Wimbledon SW19 7JL

**(Ward)** Wimbledon Park

**Proposal:** Demolition of existing garage and erection of single storey side and rear extensions and enlargement of existing basement, alterations to the fenestration of the existing dwelling house and construction of new steps from street level to new side entrance together with associated landscaping.

**Drawing Nos** Site location plan No. 201, 200 Rev B, 201 Rev C, 202 Rev B, 220 Rev B, 231 Rev A, 230 Rev A, 232 Rev A, 233 Rev A and Design and Access Statement and Basement Construction Method Statement, Tree report

**Contact Officer:** Richard Allen (8545 3621)

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## RECOMMENDATION

**GRANT Planning Permission subject to conditions**

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### CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice-Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number of neighbours consulted - 3
- External consultants: None
- Density: n/a

- Number of jobs created: n/a
- Archaeology Priority Zone: No

## **1. INTRODUCTION**

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

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site comprises a detached Victorian dwelling house on the west side of Vineyard Hill Road. The property has an existing rear addition and side lean to store. The house is in an elevated position relative to street level with a flight of steps leading up to the main entrance. An existing detached flat roofed garage is located in the front garden, at a lower level than the dwelling house, with access onto Vineyard Hill Road. The application site, no 23, is within the Merton (Vineyard Hill Road) Conservation Area and is identified as making a positive contribution to the Conservation Area, as is its neighbour at 25. The neighbouring house to the left, no 21, is locally listed.

## **3. CURRENT PROPOSAL**

- 3.1 The application involves the removal of an existing side lean-to store and a freestanding garage within the front garden and the provision of a single storey side extension, single storey rear extensions and alterations to the existing rear extension and a front garden parking space with steps up to the side extension. It is also proposed to enlarge the existing basement under the footprint of the original house.
- 3.2 **Side Extension**  
The side extension would replace the existing lean-to store, and would be recessed 1m back from the front main wall. It would be constructed in brickwork to match the existing house with a solid timber door on the front elevation, with a slate roof containing 3 conservation style rooflights. It would be less than 1.7m in width, have an eaves height of 2.4ms and have a mono-pitched roof with an overall height of 3.2 metres. It would run along the flank of the existing house and extend part way along the side of the new rear extension with a length of 11m. New steps would connect the new front garden parking space replacing the garage with the new side extension, which would provide a bike store, garden store and larder.
- 3.3 **Rear Extension**  
A small infill rear extension, 2.75m deep, would square off the corner to one side of the existing two storey gable. Beyond the existing gable, a 2.29m deep, 5.24m wide flat roofed extension is proposed, set well away from side boundaries. The rear extensions would have flat roofs with an overall height of 3.2 metres. Originally shown as white render, the proposed plans have been amended to show the new rear extension in the centre of the rear elevation, as well as the infill extension, in brick to match the existing house.

### 3.4 External Alterations and Basement

Other works are shown on the proposed plans including installing a single door to the north side elevation and a single window at first floor level in the south side elevation. The existing basement under the front main rooms is also shown as being enlarged to extend within the original house footprint. These works do not of themselves require planning permission and could be undertaken separately to the new extensions as permitted development.

## 4. **PLANNING HISTORY**

4.1 No relevant history.

## 5. **CONSULTATION**

5.1 Conservation Area site and press notice procedure.

Letters to occupiers of neighbouring properties.

In response seven representations have been received. The main grounds of objection are set out below:-

-The extensively glazed, white rendered rear extension with aluminium doors is out of character with the house and the Conservation Area.

