

PLANNING APPLICATIONS COMMITTEE

17th September 2015

Item No:

UPRN	APPLICATION NO.	DATE VALID
	15/P2716	09.07.2015

Address/Site 48 Richmond Road, West Wimbledon, SW20 0PQ

(Ward) Raynes Park

Proposal:

Demolition of the existing side garage and the erection of a two storey side extension and a single storey rear extension.

Drawing Nos; Site location plan and drawings 0001 REV B, 0002 REV A, P-101 REV E, P-102 REV E, P-103 REV F, P-111 REV E, P-121 REV D, P-122 REV C & P-123 REV E.

Contact Officer: Leigh Harrington (020 8545 3836)

RECOMMENDATIONS

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 Impact Assessment been submitted: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 6
- Press notice – No
- Site notice – Yes
- External consultations: No
- Archaeological Priority Zone – No
- Controlled Parking Zone - No
- Number of jobs created: N/A

1 INTRODUCTION

- 1.1 The application has been brought before the Committee due to the level of public interest.

2. SITE AND SURROUNDINGS

- 2.1 The application site is a detached house located on the south west side of Richmond Road in Raynes Park. The site is separated from the neighbouring house at no. 50 by a single storey garage and there is a smaller single storey side extension/canopy area along the side of that neighbouring property. The site is not in a conservation area.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the demolition of the existing side garage and the erection of a two storey side extension and a single storey rear extension.
- 3.2 On the ground floor the existing garage would be demolished and be replaced on the same footprint with a new store room that features garage doors leading out to the front of the site as existing. Behind the store room an external covered area would extend rearwards by 2.96m and this would be set in from the boundary line by 1.055m. This would join the new single storey rear extension to create a new flank wall meet which also runs parallel to the site boundary 1.055m away. The first part of these extension works would provide an expanded utility room and the start of the open plan kitchen which would occupy the 4.85m deep, 5.78m wide single storey rear extension. The utility room would feature a single small window facing 50 Richmond Road whilst the kitchen would have a long narrow window above the units facing the same direction with the other two side and rear elevations being given to sliding doors. The single storey rear extension would feature a flat sedum roof with two centrally located rooflights.
- 3.3 The two storey extension would be to the side of the house and would be set back 1.75m from the front elevation and would follow the 1.05m inset from the side boundary that would be used at ground floor level so that the garage replacement had a flat roof to the front and side. The side extension would be utilised to provide two ensuite bathrooms, a main family bathroom and an extended rear bedroom. It would extend back to a point level with the existing rear elevation which would feature a new window and Juliette balcony.
- 3.4 The top of the extension would feature a continuation of the existing hipped roof design with roof light on the top where the new and old roofs meet as well as new velux windows in the existing roof.

4. PLANNING HISTORY

4.1 None

5. CONSULTATION

5.1 A site notice was posted outside the premises and neighbouring occupiers were consulted by letter. Seven neighbours objected in writing raising concerns regarding;

- Loss of light to habitable windows
- Loss of privacy
- The two storey side extension would largely block the view between the two houses and doesn't respect the space and character between buildings, occupying a disproportionate amount of space and drastically alter the size and character of the house.
- It would set a precedent for side extensions that would harm the character of the road
- The works would "stick out like a sore thumb amidst charming period homes".
- The replacement garage would be almost 4m high and will have no relationship to the bay window or original roof.
- The single storey side extension would present a security risk for the neighbouring property.
- Garden levels not shown accurately and the ground level at 48 is up to 0.4m higher than 50.
- The drawings show there to be 0.3m more width between them than is actually the case.
- The garage is really a car port
- If consent is granted could it be conditioned that the flank walls are painted white at 5 yearly intervals to improve reflected light.

6 POLICY CONTEXT

6.1 Relevant policies in the London Plan 2015 are; 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.13 (Sustainable drainage), 7.4 (Local character) & 7.6 (Architecture).

London Housing Supplementary Planning Guidance 2012

NPPF 2012

6.2 Relevant policies in the Core Strategy 2011 are; CS 13 (Open Space, Nature conservation), CS 14 (Design), CS 15 (Climate change) & CS 20 Parking, Servicing & delivery

6.3 The relevant policies in the Sites and Policies Plan 2014 are DM D1 (Urban Design and the public realm), DM D2 (Design considerations in all developments), DM D3: (Alterations and Extensions to Buildings)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations in this case relate to the scale and design of the proposed two storey side extension and single storey rear extension and the impact on the appearance of the area and neighbour amenity.

7.2 Impact on the appearance of the house and wider streetscene

Sites and Policies Plan policy DM D2, Core Strategy policy CS14 and London plan policy 7.6 require well designed proposals to utilise materials and design that will respect the siting, rhythm, materials and massing of surrounding buildings as well as complementing, responding to and reinforcing locally distinctive patterns of development as well as the character and local distinctiveness of the adjoining townscape whilst appropriately defining the public realm.

