

## PLANNING APPLICATIONS COMMITTEE 13 February 2020

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P3985	25/11/2019
<b>Address/Site</b>	Flat 1, 29 Merton Hall Road, Wimbledon Chase, London
<b>Ward</b>	Dundonald
<b>Proposal:</b>	Application for variation of condition 2 (approved plans) attached to LBM planning permission 19/p0597 relating to the conversion of existing ground floor flat to create 1 x one bedroom flat and 1 x studio flat. Demolition of existing rear extension and replacement with full width single storey rear extension.
<b>Drawing Nos</b>	0944-PR-01 RevP3
<b>Contact Officer:</b>	Kirti Chovisia (020 8274 5165)

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### RECOMMENDATION

**GRANT Variation of Condition, 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 – 2
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- Conservation area: Yes

### 1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee at the request of Councillor Anthony Fairclough.

### 2. SITE AND SURROUNDINGS

2.1 The site comprises a two storey (with loft space) mid-terrace dwelling located on the east side of Merton Hall Road. There are two existing single storey rear extensions to the dwelling. The existing building is split into four flats on the upper floors and a single dwelling on the ground floor.

2.2 The site is located within the Merton (Merton Hall Road) Conservation Area.

### **3. CURRENT PROPOSAL**

3.1 Application for variation of condition 2 (approved plans) attached to LBM planning permission 19/p0597 relating to the conversion of existing ground floor flat to create 1 x one bedroom flat and 1 x studio flat. Demolition of existing rear extension and replacement with full width single storey rear extension.

- Revision of drawings to show the main garden level, and the change in level between the new flats and the garden (500mm) which is reached by two sets of steps;
- the retention of a small section of existing flank wall adjacent to no.31 Merton Hall Rd and addition of a small floor area between the existing flank wall and the new extension (1300mm x 1500mm);
- The change of roof material from single-ply membrane to slate.

### **4. PLANNING HISTORY**

4.1 19/P0597 - Conversion of existing ground floor flat to create 1 x one bedroom flat and 1 x studio flat. Demolition of existing rear extension and replacement with full width single storey rear extension - Grant Permission subject to Conditions; 29-03-2019

### **5. CONSULTATION**

5.1 The application has been advertised by site notice and letter of notification to the occupiers of neighbouring properties.

5.2 Two objections have been received on the follow grounds:

- An extension has already been built which is not in accordance with the original application;
- The new Drawing P3 contains misleading information; specifically it misrepresents the height of the property and the heights of neighbouring properties, indicating that the ground is 0.5m lower, which would make the houses some 0.5m higher than they are;
- The application also fails to address several material difficulties;
- The boundary between the properties is shown in the wrong place with the party Walls incorrectly drawn;
- Incorrect drawings.

### **6. POLICY CONTEXT**

- 6.1 London Plan 2016 policy:
  - 7.4 Local Character
  - 7.6 Architecture
  - 7.8 Heritage and Archaeology
- 6.2 Merton Sites and Policies Plan July 2014 policies:
  - DMD2 Design considerations in all developments
  - DMD3 Alterations and extensions to existing buildings
  - DMD4 Managing Heritage Assets
- 6.3 Merton Core Strategy 2011 policy:
  - CS 14 Design
- 6.4 NPPF 2019
- 6.5 Draft London Plan 2018
- 6.6 Draft Local Plan 2020

## **7. PLANNING CONSIDERATIONS**

- 7.1 Material Considerations
- 7.2 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 applicant building along with the surrounding area and the impact upon neighbour amenity. Planning permission 19/p0597 is proposed to be varied with the current proposal. The key considerations are the differences between the current proposal and the original planning permission that was granted.

## **8. Character and Appearance**

- 8.1 London Plan policies 7.4, 7.6 and 7.8, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. The extensions should be of a size, type and form such that they do not dominate the original building, the surroundings and respect the prevailing characteristics of the area. SPP Policy DMD4 requires that heritage assets (including listed buildings and conservation areas) are conserved and where appropriate, enhanced.
- 8.2 The amendment proposed relates to the change in level between the new flats and the garden (addition of two steps), retention of a small section of existing flank wall adjacent to no.31 Merton Hall Rd and addition of a small floor area between the existing flank wall and the new extension and change of roof material from single-ply membrane to slate.
- 8.3 It is considered that the proposed works are minor and inconsequentially change to the already approved works. It is considered that this would be acceptable given that the proposed change in height and small addition would

be to the rear of the property and therefore not visible from the public realm. Overall, the amendments will respond to London Plan Policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4 and are appropriate. Overall, the proposed changes would not cause material harm to the character and appearance of the Conservation Area.

## **9. Neighbouring Amenity**

- 9.1 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an adverse impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 9.2 The depth of the extension has not changed in comparison to the original scheme. The previous application did not account for the drop in levels at the rear and therefore the proposal has been submitted to regularise this. The proposal would still extend beyond the rear building line of number 27 to the south, however, this would be the same as previously approved. Number 27 has a single storey rear conservatory and although part of the proposal would be visible from this neighbouring property, its single storey nature and depth ensures that it would not be materially harmful. Part of the flank wall would therefore be more prominent to the garden space of number 27, however, it would still remain as a single storey structure adjacent to the boundary which is common amongst residential properties. The proposed additional section immediately adjacent to number 31 would be of limited depth (1.5 m) and would not cause a harmful impact on the adjacent rear facing window at number 31. Number 31 benefits from a similar single storey rear extension to that currently proposed and officers raise no concerns in this regard. The proposed amendments are reasonable and the increase (correction) in height of the approved extension, change of roof material and small addition to the approved extension are not considered to result in material harm to the neighbouring properties.
- 9.3 Given the positioning, scale and form, it is not considered to result in any undue harm to the residential amenities of the occupiers of neighbouring properties in terms of loss of light or loss of privacy that would warrant refusal of this application.
- 9.4 Party wall issues are civil matters and are not considered under planning considerations. Taking into account the overall scale, design and built form, officers do not consider the proposal would cause material harm to neighbouring amenity.

## **10. CONCLUSION**

- 10.1 The proposed amendments to the rear extension are not considered to be detrimental to the character and appearance of the applicant property or that of the locality. It is not considered that the changes have an unacceptably detrimental impact on the resident or neighbouring properties that warrants

refusal of the application. Therefore, the amendment accords with the principles of policies DMD2, DMD3 and DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4, 7.6 and 7.8 of the London Plan 2016.

## **RECOMMENDATION**

### **Grant Variation of Condition, subject to conditions**

1. Time limit (as per 19/P3985)
2. Materials
3. Remove Permitted Development for new windows in side elevations
4. Storage of refuse
5. Cycle parking
6. Climate Change

### **Amended condition:**

The development hereby permitted shall be carried out in accordance with the following approved plans: 0944-PR-01 RevP3 relating to the conversion of existing ground floor flat to create 1 x one bedroom flat and 1 x studio flat. Demolition of existing rear extension and replacement with full width single storey rear extension.

Please note that all other conditions attached to the substantive Planning Permission LBM Ref: 19/P0597 continue to apply.

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

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