

**PLANNING APPLICATIONS COMMITTEE
15 NOVEMBER 2018**

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
18/P2843	30/07/2018
Address/Site	6 Grange Park Place, West Wimbledon, SW20 0EE
Ward	Village
Proposal:	Erection of part two storey, part first floor extension.
Drawing Nos	Location Plan, 1428/01, 1428/02, 1428/03, 1428/04
Contact Officer:	Charlotte Gilhooly (020 8545 4028)

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

- Is a screening opinion required: No
 - Is an Environmental Statement required: No
 - Has an Environmental Statement been submitted: No
 - Press notice: No
 - Site notice: No
 - Design Review Panel consulted: No
 - Number of neighbours consulted: 5
 - External consultations: 0
 - Controlled Parking Zone: No
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1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration in light of the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a large two storey detached dwelling located on the north side of Grange Park Place (a private cul de sac) located in West Wimbledon. The property benefits from being on a wide plot with a double garage to the side of the property and being sited on the

top of a slight hill. The rear garden slopes down towards Wolsey Close. The site is not locally/statutorily listed or located in a Conservation Area but is an area subject to a Tree Preservation Order.

- 2.2 The majority of houses in Grange Park Place have been built at the same time (planning permission was granted on 22/06/1984) and built in a neo Tudor style on the grounds of the former Wimbledon Hospital.

3. **CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for the erection of a first floor rear and two storey side extension.
- 3.2 The proposal would be 6.7m deep, 9.3m wide (9.6m including overhang), an eaves height of 4.6m with a maximum height of 7.4m on the east side, and an eaves height of 4.7m with a maximum height of 7.5m on the west side.
- 3.3 The new side extension would maintain the same set back as the existing double garage of 5.5m and would be rectangular in shape. The front and rear roof slopes would match the gradient of the host dwelling and would be stepped down by the main ridge by 1.38m to create a cascading roof form. The extension would also maintain a minimum setback from the side boundary by approximately 4m.
- 3.4 The proposal would be designed in a similar neo Tudor style and the front elevation will match the fenestration of the existing building. Proposed materials are brick, timber framing and tiles to match existing.

4. **PLANNING HISTORY**

- 4.1 MER574/84 - Erection of 19 houses with garages and formation of estate roads and parking areas. Grant planning permission subject to conditions. 04/10/1984

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice and consultation letters were sent to the occupiers of neighbouring properties.
- 5.1.1 In response to the consultation, five letters of objection have been received. The summary of objections are as follows:
- No Arboricultural report/assessment has been produced despite this area being protected by a Tree Preservation Order.
 - The proposal will damage trees.

- If trees are cut down it will result in overlooking and loss of privacy.
- More trees should be planted in order to protect residents privacy.
- It will damage vistas and reduce space between 5 and 6 Grange Park Place.
- Loss of amenity and privacy.
- Will be overbearing and create a sense of enclosure.
- Will devalue our property.
- The proposal will dominate the existing site and adjacent properties.
- The property is more than the floor area for an existing four bedroom house.
- The house could easily be subdivided into a separate house and this would lead to more parking problems.
- If planning permission is approved, we ask that construction noise is kept to a minimum as we are already disturbed by the swimming pool pump in the rear garden.
- The proposal will result in problems with parking in Grange Park Road as more garages are converted into habitable rooms.

5.1.5 Transport Planning – No objections.

5.2 Tree Officer – Please see conditions set out below.

Planning Officer's response: An Aboricultural Impact Assessment and Method Statement was submitted on 12 October 2018.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2018):
Part 7 Requiring Good Design

6.2 London Plan Consolidated 2016:

- 7.4 Local character
- 7.6 Architecture

6.3 Merton Sites and Policies Plan July 2014 policies:

- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings

6.4 Merton Core Strategy 2011 policy:
CS 14 Design

7. PLANNING CONSIDERATIONS

7.1 The planning considerations for an extension to an existing building relate to the impact of the proposed extension on the character and appearance of the host building along with the surrounding area and the impact upon

neighbouring amenity.

