

PLANNING APPLICATIONS COMMITTEE

15 FEBRUARY 2024

CASE OFFICER REPORT

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
23/P3164	13/11/2023
Site Address:	Flat 18, Sovereign House, Wimbledon SW19 7PG
Ward:	Hillside
Proposal:	Front extension; rear extension and terrace; replacement of balustrade; installation of photovoltaic panels
Drawing Nos:	See condition 2
Contact Officer:	Stephen Hill

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	110
External consultations	By letter and site notice
Internal consultations	As described in report

INTRODUCTION

The application has been brought to the Development and Planning Applications Committee due to the number of objections received.

1. SITE AND SURROUNDINGS

- 1.1 The application site comprises Flat 18, a fourth (top) floor apartment within Sovereign House, a detached four storey block of flats situated on the east side of Draxmont in Wimbledon.
- 1.2 The application site is not within a conservation area and the building is not locally or nationally listed. The site is close to the boundary of the Wimbledon Hillside Conservation Area and Grade II Listed Building (100-102 Wimbledon Hill Road).

2. CURRENT PROPOSAL

- 2.1 The current proposal involves two extensions to the flat at the front and rear respectively, utilising space on the flat roof of the block of flats. The front extension continues the building's architectural and will provide an enlarged kitchen area. The rear extension will incorporate an orangery and an extended master bedroom suite. The orangery will include glazed doors and windows to connect the indoor and outdoor elements.
- 2.2 A terrace; replacement of balustrade; and installation of photovoltaic panels are also included in the proposal.
- 2.3 Prior to the submission of this planning application, pre-application advice was provided in June 2023. Officers indicated that further extension of the roof as proposed in terms of mass, bulk, height, and materials, would be acceptable in principle. It was also acknowledged that other blocks of flats in the local area had undergone roof extensions and that the proposed extensions, although not identical to those of No. 17 Sovereign House, would enhance the symmetry of the building in terms of mass, bulk, height, and materials. This would contribute to a more balanced and visually pleasing appearance.

3. PLANNING HISTORY

Neighbouring flat

- 3.1 In July 1989, planning permission was granted for the erection of a conservatory to fourth floor level flat (LBM Ref .891P0764) now Flat 17
- 3.2 In January 1998 planning permission was granted for the erection of a conservatory to the fourth floor terrace (LBM Ref.97/P1 184) now Flat 17
- 3.3 In 2019, planning permission was granted for removal of existing conservatories and erection of front and rear extensions LBM ref: 19/P1593) now Flat 17.

Subject property

- 3.4 No relevant history except tree works for the building.

4. CONSULTATION

- 4.1 110 letters of notification to occupiers of neighbouring flats and houses, and 11 objections have been received covering the following issues:-
- 4.2 Summary of grounds for objection
 - Impact on daylight and sunlight to Flat 17 and sense of enclosure.
 - Out of character with the existing building and damaging visually
 - Concerns about building's structural problems due to load of new extension and its weight, and previous water ingress from this flat.
 - The flat is already big enough for two people
 - Works will be disruptive and take a long time
 - Works will cause disturbance for elderly residents
 - Flat owners 'troublesome'
 - No 'community benefit' as no new units constructed

- Insufficient details of materials

5. POLICY CONTEXT

London Plan 2021

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- D11 Safety, security and resilience to emergency
- HC1 Heritage conservation and growth

Merton Sites and Policies Plan July 2014 policies:

- DM D1 - Urban Design and public realm
- DM D2 Design considerations in all developments
- DMD3 Alterations and extensions to existing buildings
- DMD4 Managing heritage assets

Merton Core Strategy 2011 policy

CS 14 Design

6. PLANNING CONSIDERATIONS

- 6.1 The main planning considerations are design and heritage, and neighbour amenity issues.

Design, heritage and visual impact

- 6.2 The proposal involves a front extension; rear extension and terrace; replacement of balustrade; and installation of photovoltaic panels.
- 6.3 The building itself is unremarkable and makes a neutral contribution to the streetscape. The existing relationship with the other penthouse apartment, Flat 17, is unbalanced as this flat has benefited from extensions, and the balustrades at the subject property are simple iron railings which contrast negatively with the contemporary balustrades at Flat 17 (See Fig 1).



Fig 1 – the existing building with subject flat in foreground.



Fig 2 – The existing building from the rear.

- 6.4 The proposed extensions are of a contemporary character.
- 6.5 The proposed arrangement of the additional massing and the choice of glazing make an interesting contrast to the building which complements its current appearance. The choice of roof style works well with the existing extensions and visually enhances the fourth floor. The replacement of the

balustrade with glass is acceptable and is a complement to the contemporary extensions. See Fig 3.

- 6.6 The rear extension is in an 'orangery' style with glazing that will benefit the accommodation in terms of light and presents an interesting visual element to the building (see Fig 4)



Fig 3 – CGI of the proposed front extension.



Fig 4 – CGI of the proposed rear extension



Fig 5 CGI of proposed front of the property to illustrate the inset terrace and massing



Fig 6 CGI of the proposal at rear including inset terrace, pergola and massing either end of the terrace

- 6.7 Further, the master bedroom extension would be set back from the building edge and set in from the side boundary with rendered walls and large glazed panels. The height of this extension would match that of the orangery extension and would remain a visually suitable addition to the building.

- 6.8 The proposal would result in a visual change to the fourth floor of the building but the changes are not considered harmful and indeed would enhance the appearance of the building. The other flat on the top floor (Flat 17) has extensions and roof terrace with modern balustrades, and visually the proposal would balance and be consistent with these extensions and outdoor amenity areas that benefit Flat 17. Officers have considered the impact on the neighbouring Conservation Area and the proposal causes no harm to views in or out of the Conservation Area or its setting due to the neutral appearance of the building and the positive contemporary complement that the proposal would provide. Further, officers do not consider that the proposal would cause any harm to the setting of the neighbouring Grade II Listed Building on Wimbledon Hill Road (100-102 Wimbledon Hill Road) due to the distance between the site and this neighbouring building.
- 6.9 The design of the extensions are considered to be acceptable and complies with policies CS14 (Design) and DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing heritage assets).
- 6.10 The solar panels have no negative visual impact and have an obvious benefit in terms of sustainable energy and climate change.
- 6.11 The brickwork would match existing and a condition would be attached to the permission requiring samples of all materials.