- Glazing will result in uncomfortable glare in sunshine and light pollution at night

- The rear extension goes out too far to the rear – bad precedent

- Neighbours will be looking straight into the dining room

- Extension would allow overlooking of 25 because of difference in ground levels

--The plans lack detail on levels and materials, ground levels are not accurately shown, nor are site boundaries

- No method statement for demolition or construction works

-No landscaping details are provided or indication of any trees to be removed

--- new secondary front entrance not in keeping, steps will be longer than shown as don't comply with Building and would be intrusive, may block parking space if landing provided

-no objection to side door subject to suitable screening

- wrong reference to Nightingale Lane CA

- no indication of any excavation at rear

-neighbours opposite ought to have been consulted

Following discussions with neighbours, the applicant submitted revised plans seeking to allay concerns. The revisions to the plans are set out below:-

-The rear extension at ground floor has not changed in size or height but the proposed materials to be used for the extension have been changed from a mainly rendered and glazed structure, to brickwork to match the rear elevation of the house.

-The side return extension has been set back by 1 metre from the corner of the house to reinforce the outline of the existing building and create a subordinate low level extension to the side of the existing house.

- Measurements and levels have been added to the plans.
- Landing been added to new front steps

A reconsultation has been undertaken and further representations from 3 of the original objectors have been received. The key points raised are set out below:-

- Still considered to be out of character. Too much glazing and size of panels inappropriate, metal coping of extension and new front entrance door not in keeping, no details of windows to basement rooms
- Steps don't look accurate
- There is no method statement for demolition, basement and construction works.
- The site boundary is incorrectly shown (now corrected).
- The new side entrance would result in overlooking of number 25 Vineyard Hill Road.
- The trees to be removed are not 'low grade'.
- The rear extension is too large
- general reiteration of previous objections

## 5.2 Tree Officer

The tree officer has no objections to the removal of the 2 trees proposed and their replacement.

## 6. **POLICY CONTEXT**

### 6.1 Adopted Merton Core Strategy (July 2011). CS14 (Design), CS20 (Parking, Servicing and Delivery).

Adopted Merton Plans and Policies Plan (July 2014).  
DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets)

London Plan (July 2011)  
3.5 (Quality and Design of Housing), 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology).

## 7. **PLANNING CONSIDERATIONS**

### 7.2 The main planning considerations concern design and conservation and neighbour amenity, tree and parking issues.

### 7.3 Design and Impact on the Character and Appearance of the Conservation Area Side extension and front parking space

#### 7.3.1 The key elements of the proposal that are visible from the public realm are the new side extension, the parking space within the front garden that will replace the existing flat roofed garage, and the steps connecting them. The Vineyard Hill Character Appraisal identifies the several instances of garages within front gardens on the north-west side of Vineyard Hill Road as having a

'substantially adverse impact on the way the houses present themselves to the street' and as strongly detrimental to the character of the Conservation Area. The removal of the garage as part of the overall proposal is therefore warmly welcomed. The attractive existing soft landscaped areas in the front garden, contained within low walls, are retained. The removal of the garage will create a much improved relationship between the main façade and the street. The side extension is set back 1m from the front elevation which creates an acceptable level of subserviency to the main façade. The brickwork will be to match the existing building and a sample brick will be required. The simple solid 4 panel timber door is suitably designed for this low key secondary side door. The new steps will be clad in paving slabs and details of the materials for the steps and new driveway will be conditioned to be approved.

### 7.3.2 Rear Extensions

The rear extensions will only be visible from the backs of adjoining properties. The element which infills between the rear gable and the original flank wall is very modest at 2.754m in depth and ties into the existing two storey gable, with a timber sash window to match the first floor. The centrally positioned extension which projects 2.29m beyond is set 5m away from each of the side boundaries and will have no impact on views of the main house from the public realm and will not therefore affect the character and appearance of the Conservation Area as a designated heritage asset. Its materials have been revised from render to brickwork to match the main house. The large window openings are overtly modern window openings made of aluminium and a narrow metal coping runs around the roof. Use of modern materials and window openings is considered to be acceptable, particularly given the location of the extension and its modest dimensions. In terms of projection into the garden area, in total, the central portion projects 5m beyond the original main rear wall, which is only 1m beyond permitted development, and is not considered excessive in relation to the overall scale of the house. This is particularly true given that the deepest element is substantially recessed from the side walls.