Character and Appearance

- 7.2 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.
- 7.3 It is considered that the proportions and the footprint of the proposed two storey side extension are acceptable in the way that they relate to the host dwelling and the constraints of the site. The setback from the front façade along with the set down from the roof ridge are considered to be acceptable to achieve a subordinate appearance. In conjunction with the subservience of the extension, it is considered that the matching roof pitch results in a sympathetic addition which would respect the host dwelling along with the surrounding context. In addition, the façade treatment and fenestration are also sympathetic to the character and design of the host building. The use of a hipped end roof and dormer windows also break the eaves line which help visually to maintain the original dwelling as the main building on the site.
- 7.4 It is noted that in the case of the two storey side extensions, a 1m set back from the side boundary would normally be expected to retain a sense of openness, to avoid the potential for a future terracing effect. As the set back from the boundary is approximately 4.17m at the front of the site and 4.04m at the rear, the proposal is therefore considered acceptable in this regard.
- 7.5 From the rear, the proposal would extend partially across the rear elevation. The use of a hipped roof on each end of the extension maintains the subordinate appearance to the host dwelling. Overall, the proposal is considered to be visually acceptable to the site and surrounding area.

Neighbouring Amenity

- 7.6 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.7 Given the scale and positioning of the proposed extension along with the outlook provided from the proposed windows, it is not considered that the proposal would unduly impact upon neighbouring amenity. While 6

Grange Park Place is on higher ground than properties in Wolsey Close, there is a large separation distance between the rear elevation of the extension and the properties in Wolsey Close.

7.8 The extension would extend the built form closer to 5 Grange Park Place, however owing to the separation distance between the side elevations of the proposed extension and number 5, it is not considered to cause material harm to the amenity of this neighbouring property. No 5 and 6 Grange Park Place are also north facing and as the proposal is set back, it is not considered to impact on neighbouring amenity to this property in terms of loss of light, privacy or visual intrusion.

7.9 The front facing dormer windows would provide views towards number 2 Grange Park Place however, this would not be further forward than the existing front facing windows on the site. Overall the proposal is considered to be located well within the site and would not cause harm to neighbouring amenity and therefore complies with policies DM D2 and DM D3 of the Sites and Policies Plan.

7.10 Parking

The proposal will involve the loss of a double garage, but as three to four cars will still be able to park on site, this element of the proposal is therefore considered acceptable.

7.11 Impact on Trees

This area is protected by a Tree Preservation Order and as the proposal has the potential to affect existing trees, an Arboricultural Impact Assessment & Method Statement was requested and submitted. The Council's Tree Officer has assessed the submitted information. The tree report shows that two small shrubs would be removed and that tree protection measures will be installed for the duration of the construction works. There would be a minor incursion into the Root Protection Area of a Cypress tree, however it is not considered to cause long term harm to this tree and is therefore considered acceptable. The conditions below will ensure the protection of trees close to the proposed extension.

7.12 Other matters

It is noted that the narrow nature of the cul-de-sac and the potential impact the construction phase upon highway safety and parking provisions. As such, in this instance it is considered to be appropriate to include a condition which would require details of vehicle parking and (un)loading to be submitted via planning condition.

8. **CONCLUSION**

The scale, form, design, positioning and materials of the proposed extension is not considered to have an undue detrimental impact upon the

character or appearance of the area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016. It is not considered that there are any other material considerations that would warrant refusal of this application.

It is therefore recommended to grant permission subject to conditions.

9. RECOMMENDATION

Grant planning permission

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 Matching Materials
4. D11 Construction Times
5. F08 Site Supervision (Trees)
6. Tree Protection (non standard condition):The details and measures for the protection of the existing trees as specified in the approved document 'Aboricultural Impact Assessment & Method Statement (to BS:5837 2012)' reference 'TH1809' and dated '11 October 2018' shall be fully complied with. The methods for the protection of the existing trees in accordance with the following Development Plan policies for Merton:policy 7.21 of the London plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.
7. H09 Construction Vehicles

[Click here](#) for full plans and documents related to this application.

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