Neighbour Amenity

Overlooking

- 6.11 The proposals are on the fourth floor which already overlooks neighbouring buildings. The new outside space had potential to introduce opportunities for overlooking in a more intrusive way, but the orientation of the terrace is not towards any buildings which are high or close enough to be affected.

Daylight and sunlight

- 6.12 The Applicant has produced a Daylight and Sunlight Assessment from Anstey Horne dated 2 June 2023 which concludes that the layout of the proposed extensions follows the BRE guidelines and is unlikely to result in a noticeable reduction in daylight or sunlight to surrounding properties. The report is of limited value insofar as the impact on light to windows is concerned as no data is attached or referred to and no impacts are discussed in numerical terms.
- 6.13 The only property which could suffer any significant impact is the neighbouring Flat 17, which has itself extended on this floor and benefits from a terrace.
- 6.14 The element of the proposal that would affect Flat 17 would be the rear extension and the additional massing to accommodate the master bedroom.

- 6.15 There are two relevant windows at the rear of Flat 17 which could be affected by the proposals in addition to a roof terrace.
- 6.16 There is already a wall separating the two terraces on the rear elevation and the proposed new massing would sit behind it, albeit it would be slightly higher than the wall. It is also not full depth and set back from the dividing wall. Therefore, on the basis of the drawings it is very difficult to see how the light to the neighbouring penthouse apartment would be obstructed by the proposals in any way that would render the experience of light within that property noticeably worse. The overall height from the terrace level of the extension would be 2.8m and a depth of 3.2m to indent section and then full depth of 4.0 m are akin to common single storey rear extensions carried out on the rear of houses. The flat inevitably benefits from good daylight and sunlight on the south side, given it is the penthouse and is not overshadowed. The proposed extension is therefore considered to be acceptable in terms of its relationship to the adjacent windows at Flat 17 and would not be harmful.

Sense of enclosure

- 6.17 Similarly, the only property which could suffer any sense of enclosure is the neighbouring Flat 17 due to the rear extension. Whilst the proposed extension would be visible it does not enclose the internal or the external areas of Flat 17 in any significant or unacceptable way. The extension will be located behind the wall which currently divides the two flats, and therefore any view of the extension itself will be limited. The rear extension will be a presence when enjoying the terrace of No.17 but it does not enclose or present an unacceptable built form to that terrace or the windows behind it. Arranging the massing in this way is sensible as it further divides the two terraces ensuring their privacy. This is considered a respectful relationship which enables the continued enjoyment of the terrace at Flat 17. The occupant has referred to 'loss of scenery' which is not a material planning consideration.
- 6.18 Overall, the proposals would not result in harm to neighbour amenity and is acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7. CONCLUSION

- 7.1 The design of the proposed extensions and alterations is considered to be acceptable and would enhance the appearance of the existing building.
- 7.2 The proposal would cause no appreciable harm to neighbours' amenity.
- 7.3 Accordingly, it is recommended that planning permission be granted.

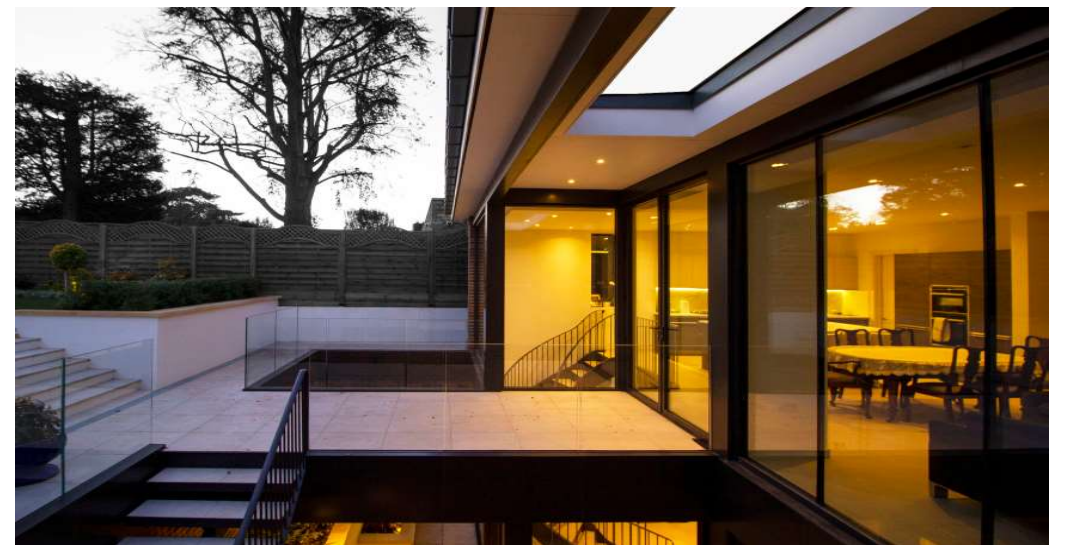
GRANT Planning permission subject to conditions

Conditions

1	A1 Commencement of development (full application)	Commencement of development (Full Permission) - The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
	1	Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2	A7 Approved Plans	Approved Plans - The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P04 P05
	1	Reason: For the avoidance of doubt and in the interests of proper planning
3	B3 External Materials to be approved	Materials to be Approved - No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.
	1	Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
4	C08 No Use of Flat Roof	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.
	1	Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies

		D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
5	C09 Balcony/Terrace (Screening)	Screening - The screening or enclosure to the balcony as shown on the approved plans shall be implemented before the development is first occupied and retained permanently thereafter.
	1	Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
6	D11 Construction Times	Construction Times - 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.
	1	Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
7	H09 Construction Vehicles	Construction Vehicles - The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.
	1	Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.
8	Note To Applicant - Approved Schemes	INFORMATIVE In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused

		<p>on solutions. LBM works with applicants/agents in a positive and proactive manner by:</p> <ul style="list-style-type: none">i) Offering a pre-application advice and duty desk service.ii) Where possible, suggesting solutions to secure a successful outcome.iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application. <p>In this instance:</p> <ul style="list-style-type: none">i) The applicant/agent was provided with pre-application advice.ii) The application was acceptable as submitted and no further assistance was required.iii) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
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HARPER LATTER ARCHITECTS
18 SOVEREIGN HOUSE, DRAXMONT, SW19
EXTERIOR COMPARISON IMAGES

