

## PLANNING APPLICATIONS COMMITTEE

18 October 2018

### APPLICATION NO.

### DATE VALID

18/P2132

24/05/2018

**Address/Site** 42 Lingfield Road, Wimbledon SW19 4PZ

**Ward** **Village**

**Proposal:** Erection of a single storey rear extension, erection of side dormer window to second floor left flank roof slope, first floor rear bay window and relocation of front door from side elevation to front elevation.

**Drawing Nos** PP01, PP02 Rev A, Design and Access Statement, Tree BS5873:2012 Tree Survey, Arbouricultural Impact Assessment, Tree Constraints Plan, Arbouricultural Method Statement and Tree Protection Plan

**Contact Officer:** Richard Allen (020 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 neighbours consulted – 3
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes

#### 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 three storey dwelling house situated on the west side of Lingfield Road. The application property is a locally listed building. The surrounding area is residential in character and the application site is within the Merton (Wimbledon West) Conservation Area.

## 3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey rear extension, erection of side dormer window and relocation of the existing front door from side elevation to the front elevation of the property.
- 3.2 The proposed single storey rear extension would be 4 metres in length and 6.2 metres in width and would have a flat roof with a height of 3 metres.
- 3.3 The proposed dormer window would be sited between the two existing chimney stacks and has been designed to match the existing front and rear dormer windows that are a feature of the building.
- 3.4 The proposed first floor rear bay window would replace an existing window.
- 3.5 It is also proposed to relocate the existing front door from the side elevation (its present position) to the front elevation. As submitted this would have entailed the removal of the existing front bay window which is a distinctive feature of the building and installation of a new front entrance door of traditional design with associated canopy. The loss of the bay window was considered to be unacceptable in conservation terms. Therefore, the proposal was amended to install French doors within the existing bay to enable wheelchair access. The relocation of the front door is required as part of the adaptations to the property for a wheel chair user as the internal space behind the existing entrance is required for the installation of a lift.

## 4. **PLANNING HISTORY**

- 4.1 The current proposals have been subject of a pre-application meeting held in March 2018.

## 5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure. In response 9 objections have been received. The grounds of objection are set out below:-
- The proposed rear extension would reduce the size of the garden by one third and the height of the extension would reduce light to number 41 Lingfield Road.
  - Numbers 41 and 42 Lingfield Road are a pair of houses and by removing the entrance door to the front the symmetry is lost.

- The house is not the same as number 43 as that is a totally different red brick house and is not the same width.
- The application site is within a conservation area and the frontage should remain the same.
- The principle of retaining the frontage has applied to the house at 1A opposite, where the façade has been kept and a new house is being built behind.
- Number 42 is more attractive than 1A and should be retained as it is.
- The owner of 1A The Grange objects to the size of the rear extension due to the reduction in the size of the garden and the distance between 1A The Grange
- The front aspect of 42 Lingfield Road should not be altered. The house was designed as a pair with number 41 in 1899 in the Queen Anne revival style.
- The proposed replacement of the front window with a front door would alter the symmetry of the two houses and affect the street scene.
- The proposed rear extension is too big and intrusive due to its height and proximity to neighbouring properties.
- The proposal will result in the loss of garden space.
- The proposals do not respect the character of the area.
- Result in loss of greenery.
- The proposal will result in increased noise to 1A The Grange.

## 5.2 Amended Plans

The application was amended to retain the existing front bay window and install French doors within the bay window to enable wheelchair access. A reconsultation was undertaken and four further letter of objection have been received. The grounds of objection are set out below:

- The Council is being inconsistent if the application is allowed as 1A Linfield road has not been allowed to add a square bay window to match others nearby.
- The proposed rear extension would result in loss of light to neighbouring properties.
- The size of the rear extension should be reduced.
- The proposal would upset the symmetry of the pair of houses and the appearance of the street.
- The lift could be placed elsewhere in the house without the need to relocate the entrance.
- The proposed side dormer window should be glazed in obscure glass to prevent overlooking.

## 5.3 Tree Officer

The tree officer has no objections to the proposed development. However, a Silver Birch tree was removed under a tree works application (17/T3961) and there is a requirement for a replacement tree to be planted.

## 6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)  
CS14 (Design).

6.2 Sites and Policies Plan (July 2014)  
DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

6.3 The London Plan (March 2016)  
The relevant policies within the London Plan are 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology).

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations are the impact on design/Conservation Area, locally listed buildings, neighbour amenity and tree issues.

