

PLANNING APPLICATIONS COMMITTEE

18 MARCH 2021

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
20/P3477	14/12/2020
Site Address:	12 Cecil Road, South Wimbledon, London, SW19 1JT
Ward:	Trinity
Proposal:	REPLACEMENT OF EXTENSION WITH A NEW SINGLE STOREY REAR EXTENSION AND AN ADDITIONAL SINGLE STOREY INFILL EXTENSION TO PROPERTY ALONG WITH THE ERECTION OF A REAR ROOF EXTENSION.
Drawing Nos:	P136/300, P136/301, P136 / 302, P136 / 303, P136 / 304, P136 / 305, P136/105
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
Press notice	No
Site notice	No
Design Review Panel consulted	No
Number of neighbours consulted	21
External consultations	0
Internal consultations	0
Controlled Parking Zone	Yes - S1

1. INTRODUCTION

- 1.1 This application is being brought to Planning Applications Committee due to the number and nature of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The site comprises a two storey, terrace dwelling located on the east side of Cecil Road in South Wimbledon. The building is double fronted. It is not statutorily or locally listed and is not located within a Conservation Area. The terrace properties on this side of the road have relatively short gardens. There are no further constraints.

2.2 CURRENT PROPOSAL

- 2.3 This application seeks planning permission for a single storey rear extension following demolition of existing extension, additional single storey rear infill extension and a rear roof extension which would extend across the existing two storey outrigger. The proposal would be made up of the following dimensions:
- 2.4 Single storey rear replacement extension: 3.5m deep, 3.4 m wide and 3.21m high. Single storey rear infill extension: 3.5 m deep, 3.4 m wide and 3.21 m high. Materials include yellow London Stock brick, GRP flat roof with parapet and 2 rooflights.
- 2.5 Rear roof extension: 5.07m deep (ridge measurement), 3m wide and 7.89m high (overall height). Materials include timber framed windows, aluminium bi-fold doors, slate to match existing.

3. PLANNING HISTORY

There is no planning history for this site.

4. CONSULTATION

External

Neighbour consultation

- 4.1 Consultation letters were sent to neighbouring properties. 10 objections have been received. The points raised are summarised below:
- The proposal will create a huge sense of enclosure for properties 10 and 14 Cecil Road.
 - The proposal will have a detrimental impact on daylight/sunlight. No 10 already suffers from a loss of daylight and this will be made worse.

- By standing on the proposed step outside the study, you will be able to see into the kitchen area of No 10 Cecil Road which will be an invasion of privacy.
- The proposal is incongruous for the site.
- The height of the proposed single storey rear extension will be overbearing for neighbouring properties
- The rear extension does not need to extend beyond the existing rear building line to accommodate a study area. This element of the proposal would have a detrimental impact to the outlook of no 10.
- The proposed single storey rear extension is not in keeping with the character of the area.
- To date all the neighbouring properties on this side of the road have not been extended beyond the existing rear building line.
- The proposal for no.12 exceeds the line of the original kitchen by 850mm thus encroaching onto 10's north facing glass extension.
- The proposed rear extension is overdevelopment of the site.
- The proposed parapet wall of the single storey rear extension is not in keeping with the traditional design of the property.
- The proposals could result in damp issues as a result of the recess area.
- The proposed flat roof design as opposed to lean too design will result in damp as a consequence of poor levels of daylight/sunlight.
- The current proposal will lead to overdevelopment of the site which is insensitive to neighbouring properties.
- These properties are of historic importance and should be made a Conservation area to protect them.
- 16, 18 and 20 have all carried out works which have not impacted on their neighbours. This design would have a detrimental impact on 10 and 14 Cecil Road
- The proposal will impact the light entering my conservatory (14 Cecil Road) and will completely block out the light entering one of the windows.

5. POLICY CONTEXT

National Planning Policy Framework (2019)

- Chapter 12 Achieving well-designed places

London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design

Merton Core Strategy (2011)

- Policy CS 14 Design

Merton Sites and Policies Plan (2014)

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

6. PLANNING CONSIDERATIONS

- 6.1 The planning considerations for the proposals relate to the impact of the proposals on the character and appearance of the host building along with the impact upon neighbour amenity.