### 7.3.3 Basement

The extension and alterations to the existing basement would be wholly beneath the existing house and do not extend beyond the original footprint, with no encroachment into front or rear garden areas. They are not an integral part of the new side and rear extensions and could be built under permitted development. It would appear that new small window openings are proposed in the flank walls of the existing bay at just above ground level. These will not be prominent due to their small size and location.

7.3.4 The proposed extensions are considered to preserve the character and appearance of the Merton (Vineyard Hill Road) Conservation Area and to be acceptable in terms of policies DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Buildings) and DM D4 (Managing Heritage Assets).

## 7.4 Neighbour Amenity

The proposed single storey side extension would be located behind the existing garage (which is to be demolished). Although the proposed side extension would abut the boundary with number 21 Vineyard Hill Road, the side extension would have an eaves height of only 2.4 metres and the extension would be 8 metres from the side elevation of 21 Vineyard Hill Road and the only windows would be roof lights. There is considered to be no adverse impact from the side extension on the neighbouring property.

- 7.5 The rear extensions have no impact on neighbours in terms of loss of daylight, sunlight or overshadowing given their siting and limited depth. In relation to the central section, the applicant has amended the materials from render to brickwork in deference to neighbours' expressed concerns about the visual impact. Concerns have also been expressed about light pollution/reflection and impact on privacy from the large window openings. This type of extension, with principally glazed walls and a mainly solid roof, is not at all uncommon - the lighting levels would be those of a domestic building, and any reflection from sunlight no different to a glazed conservatory and is not considered to offer grounds for refusal. The large side window openings are 5 metres from neighbouring boundaries, additionally separated by the side garden boundary fences. The drawings indicate that revised side boundary treatments are to be provided and a condition will be attached requiring details to ensure that they are a minimum of 1.75m in height to avoid a sense of overlooking.

Subject to suitable conditions, the proposal is considered to be acceptable in terms of policies DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to Buildings).

#### 7.6 Trees

Tree protection conditions will be imposed on any grant of planning permission. Two small trees - a Japanese Maple and a Snakebark Maple - are proposed to be removed from the rear of the house. They are small C category trees which do not contribute to the public realm and would be replaced with trees in locations which will make a greater visual contribution to the surrounding area.

#### 7.7 Basement

As noted previously, the basement works shown on the plans involve an extension of the existing front basement towards the rear, wholly beneath the original house footprint and does not form an integral part of the side and rear extensions. It could therefore be constructed under permitted development. Nonetheless, a construction method statement has been provided setting out a suitable construction sequencing and these details are considered to be acceptable.

### 8.0 CONCLUSION

- 10.1 The design of the proposed extensions is considered to be acceptable and to preserve or enhance the character of the Merton (Vineyard Hill Road)

Conservation Area. They would not have an unacceptable impact on neighbour amenity subject to appropriate planning conditions. 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. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. C.2 No Additional or Enlarged Window or Door Openings
5. C.8 No Use of Flat Roof
6. D.11 Hours of Construction
7. F.5 Tree Protection
8. F.8 Site supervision (Trees)
9. No development shall take place until a plan showing the location of 2 Advance Nursery Stock (18-20 cms girth) trees including the proposed species has been submitted to and been approved in writing by the Local Planning Authority and these works shall be carried out in the first available planting season following completion of the development. If either tree dies within a period of five years from completion of the development is removed or becomes seriously damaged, diseased or dying, it shall be replaced in the next planting season with another of the same approved specification, unless the Local planning Authority gives written consent for any variation.

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 Development Policies for Merton: Policies 5.1, 7.5 and 7.21 of the London plan (July 2011), Policy CS13 of Merton's adopted Core Planning strategy (July 2011) and Policies DM D2, F2 and O2 of the Plans and Policies Plan (July 2014).

10. Details of hard landscaping to front driveway
11. Details of new side boundary treatments which shall be a minimum of 1.75m in height shall be submitted to and approved by the l.p.a and shall be installed prior to first use of the rear extension.

12. Adherence to Construction Method Statement

13. Construction Vehicles

INF 1 Party Wall Informative

Note to Applicant