

PLANNING APPLICATIONS COMMITTEE
20th January 2022.

UPRN	APPLICATION NO. 20/P1438	Item No: DATE VALID 04.05.2020
Address/Site	29 Richmond Road West Wimbledon SW20 0PG	
Ward:	Raynes Park	
Proposal:	ERECTION OF SINGLE STOREY SIDE AND REAR WRAP AROUND EXTENSION, PARTIAL TWO-STOREY REAR EXTENSION, ERECTION OF FRONT PORCH AND HIP TO GABLE AND REAR ROOF EXTENSION WITH INSTALLATION OF THREE ROOFLIGHTS TO THE FRONT SLOPE.	
Drawing Nos;	Site location plan and drawings Numbers 1-12 All Revision 1 (July 2020)	

Contact Officer: Leigh Harrington (020 8545 3836)

RECOMMENDATION

Grant planning permission subject to relevant 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: 4
- Press notice – No
- Site notice – No
- External consultations: No
- Archaeological Priority Zone – No
- Controlled Parking Zone – No
- Number of jobs created: N/A
- Density N/A

1 INTRODUCTION

- 1.1 The application is the first of two for this property that has been brought before the Committee due to the level of public interest. Development comprising extensions to 29 Richmond Road was implemented following the grant of planning permission in respect of application reference 19/P3601. The planning application before Committee under reference 20/P1438 sought to incorporate changes to the approved scheme. It has remained undetermined as the works that went ahead did not simply differ from the consented scheme but also differed from the submitted drawings and included raising the ridge of the house.
- 1.2 The second application for consideration on the Committee agenda, 21/P2432 seeks to retain the works that were undertaken and which differed materially from application 20/P1438 primarily in respect of raising the ridge of the roof.
- 1.3 The adjoining neighbour at 31 Richmond Road has submitted an application 21/P2881 for roof extensions also entailing raising the ridge of the roof.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey semi-detached dwelling located to the north east side of Richmond Road. The surrounding area is predominantly residential and comprises of semi-detached and detached two-storey dwellings that display an eclectic range of designs.
- 2.2 The site is not located within a conservation area, nor is the property listed. The site is located in Flood Zone 1.

3. PROPOSAL

- 3.1 The submitted proposal was for the erection of a single storey side and rear wrap around extension, partial two-storey rear extension, erection of front porch and rear dormer extension with installation of three rooflights to the front slope.
- 3.2 This application is similar to that previously approved under application ref. 19/P3601. The additional changes within this application relate to a hip to gable extension, rear dormer extension and the three roof lights to the front roof plane. It is also noted there are some other minor

alterations to the layout of the roof to the side of the property and the removal of a bathroom window in the side elevation.

- 3.3 The dormer is to project 2.8 m from the roof plane; it would have a width of 8.4 m and a height of 1.9 m. This would include two windows and a Juliette balcony in the rear elevation. The extension would also benefit from a single roof light. The proposed extension would provide space for a study, bedroom and en-suite in the roof space.
- 3.4 The dormer would be constructed from slate hanging tiles, with the windows having a white aluminium powder finish.

4. PLANNING HISTORY

- 4.1 11/P1423. Application for a lawful development certificate in respect of the proposed erection of a single story rear extension. Issued Certificate of Lawfulness 18th June 2011.
- 4.2 19/P3601. Erection of single storey side and rear wrap around extension, part two-storey rear extension and erection of a front porch. Granted Permission subject to Conditions 28th January 2020.
- 4.3 21/P3432. Concurrent application to retain works as constructed.

5 CONSULTATION

- 5.1 Consultation letters were sent to 4 neighbouring properties. 2 representations have been received in objection to the proposed development. The responses have been summarised below:
 - The proposal is too large and too close to the neighbouring property.
 - Disrupt the sense of harmony between the two semi-detached houses.
 - Proposed materials and roof lights out of keeping with character of the area.
- 5.2 The Wimbledon Society - 8th June 2020
Object to the objection on the following basis:
 - The dormer would be visually dominant and needs to be reduced in size.

6 POLICY CONTEXT

Relevant policies in the London Plan 2021 are;
D3 (Optimising site capacity through a design lead approach)

Merton Local Development Framework Core Strategy (2011)
Relevant policies include:
CS 14 Design

The relevant policies in the Council's Adopted Sites and Policies Plan 2014 are:

DM D1 Urban design and the public realm
DM D2 Design considerations
DM D3 Alterations and extensions to existing buildings

7 PLANNING CONSIDERATIONS

7.1 The principal planning considerations in this case relate to the impact of the proposed extensions on the character and appearance of the host building along with the surrounding area and the impact upon neighbouring amenity

7.2 Design and Character of the Area

Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street scene patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning policy CS14 supports these SPP Policies.

7.2.1 Hip to Gable Conversion, Dormer Extension and Roof Lights

The proposal includes a hip to gable conversion. It is acknowledged that this part of the proposal could disrupt the symmetry with the application property's semi-detached counterpart. While the application has still to be determined, officers would note that the neighbour at 31 Richmond Road has submitted a similar application in respect of raising the ridge height. It is acknowledged that several other semi-detached properties in the area have implemented similar conversions and, in this regard, it is considered to be part of the character of the area.

7.2.2 It is acknowledged that the dormer extension is large in scale and it is a matter of judgement as to whether or not it would appear subordinate within the context of the host dwelling. However, being positioned at the rear of the dwelling, the dormer extension would be largely screened from the street scene and would therefore have a limited impact on the wider character of the area. Further to this, it is noted that there are several other dormer extensions along Richmond Road and in this regard, the proposal would be considered to be part of the prevailing pattern of development in the area. On balance, therefore, the scale and massing of the proposed dormers are considered to be acceptable.

