

PLANNING APPLICATIONS COMMITTEE
20th January 2022.

UPRN	APPLICATION NO. 21/P2432	Item No: DATE VALID 23.06.2021
Address/Site	29 Richmond Road West Wimbledon SW20 0PG	
Ward:	Raynes Park	
Proposal:	APPLICATION FOR THE RETENTION OF THE AS BUILT 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 INCORPORATING A RISE IN THE ROOF RIDGE HEIGHT.	
Drawing Nos;	Site location plan and drawings Numbers 1-12 All Revision 00 (July 2021)	

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: 7
- 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 second of two for this property that has been brought before the Committee due to the level of public interest. The application seeks to retain the works that have been undertaken without planning permission and which differed materially from the scheme approved under planning permission reference 19/P3601.

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 property has been extended by means of the single storey side and rear, part two storey rear and hip to gable and rear roof dormer extension subject of this application.
- 2.2 The surrounding area is predominantly residential and comprises of semi-detached and detached two-storey dwellings that display an eclectic range of designs.
- 2.3 Ridge lines vary within the road and there are examples of other houses in close proximity to the site which appear to have raised or have off set ridge lines; 10, 12, 38, 37, 39 and 57 Richmond Road.
- 2.4 The site is not located within a conservation area, nor is the property listed. The site is located in Flood Zone 1.

3. CURRENT PROPOSAL

- 3.1 The current proposal is for the retention of the “as built” single storey side and rear wrap around extension, part two storey rear extension, erection of a front porch and hip to gable and rear roof extension with the installation of three roof lights to the front roof slope and incorporating raising the height of the roof ridge.
- 3.2 Planning permission (LBM Ref 19/P3601) has been granted for the erection of a single storey side and rear wrap around extension, part two storey rear extension and erection of a front porch. At ground floor level the plan layout for this level has the same single storey rear extension as that approved under LBM Ref 19/P3601 but the single storey side extension now abuts the neighbouring property at 27 with a box gutter and a marginally higher parapet on the front elevation. At first floor level the two storey rear extension also has the same exterior as approved under 19/P3601.
- 3.3 At roof level the proposals include a hip to gable that was not on the 2019 application. Internally the ‘As built’ element is deeper on the North West side than approved although externally it remains the same depth and width. The ridge height is 0.14m higher whilst the three roof lights that

have been installed are smaller than those previously approved. On the rear elevation of the roof dormer the windows are smaller than those approved with a window unit replacing the approved Juliette balcony. The reduction in the amount of glazing between what was previously applied for and what has been installed is nearly 64%. The extension has also been finished in dark grey slate tiling rather than cedar cladding that was originally approved.

- 3.4 The detailing for the entrance door on the front porch now has a door and separate glazed panel rather than glazed panes flanking the door.

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 20/P1438 Erection of single storey side and rear wrap around extension, partial two-storey rear extension, erection of front porch and rear roof extension with installation of three rooflights to the front slope. Currently before members for consideration on this Committee Agenda.

5 CONSULTATION

- 5.1 Consultation letters were sent to 7 neighbouring properties. As a result 7 representations have been received in objection to the proposed development. The responses have been summarised below:
- The works were undertaken without planning permission
 - Raising the ridge line will set a precedent
 - Other neighbouring properties do not have raised ridge lines
 - The attachment of the rain water goods to the wall of 27 Richmond Road can lead to damp issues
 - The side extension is too close to 27 Richmond Road
 - There is a hardstanding of more than 5sqm that is not porous and this can lead to flooding risk.
 - 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.

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 "as built" extension works on the character and appearance of the host building along with the surrounding area and the impact upon neighbouring amenity

Impact on character of the area and design considerations.

7.2 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.

7.3 The as built works include a hip to gable conversion and raising the ridge. It is acknowledged that this part of the proposal may be considered as disrupting the symmetry with the application property's semi-detached counterpart at 31 Richmond Road. However, it is acknowledged there are examples of other houses in close proximity to the site which appear to have either raised or have an offset ridge line; 10, 12, 38, 37, 39 and 57 Richmond Road. In this regard, it is considered to be part of the character of the area.

7.4 Given the context of the size of the house and its setback from the street the front garden officers consider the roof additions are not so prominent that it would be reasonable to conclude that on balance, therefore, the scale and massing of the proposed changes are considered to be acceptable.

7.5 Officers note that while the application is still to be determined, and thus its merits remain under review, adding a hip to gable and raising the ridge at 31 as proposed as part of a current application shows how potentially redressing the balance in terms of the overall character of the roofscape could be achieved.

- 7.6 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.
- 7.7 The appearance of the extensions are not considered to be harmful to the character of the house, its adjoining neighbour or the wider street scene.
- 7.8 The materials used on the dormer extension comprise dark grey hanging tiles rather than the cedar panelling proposed for the 2020 application and these are considered more sympathetic to the character of the host dwelling and do not appear at odds with other neighbouring dwellings. The proposed roof lights on the front roof slope are considered to integrate well with character of the existing dwelling and are a common design for roof extension rooflights and are within permitted development criteria.