18 SOVEREIGN HOUSE (EXISTING)

Page 58



IMAGE 1A: Reference Image

IMAGE 1: Existing street level view of 18 Sovereign House towards the near front corner of the property

18 SOVEREIGN HOUSE (PROPOSED)



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IMAGE 2: Proposed street level view of the proposed extension towards the near front corner of the property

18 SOVEREIGN HOUSE (EXISTING)

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IMAGE 3A: Reference Image

IMAGE 3: Existing garden level view of 18 Sovereign House from the near rear corner of the property

18 SOVEREIGN HOUSE (PROPOSED)



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IMAGE 4: Proposed garden level view of the proposed extension towards the near rear corner of the property

18 SOVEREIGN HOUSE (PROPOSED)



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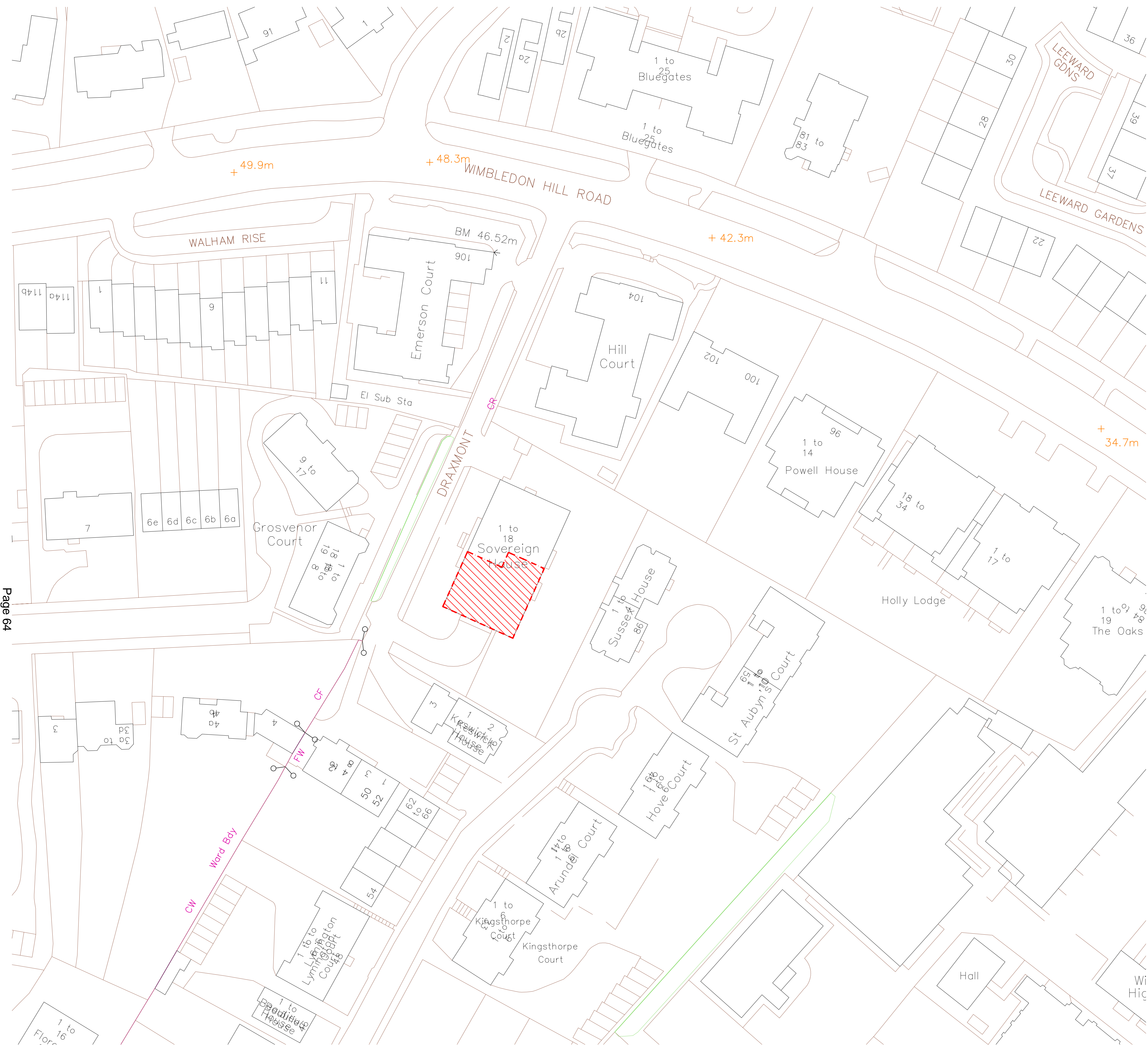
IMAGE 5: Proposed terrace level perspective to the rear of the property to illustrate the inset terrace, pergola and massing either end of the terrace