### 7.2 Design/Conservation/Archaeology Issues

The application property is one of a pair of locally listed buildings (numbers 41 and 42) and the application site is within the Merton (Wimbledon West) Conservation Area. As submitted the application sought to remove the existing front bay window and install a new front entrance with canopy detailed surround. Officers considered that the loss of the bay window would be detrimental to the character and appearance of the building and the Merton (Wimbledon West) Conservation Area. However, the need to provide wheelchair access is appreciated and it is now proposed to install a pair of French doors within the existing front bay window. The existing entrance at the side of the property could not be used as the internal space behind the existing door is required for the installation of a lift. The alteration would however, be reversible. The retention of the bay window at the front is positive and the insertion of double opening doors is not considered to harm the character of the host building.

The proposed single storey rear extension has been designed as a lightweight structure with a fully glazed elevation to the garden and would have a flat roof. The design of the proposed rear extension is considered to be acceptable. It is also proposed to erect a side dormer window to the side (east) elevation in connection with the provision of a shower room within the roof space. The dormer window has been designed to match the existing dormer windows on the front and rear elevation of the building. The first floor rear bay window is also of suitable design. The proposals are therefore considered to be acceptable in design terms and would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area and not cause harm to the setting of the locally listed building. The proposal is therefore acceptable in terms of policies CS14 (Design), DM D2 (Design Considerations in all Developments) and DM D4 (Managing Heritage Assets).

The site lies within the designated Archaeological priority zone. The applicants have not undertaken an archaeological assessment as part of the proposal. However, given the limited size of the development, officers are satisfied that this can be secured via condition should permission be granted.

### 7.3 Neighbour Amenity

The concerns of the objectors regarding the relocation of the front door are noted. However, the existing front bay window is to be retained and French doors installed to assist with wheelchair access and the alterations to the bay window would be reversible. The alterations to the bay window would not affect neighbour amenity.

The proposed rear extension would be set away from each of the adjacent boundaries and the length of the extension and its siting would not cause harm to the amenities of either numbers 41 or 43 Lingfield Road. The use of a flat roof design means that this element would not result in a harmful impact upon daylight or sunlight received by numbers 41 and 43. The proposed side dormer window would face towards 41 Lingfield Road and would be glazed with obscure glass. The new first floor bay window would result in some views sideways to both numbers 41 and 43, however, these are secondary windows and serve a study room and officers are satisfied that the use of obscure glazing will remove potential overlooking. The proposed alterations are therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments) and would not cause harm to neighbour amenity.

### 7.4 Trees

There was a Silver Birch tree within the rear garden protected by a TPO (No.721). However, the tree was in poor condition and consent for the removal of the silver Birch tree was granted by the Council on 31 January 2018 under a tree works application. However, there is a requirement to plant a replacement tree and this has not yet been undertaken. The applicant has submitted an Arboricultural Impact Assessment and Tree Protection Plan which outlines that the single storey rear extension has been 'stepped in' to take account of the root protection area of tree T1. However, it would marginally encroach upon this area and the working area needed for construction would infringe somewhat further into the root protection area. The Tree Officer raises no objections and condition that the development is carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Plan.

## 8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

## 9. **CONCLUSION**

- 9.1 The relocation of the entrance to the front elevation and associated alterations to the front bay window, single storey rear extension, first floor rear bay window and erection of a side dormer window are considered to be acceptable in design terms and would not cause harm to neighbour amenity. The proposal would preserve the character and appearance of the Merton (Wimbledon West) Conservation Area and the locally listed building. 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 Drawings)
  3. B.3 (Facing Materials- As Specified in Application Form)
  4. C.2 (No Permitted Development –Door and Windows)
  5. C.4 (Obscure Glazing –Dormer Windows (Side/East Elevation) and Side Facing Windows of First Floor Bay Window)
  6. C.8 (No Use of Flat Roof)
  7. The existing side entrance door and canopy shall be retained in situ.  
Reason for condition: To enable the original side entrance to be reinstated should the disabled facilities be no longer required and to comply with policy DM D4 (Managing Heritage Assets).
  8. The development shall be carried out in accordance with the Arbouricultural Impact Assessment by ATS dated May 2018.  
Reason for condition: To protect adjacent trees and the character and appearance of the Conservation Area in accordance with policy DM O2.
  9. Prior to commencement of development of the single storey rear extension hereby permitted, a written scheme of investigation (archaeology) shall be submitted to and approved in writing by the Local Planning Authority.  
Reason: In the interests of preserving any archaeological features on site, in accordance with Policy DM D4 of the Sites and Policies Plan 2014
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