Ground Floor Extensions

- 7.9 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.
- 7.10 The side extension is set behind the front building line by 1 metre and appears as a subordinate addition when viewed from the street. The side extension has been built such that the guttering along the side is attached to the wall of 27 Richmond Road. In terms of visual appearance this is not readily apparent and is not considered to be sufficiently harmful to the appearance and character of the house or the wider setting such as to warrant a refusal of permission but is of concern to those occupiers. In practical terms it is often best practice not to have a very small gap between walls as these are difficult to access and maintain clear from the accumulation of debris ect that can lead to damp. Therefore the existing situation would actually be to the betterment of both neighbours as the gap at ground floor level wont be problematic in the future. Consequently it is considered that the design of the as built side extension respects the size, mass, bulk and character of the original house and does not materially detract from the established character and appearance of the street scene.

First Floor Rear Extension

- 7.11 The proposed first floor addition is almost identical to the first floor extension at no. 31 Richmond Road which adjoins the site. However, this built extension 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 set down from the main roof and reads 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.

Front Porch Extension

- 7.12 The as built front porch is considered to respect the size and character of the original house and does not materially detract from the established character and appearance of the street scene.

Impact on neighbouring amenity

- 7.13 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

Rear Dormer Extension

- 7.14 The proposed rear dormer extension has an overall width of 8.4m and has been 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 as built proposal are actually 64% less than was originally proposed 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 viewed 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.

Raised ridge line

- 7.15 The ridge line has been raised by only 14cms and therefore in the context of the size of the site and the distance to neighbouring properties it is not considered to be visually intrusive or to result in any tangible loss of light or overshadowing. As such, it is considered that the raised ridge line is considered acceptable in terms of its impact on amenity.

Ground Floor Extensions

- 7.16 The side/rear extension extends 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 prohibiting the use of the flat roof is recommended.
- 7.17 The rear extension extends 3.5m 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.

First Floor Rear Extension

- 7.18 The neighbouring property at no. 27 is set approximately 1 metre in front of the application site. The first floor rear extension therefore extends 3 metres beyond the rear wall of no. 27 and 2.1m from the nearest flank wall. Due to this distance, the proposed first floor extension does not have a significant detrimental impact on the amenity of occupiers at no. 27
- 7.19 There is a bathroom window in the first floor side elevation, indicated on the plans as being obscured glazed to 1.7m above floor level. A condition requiring the window in the flank wall opposite number 27 to be obscure glazed is recommended in order to protect the privacy of occupiers at no 27.
- 7.20 The first floor extension will be 3.5 m away from the boundary with the adjoining neighbours at no. 31. Due to this distance, the proposed first floor extension will not have a detrimental impact on the occupiers at no. 31 Richmond road.

Front Porch Extension

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

Other matters

- 7.23 A significant number of the objections related to the fact that the applicants had undertaken the works without first obtaining consent. A failure to obtain planning permission before undertaking works that require it does not by itself constitute grounds for refusing a subsequent planning application.
- 7.24 An objection related to the hardstanding area. Planning permission would only be required if the area was more than 5sqm, which it is and if the surface is not made from porous materials or was made so as to drain off within the site. The driveway replaces an existing driveway and is built according to the site plan submitted with the application. It is paved with resin-bound gravel. The surfaces are porous and allow for water to drain through to the ground. This material is widely used for residential properties in the neighbourhood. Rainwater from the roof tops is collected through a drainage system connected to the main sewer.

8. **CONCLUSION**

- 8.1 Notwithstanding that the extensions have been constructed without the benefit of first securing planning permission officers considered it reasonable to invite an application to seek to regularise the development through a retrospective application.
- 8.2 Taking into account the previous permission, and assessing the impact both on neighbour amenity and the streetscene it is considered that the scale and massing of the development “as built” and the additional bulk added can reasonably be supported. Officers consider that the scale, form and positioning of the proposed extensions do 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 With respect to specific detailed design matters, the erection of hip to gable and rear roof dormer extensions are a common form of development with most being undertaken using permitted development rights. However, in this instance the original ridge line is such that it restricts the available head height in any roof extension so that whilst the space can be used, the lower ceiling height can make it feel cramped. By raising the ridge line a modest 14cms this can make the space more comfortable.
- 8.4 Where proposals entail both a hip to gable and raising the ridge the impact important considerations include whether the proposals unbalance the symmetry of a pair of semi-detached houses and their impact on the appearance of an established terrace ridge height. Hip to gable extensions on their own will routinely fall within the scope of permitted development while raising the ridge does not. Hip to gable extensions are to be found in the locality and it would be unreasonable to focus solely on this aspect of the extensions. Officers however are of the view that in this instance the ridge height would not appear out of character to the extent that it would be harmful to the streetscene and there are other examples of raised or offset ridge lines occurring locally which can be found at 10, 12, 38, 37, 39 and 57 Richmond Road. While its merits are still to be determined, a hip to gable extension and raising the ridge as proposed on a current application for 31 could potentially redress a degree of symmetry. However, the determination of the application before members should not reasonably be delayed on the basis of the application at 31 not being determined.
- 8.5 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:

CONDITIONS

1. A7 (Amended to read “retained as per the approved plans”) Site location plan and drawings Numbers 1-12 All Revision 00 (July 2021).
2. C4 Obscure glazing. The first floor windows in the side elevation facing 27 Richmond Road shall be glazed with obscured glass for so long as the development remains.
3. C8 No use of flat roof.

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