18 SOVEREIGN HOUSE (PROPOSED)



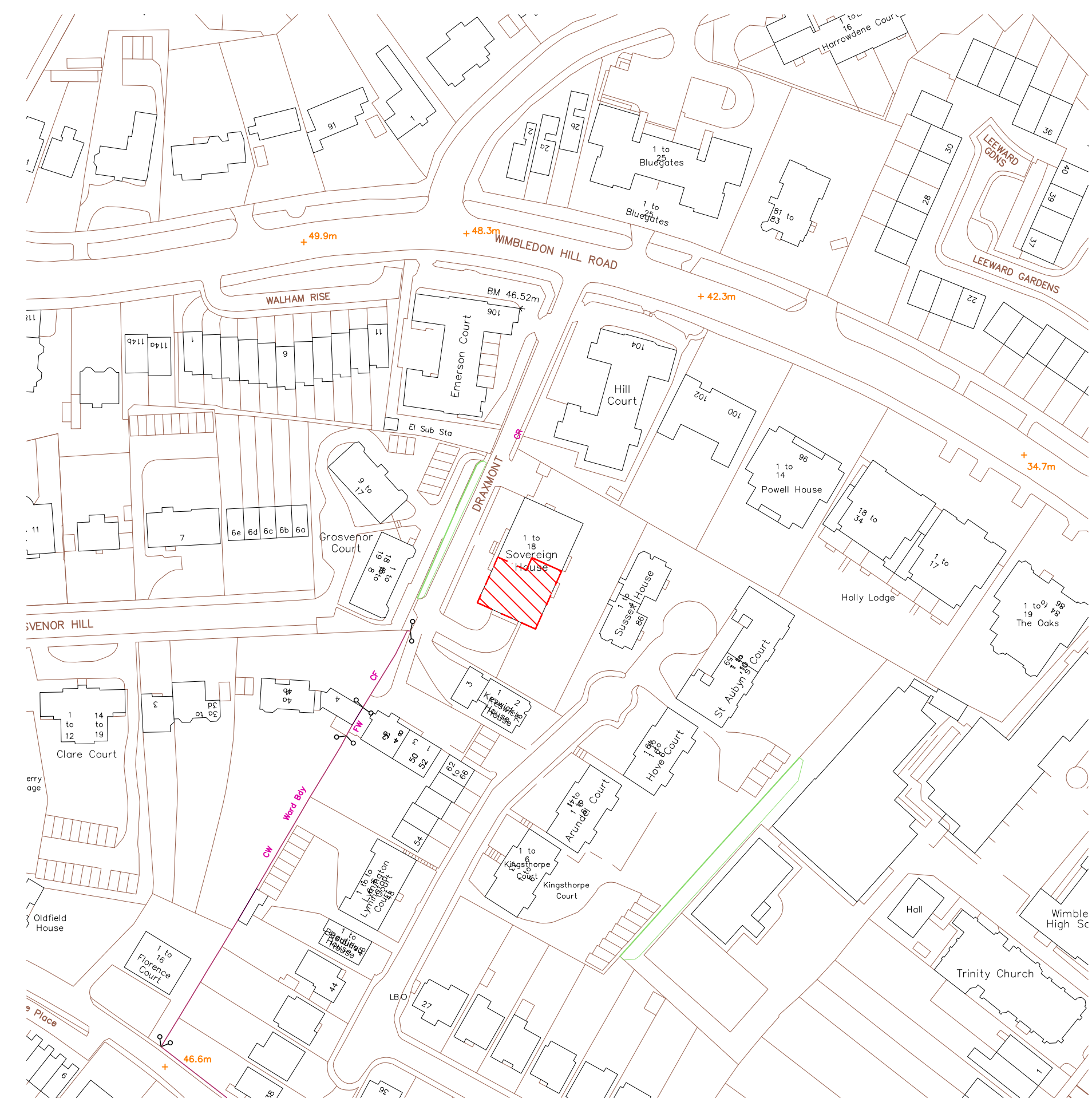
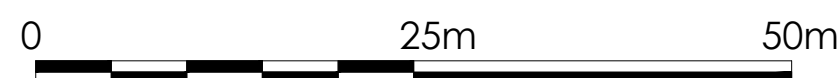
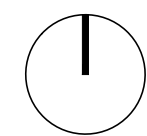
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IMAGE 6: Proposed terrace level perspective to the front of the property to illustrate the inset terrace and brickwork massing to be inkeeping with the existing property