7.3 A number of objections related to the impact of the works for the 2 storey side extension on gaps between properties. The two storey side extension is to be set back from the front elevation of the house by 1.75m and by more than 1m from the side boundary and it is considered that these factors combined by having the roof hipped would give the side extension the appearance of being subservient to the main house and still allow a sufficient degree of separation and gapping. Whilst there are a number of characteristic gaps between houses in the road there are also a number of examples where houses are built up to or quite close to the side boundary including those opposite the site which also feature gabled ends to their roof slopes. One objection claims that the proposals 'stick out like a sore thumb amidst charming period homes'. However the 'charming period homes' tend to be concentrated at the western end of the road and given the 1970s style of the adjacent house at number 50, such a stance would be considered problematical to defend at an appeal. In view of these factors with the two storey side element set back from both the front and side elevations and the provision of a hipped roof, it is considered by officers that the proposals will still retain a sense of separation whilst allowing for more effective use of space by the applicant and is therefore compliant with relevant policy.

- 7.4 With regards to the single storey rear extension, although it is quite large the house is detached with a large garden, it retains a good separation distances to the side boundary and is only part width. The rear extension has not generated any objections.
- 7.5 The garage replacement would occupy the same footprint as the existing structure and as can be seen from the drawings it would have a maximum height above ground level of 3.39m rather than the almost 4m described by the objector.
- 7.6 Through the use of sympathetic materials, roof tiling and garage doors to match those of the existing house it is considered that the design and appearance of the extension works are sympathetic to the character, appearance, bulk and proportions of the existing building whilst responding to and reinforcing locally distinctive patterns of development as well as the character and local distinctiveness of the adjoining townscape. Consequently it is considered that, suitably conditioned to ensure matching materials, the proposal accords with policies 7.6, DM D2, DM D3 and CS14.
- 7.7 Impact on neighbour amenity.
SPP policy DM D2 and London Plan policies 7.4 and 7.6 require that proposals do not have a negative impact on neighbour amenity from loss of light, privacy, visual intrusion or increased disturbance and that people feel comfortable with their surroundings.
- 7.8 The single storey rear extension is set back from the side boundary and given the combination of that distance, its size and the site orientation mean that it easily passes the light aspect value test. With regards to the first floor bedroom windows at No 50 the combination of the first floor extension being set back behind that front bedroom flank window at 50 Richmond Road, the separation distances, house orientation and the fact that any shadows that would be cast by the proposal would fall within those cast by the existing walls of the house means that it is considered that there are no grounds to recommend refusal on the grounds of loss of light.
- 7.9 With regards to loss of privacy the upper floor windows in the flank elevation all serve bathrooms and so will therefore be obscure glazed although a condition to reinforce this is recommended, whilst the ground floor windows will not directly overlook habitable rooms and will be at a height such that they would be below fence height. In order to protect neighbour amenity a condition restricting access to the flat roof of the single storey rear extension other than for maintenance purposes is recommended.

7.10 Parking and Access

Core Strategy policy CS 20 and policy DM T2 in the Sites and Policies Plan require developers to demonstrate that their development will not adversely affect safety, the convenience of local residents or on street parking and traffic management. The proposal will still retain space in front of the house to allow for off street parking. Consequently it is considered that the works to the garage will not have a negative impact on parking provision in the area.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

The application site is less than 0.5 hectares in area and therefore falls outside the scope of Schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this context there is no requirement for an Environmental Impact Assessment as part of this planning application.

9. CONCLUSION

- 9.1 The majority of objections to these proposals relate to the impact of a two storey side extension on the character and appearance of Richmond Road. This section of Richmond Road features an eclectic collection of housing designs from different periods, many, but not all, of which benefit from large separation distances to the side of the houses. It is considered that through good detailed design, extension works that have been set in and back from the boundaries with a hipped roof, the application would allow the applicants more space but still retain the sense of separation between houses that is characteristic of much of Richmond Road and not have a negative impact on neighbour amenity. The proposal is therefore recommended for approval subject to conditions.

RECOMMENDATIONS

Grant planning permission subject to conditions;

Commencement of works

- 2 In accordance with plans; Site location plan and drawings 0001 REV B, 0002 REV A, P-101 REV E, P-102 REV E, P-103 REV F, P-111 REV E, P-121 REV D, P-122 REV C & P-123 REV E.
- 3 B2 External materials to match

- 4 Obscure windows; Before the development hereby permitted is first occupied, the windows in the south east facing elevation shall be glazed with obscure glass and fixed shut to a height of 1.7m above floor level and shall permanently maintained as such thereafter.

- 5 C8 No use of flat roof; 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.

- 6 D11 No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

- 7 H9 The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles, loading /unloading and storage arrangements of construction plant and materials during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

- 8 NPPF informative.

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