7.2.3 The materials proposed on the dormer extension comprising horizontally laid cedar cladding would be sympathetic to the character of the host dwelling and would not appear unduly at odds with other neighbouring dwellings (the as built arrangement has dark grey slate tiling on the dormer and first floor extension. The proposed roof lights are considered to integrate well with the character of the existing dwelling.

7.3 Ground Floor Extensions

It is noted that single storey rear extensions are a common characteristic of the surrounding area. Although the depth is 5m, given the context of the size of the house, the size of the garden, the presence of extensions on each side and a general increase in extension sizes following the introduction of Prior Approval the single storey rear extension element is considered to respect the size, mass, bulk, and character of the original house and would not materially detract from the established character and appearance of the local area.

7.3.1 The proposed side extension would be set behind the front building line by 1 metre and will appear as a subordinate addition when viewed from the street. It is considered that the design of the side extension would respect the size, mass, bulk and character of the original house and would not materially detract from the established character and appearance of the street scene.

7.4 First Floor Rear Extension

The proposed first floor addition would be almost identical to the first floor extension at no. 31 Richmond Road which adjoins the site. However, this proposal includes a false pitch on the rear elevation such that there are 2 short side dormer extensions on the pitched roof of the first floor extension. The first floor extension is to be set down from the main roof and will read as a subordinate addition from the rear elevation in terms of its projection. The positioning of the property in relation to the neighbour does restrict views from the street and therefore this extension is not considered to harm the character and appearance of the property or street scene.

7.5 Front Porch Extension

The proposed front porch is considered to respect the size and character of the original house and would not materially detract from the established character and appearance of the street scene.

7.6 Neighbouring Amenity

London Plan policy D3 and SPP Policies DM D2 and DM D3 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. There have been no objections to the proposals on the grounds of impact on amenity

7.6.1 Dormer Extension

The proposed rear dormer extension would have an overall width of 8.4m and would be built up to the joint mutual boundary with no. 31 Richmond Road. It is acknowledged that at second floor height, the dormer would provide some overlooking into the neighbouring rear amenity spaces, particularly with regards to no. 31 Richmond Road. However, it is noted that an existing overlooking effect is already created by the first-floor windows to the rear of the property. The windows and openings on this proposal are actually 64% larger than what have been installed but the windows would create no more overlooking or impact on privacy than would those in a permitted development dormer. In this regard, it is not considered that the dormer extension would result in an impact significantly greater than that already existing. As such, it is considered that the dormer extension is acceptable in terms of its impact on amenity.

7.6.2 Ground Floor Extensions

The proposed side/rear extension would extend 2.3 m beyond the rear wall of the existing ground floor rear extension at no. 27 Richmond Road. This depth is not considered to harm the amenity of occupiers of no. 27. A condition to prohibit the use of the flat roof is recommended.

7.6.3 The rear extension would extend 3.5 m past the rear wall of the existing ground floor rear extension at no. 31 Richmond Road. Due to the eaves height of 2.4 m, the proposed depth is not considered to significantly harm the amenity of occupiers at no. 31.

7.6.4 First Floor Rear Extension

The neighbouring property at no. 27 is set approximately 1 metre in front of the application site. The first floor rear extension would therefore extend 3 metres beyond the rear wall of no. 27 and will be 2.1 m from the nearest flank wall. Due to this distance, the proposed first floor extension would not be considered to have a significant detrimental impact on the amenity of occupiers at no. 27

7.6.5 A condition would be attached to the permission which required the proposed first floor side window facing no. 27 to be obscure glazed in order to protect the privacy of occupiers at no 27.

7.6.6 The first floor extension would be 3.5 m away from the boundary with the adjoining neighbours at no. 31. Due to this distance, the proposed first floor extension would not be considered to have a detrimental impact on the amenity of the occupiers at no. 31 Richmond Road.

7.6.7 Front Porch Extension

Given the siting and scale, the proposed front porch would have no impact on the amenity of neighbouring properties.

8. **CONCLUSION**

- 8.1 This application is similar to that previously approved under application ref. 19/P3601 but with additional elements relating to a hip to gable extension, rear dormer extension and the three roof lights to the front roof plane along with some other minor alterations to the layout of the roof to the side of the property and the removal of a bathroom window in the side elevation.
- 8.2 On balance, and taking into account the previous permission, it considered to be acceptable. Given that it is possible to see what the house currently looks like with works built larger than those subject to this application, it is also considered possible to determine that the scale, form and positioning of the proposed extensions. Officers conclude that the extensions, had they been constructed in accordance with the submitted plans would not cause material harm to the appearance of the host building or the amenity of the surrounding properties and are therefore an acceptable optimisation of the site's capacity.
- 8.3 Consequently, subject to the imposition of suitable conditions the proposals are not considered harmful to the amenity of neighbours and the proposals are accordingly recommended for approval.

RECOMMENDATION: Grant planning permission subject to the following conditions:

1. A1 Commencement of works
2. A7 Built to plans Site location plan and drawings Numbers 1-12 All Revision 1 (July 2020).
3. Materials as specified
4. C4 Obscure glazing. The first floor windows in the side elevation facing 27 Richmond Road shall be glazed with obscured glass and shall be maintained as such thereafter.
5. C8 No use of flat roof.

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