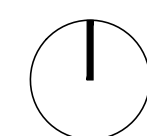
EXISTING SITE PLAN

1:500 @ A1



LOCATION PLAN

1:1250 @ A1



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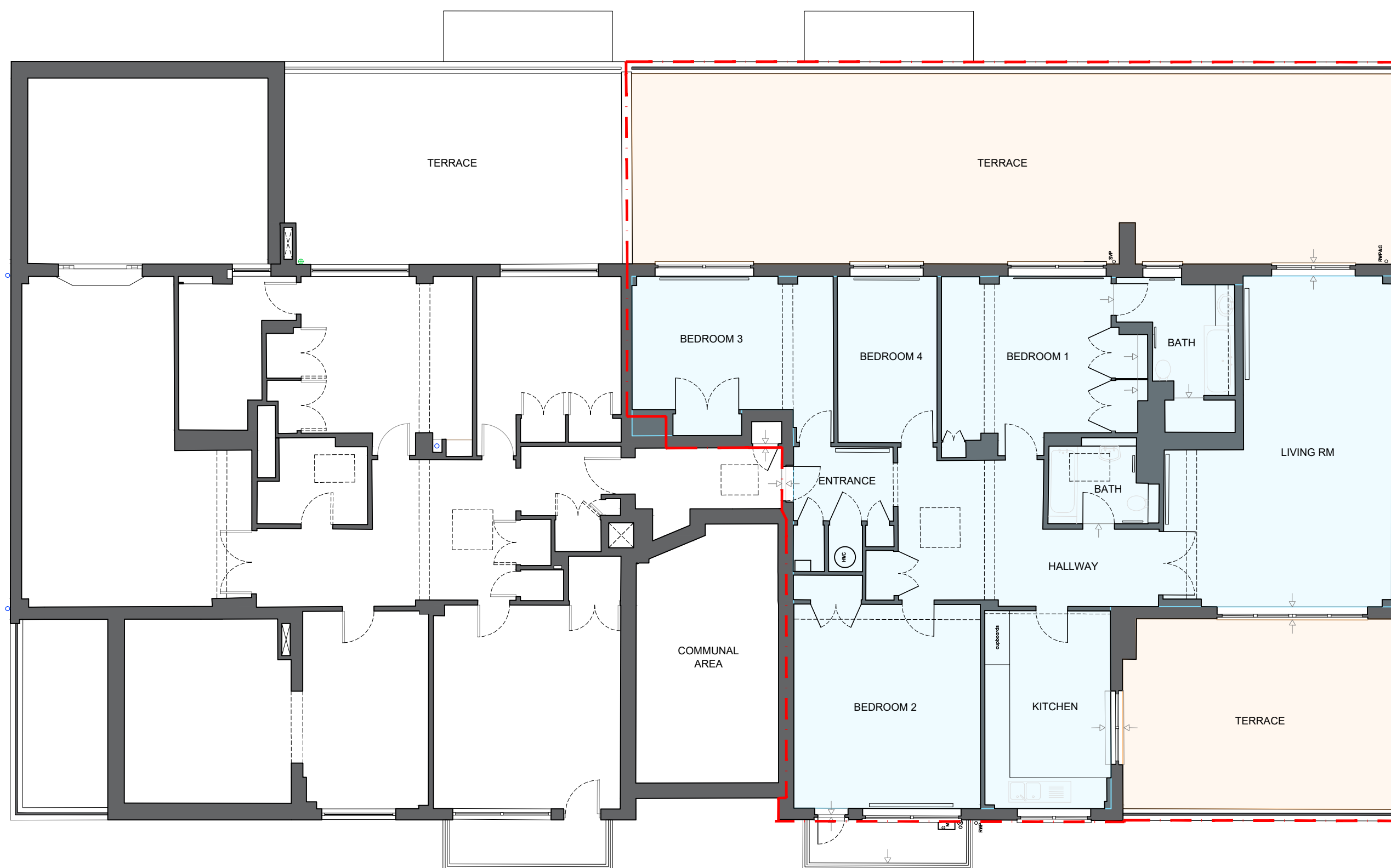
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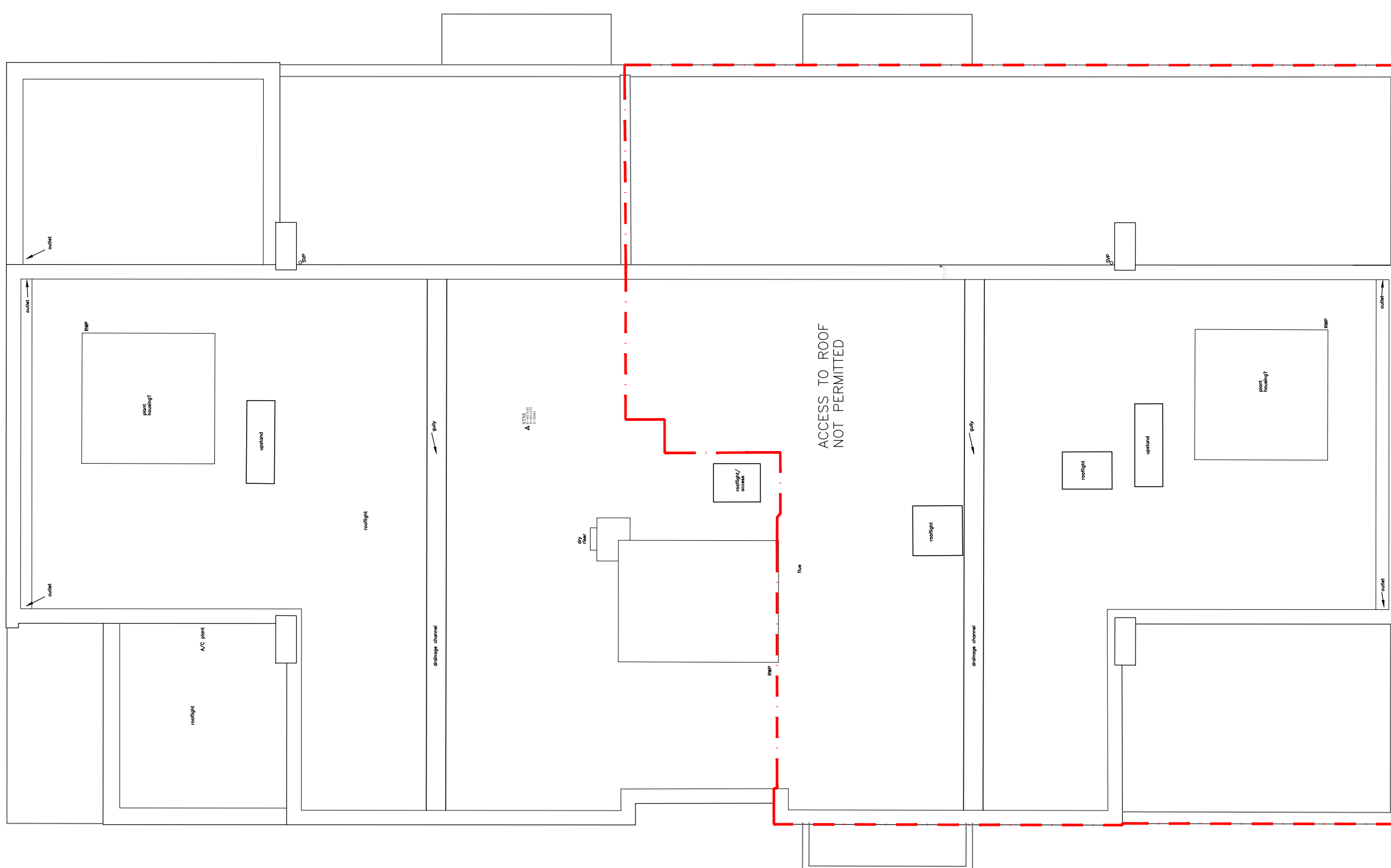
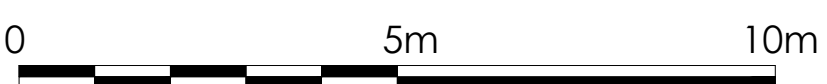
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18 SOVEREIGN HOUSE, DRAXMONT	315

Drawing Title	VARIES @ A1
PLAN	VARIES @ A3
EXISTING LOCATION & SITE	

Drawing No.	Revision
P01	00



EXISTING APARTMENT FLOOR PLAN
1:100 @ A1



EXISTING APARTMENT ROOF PLAN
1:100 @ A1



- No. 18 Sovereign House - Apartment internal floor area
- No. 18 Sovereign House - External terrace area
- No. 18 Sovereign House - Property extent

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Project	Project No
18 SOVEREIGN HOUSE, DRAXMONT	315

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PLAN EXISTING APARTMENT AND TERRACE	1:200 @ A3