Character and Appearance

- 6.2 London Plan policies D3 and D4, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

6.3 **Single storey rear extensions**

The proposed single storey rear extensions are of a scale, form and appearance which is considered acceptable to the character of the existing building and surrounding area. With a flat roof design set behind the parapet wall, and minimal depth of 3.5m, it would be modern in style but would not appear incongruous or a bulky addition for the site. Materials for this element of the proposal include London Stock brick with a GRP flat roof and 2 rooflights which are considered acceptable to the character of the existing site. Both the single storey rear extensions would match each other in terms of design approach.

6.4 **Rear roof/gable extension**

It is noted several properties on this side of Cecil Road have extended their properties with pitched roof extensions over their existing two storey outriggers (numbers 16, 18 and 20).

- 6.5 The proposed roof extension would not go higher than the height of the main roof and would be pitched. Fenestration would match existing. Materials for this element of the proposal include slate roof tiles with timber framed windows which are considered in keeping with the character of the main house and surrounding area.

- 6.6 As such, the proposals are considered acceptable and in keeping with the character of the existing site and surrounding area and are considered policy compliant.

Neighbouring Amenity

- 6.7 London Plan Policy D4 and SPP policy DM D2 state 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.
- 6.8 The properties which may be affected by the proposals include 10, 14 Cecil Road and 173 and 175 Merton Road.
- 6.9 10 Cecil Road: It is noted this neighbouring property has a deeper building footprint which extends beyond the rear elevation at 12 Cecil Road. It also has an existing rear and side infill extension with glass windows at the ground floor side elevation. It is noted from the objections received there is concern about the impact on daylight/sunlight entering the single storey side elevation of this neighbouring property.
- 6.10 At 3.5m deep and 3.2m high the proposed single storey rear extension is not considered to be overbearing, visually intrusive or result in a loss of privacy to this neighbouring property. To mitigate against a loss of daylight/sunlight, the single storey rear extension has also been stepped in at this neighbours' side boundary by 0.7 m. The extension would also not extend deeper than the first side facing window out of 3 which serves number 10. As such this element of the proposal is considered acceptable in terms of neighbouring amenity and is not considered to result in a loss of daylight/sunlight or be overbearing.
- 6.11 The proposed roof extension would not extend beyond the existing outrigger and is stepped in at the side boundaries as per existing. As such, it is not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight or cause overshadowing. It is noted there would be an additional window and rooflights in the second floor level but these are not considered to result in a material harmful increase in overlooking than the existing situation. As such the impact on neighbouring amenity for this neighbouring property is considered acceptable.
- 6.12 14 Cecil Road: The proposed single storey rear extension would extend by 0.83m beyond this neighbour's rear extension and would be slightly taller. Due to the minimal depth and height of the proposal, it is not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight. The proposed roof extension as mentioned above is stepped in on both sides. As such the proposals are not considered to impact the amenity of this neighbouring property.
- 6.13 173 and 175 Merton Road: There is a separation distance of approximately 26m between the rear wall of these neighbouring properties and the rear wall of the proposed roof extension. As such it is not considered to be overbearing, visually intrusive or cause a loss of privacy than the existing outlook and is therefore acceptable.

6.14 The proposals are therefore considered acceptable in terms of neighbouring amenity and are considered to be policy compliant.

7. CONCLUSION

7.1 The scale, form, design, positioning and materials of the proposals are not considered to have an undue detrimental impact on the appearance of the area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DM D2 and DM D3 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and D3 and D4 of the London Plan 2021.

8. RECOMMENDATION

8.1 Grant permission subject to subject to conditions

Conditions

1. **A1 Commencement of development (full application):** The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: In the interests of proper planning.

2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans: [P136/300, P136/301, P136 / 302, P136 / 303, P136 / 304, P136 / 305, P136/105]

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **B3 External Materials as Specified:** The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

4. **C08 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.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of

Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

5. **D11 Hours/days of construction:** 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.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with policy DM EP2 of Merton's Sites and Policies Plan 2014.

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