Drawing No.	Revision
P02	00

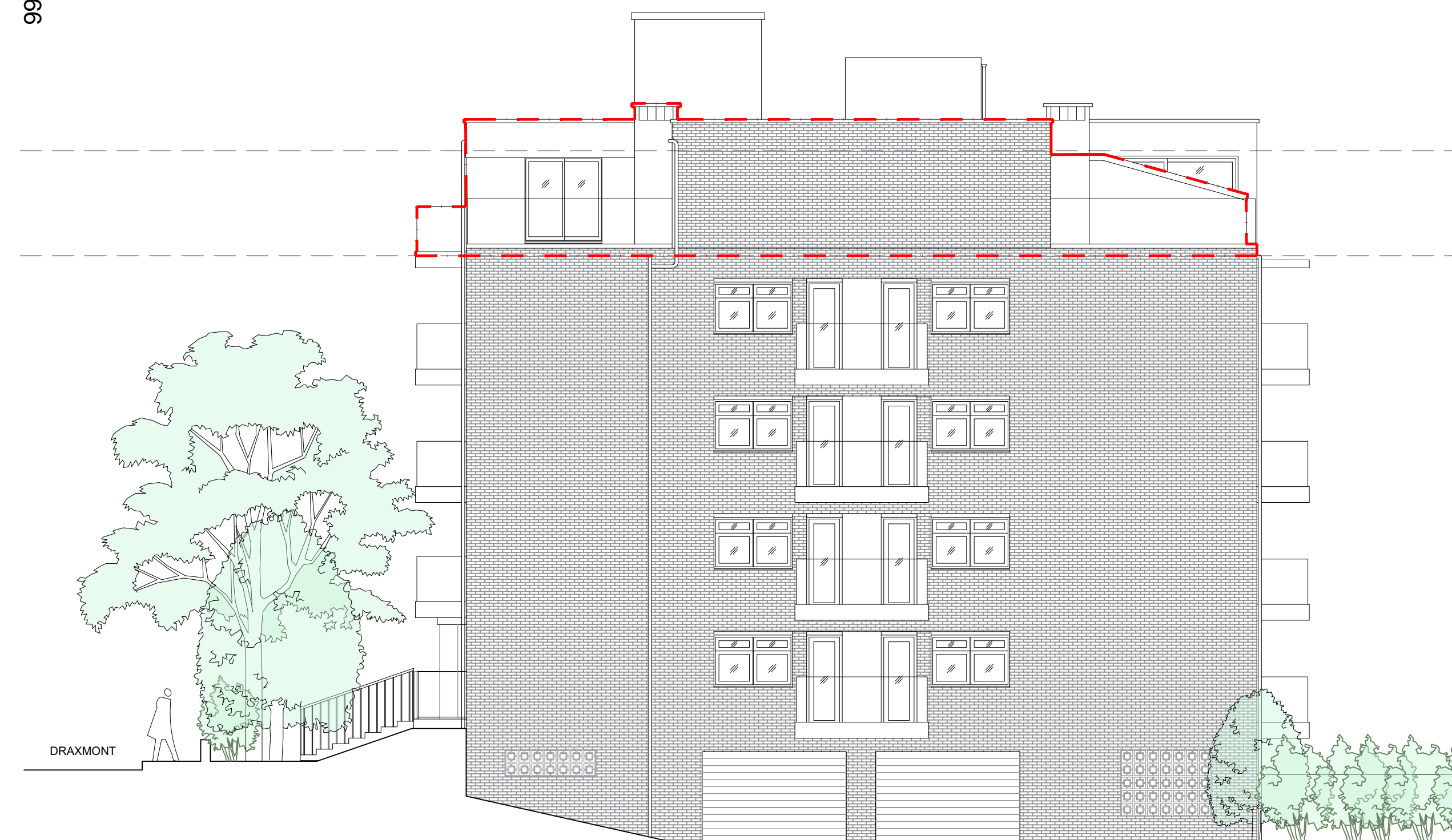


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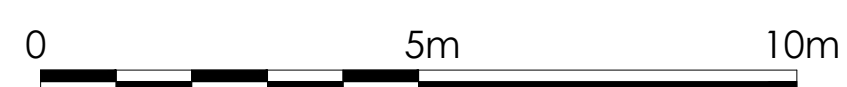


EXISTING APARTMENT REAR (GARDEN) ELEVATION
1:100 @ A1

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EXISTING APARTMENT SIDE ELEVATION
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EXISTING APARTMENT SIDE ELEVATION
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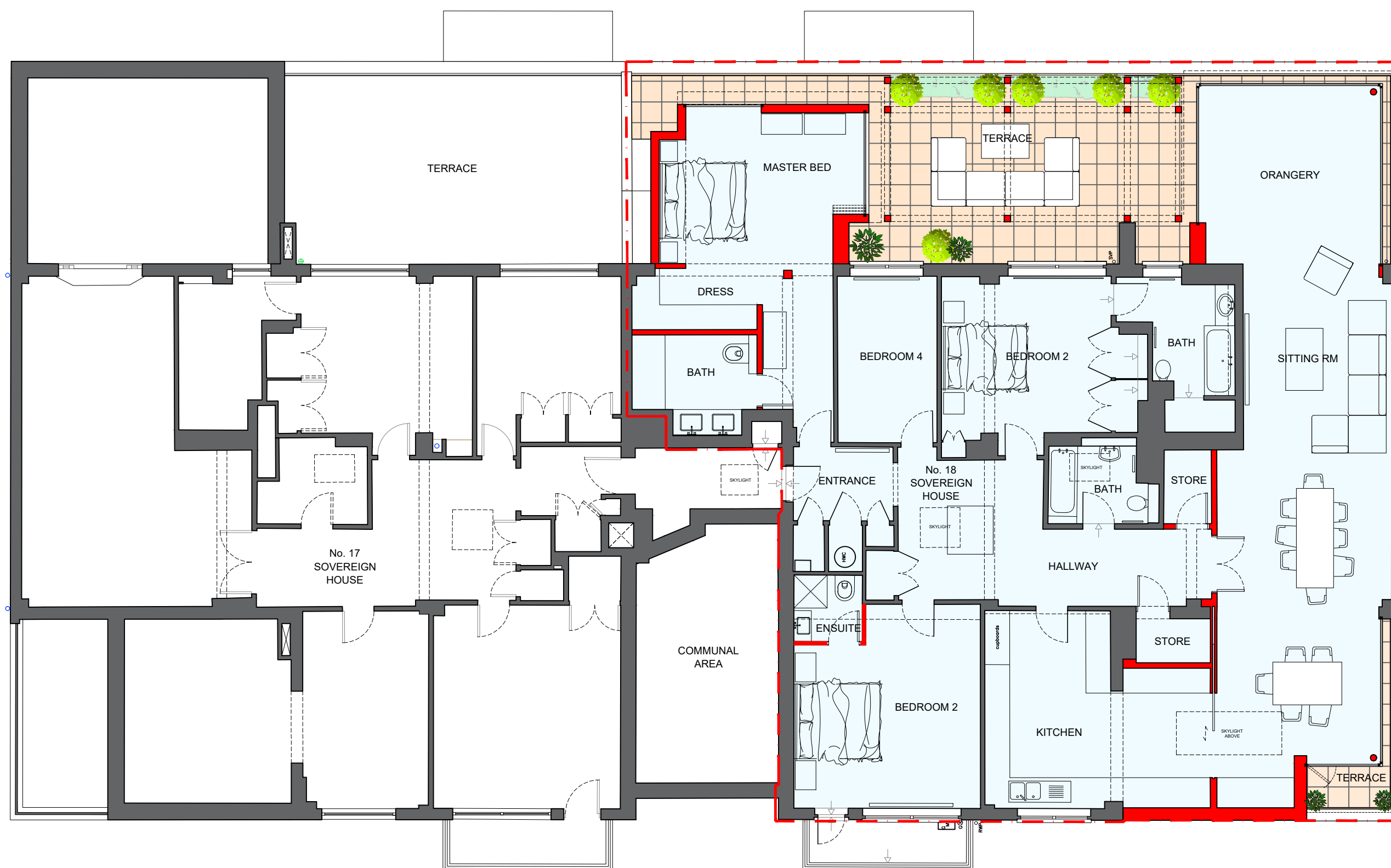
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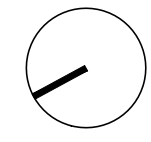
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18 SOVEREIGN HOUSE, DRAXMONT	315

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ELEVATION	1:200 @ A3
EXISTING APARTMENT AND TERRACE	

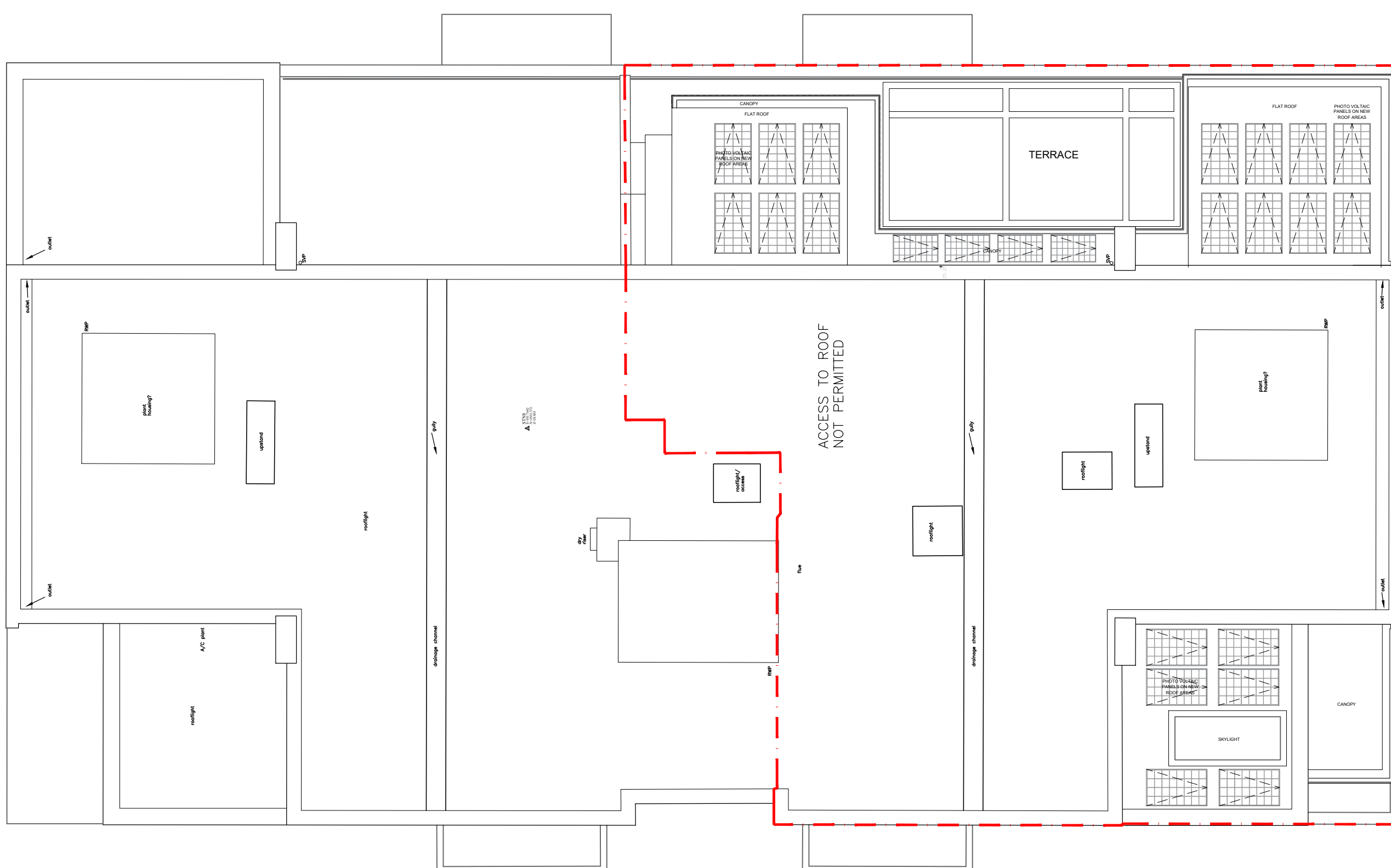
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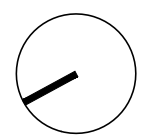
EXISTING APARTMENT FLOOR PLAN
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0 5m 10m



EXISTING APARTMENT ROOF PLAN
1:100 @ A1



0 5m 10m

- No. 18 Sovereign House - Apartment internal floor area
- No. 18 Sovereign House - External terrace area
- New walls
- No. 18 Sovereign House - Property extent

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Project	Project No
18 SOVEREIGN HOUSE, DRAXMONT	315

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PLAN	1:200 @ A3
PROPOSED APARTMENT AND TERRACE	

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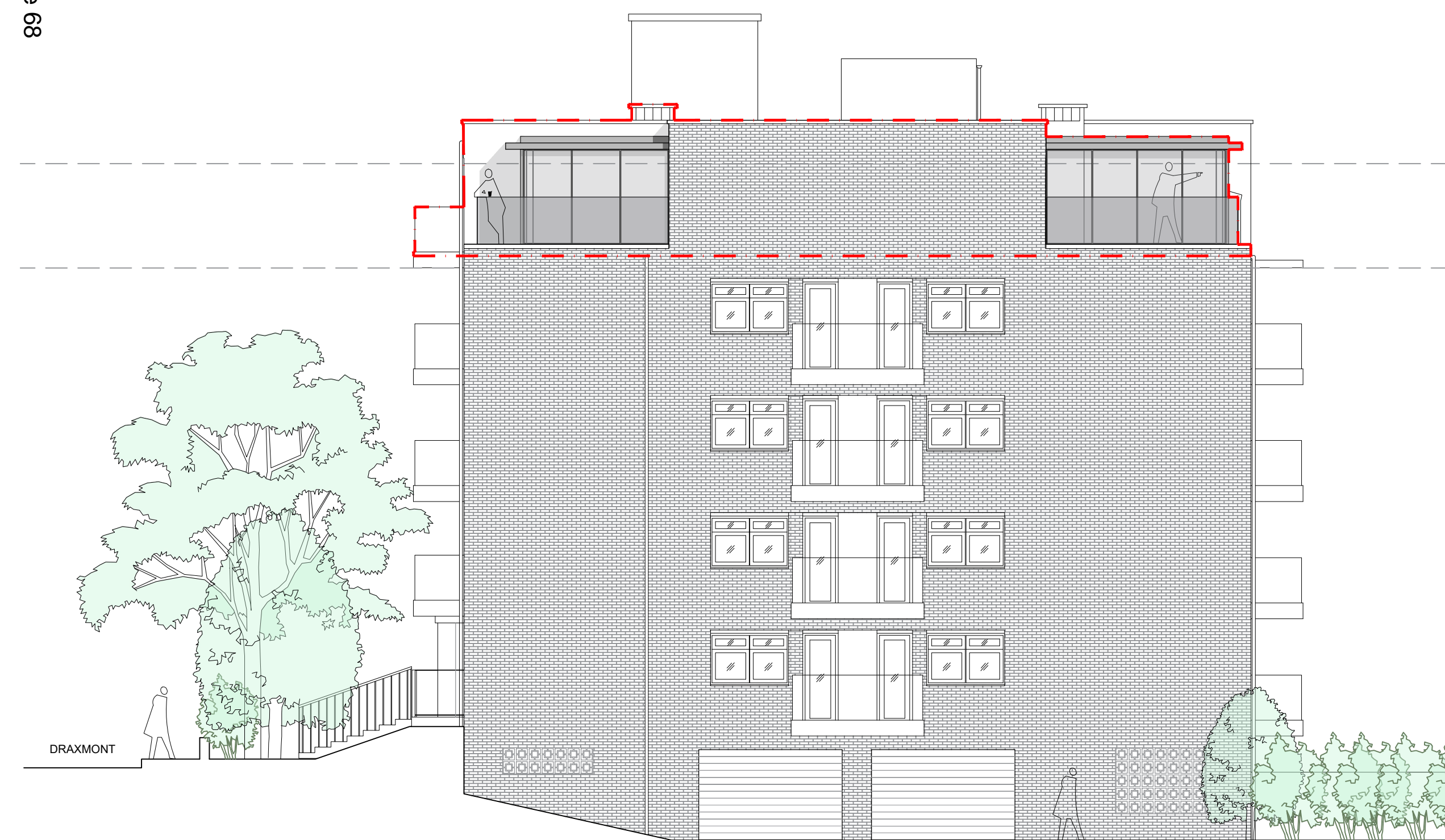


PROPOSED APARTMENT FRONT (STREET) ELEVATION
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PROPOSED APARTMENT REAR (GARDEN) ELEVATION
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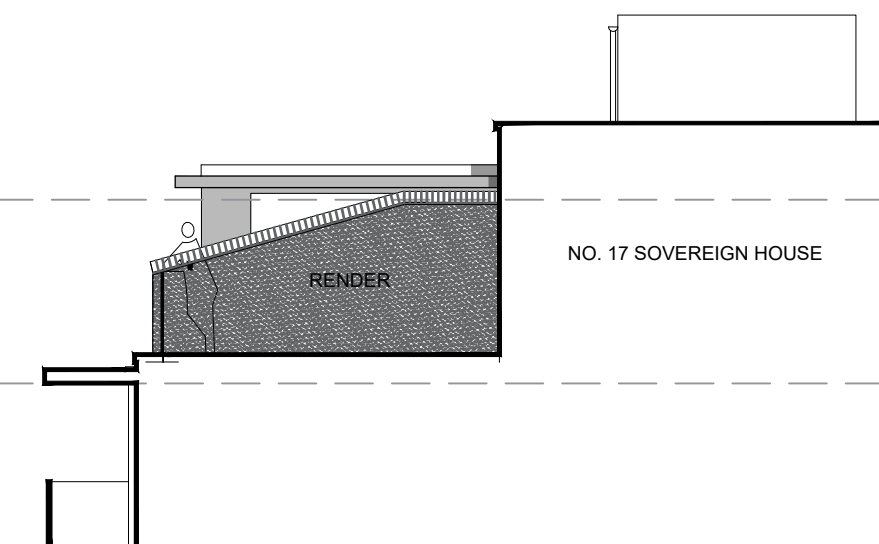
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PROPOSED APARTMENT SIDE ELEVATION
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PROPOSED APARTMENT SIDE ELEVATION
1:100 @ A1



PROPOSED SIDE ELEVATION
1:100 @ A1

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Project	Project No
18 SOVEREIGN HOUSE, DRAXMONT	315

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ELEVATION	1:200 @ A3
PROPOSED APARTMENT AND TERRACE	

Drawing No.	Revision
P05	00

Location Plan

Site Address: Flat 18, Sovereign House, 1, Draxmont, Wimbledon, SW19 7PG

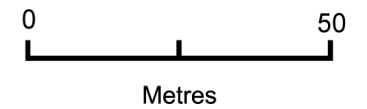
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