

DELEGATED REPORT

REF No: 18/14929/HOU
SITE: 56 Mount Road,
New Malden,
KT3 3JY



WARD: Coombe Vale

PROPOSAL:

Erection of single storey rear extension

Plan Type: Householder

Expiry Date: 11/12/2018

APPLICANT'S PLAN NOS:

01A Site Location, Existing Plans and Elevations	Received	16/10/2018
01A Block Plan, Proposed Plans and Elevations	Received	02/10/2018

PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

DEVELOPMENT PLAN:

Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012

POLICIES

	LONDON PLAN MARCH 2016 (consolidated with alterations since 2011)
LP 3.5	Quality and design of housing development-
LP 7.4	Local character
LP 7.6	Architecture
	LDF CORE STRATEGY CORE POLICIES
CS 08	Character, Heritage and Design
	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM10	Design Requirements for New Developments

CONSULTATIONS

1. Six surrounding owner/occupiers have been notified of the proposals. No responses have been received.

SITE AND SURROUNDINGS

2. The application site is located on the western side of Mount Road and comprises a two storey semi-detached dwelling. The immediate surrounding area is predominantly residential in character.
3. The buildings on the site are not listed or locally listed and the site does not fall within a Conservation Area. Neither does it have any Tree Preservation Orders (TPOs) on site or within the immediate vicinity or fall within a flood risk zone.

PROPOSAL

4. The proposal relates to the erection of a single storey rear extension.

ASSESSMENT

5. The main issues to consider when assessing this application relate to character and appearance and residential amenity.

Principle of Development

6. The principle of extending and altering a residential dwelling within a predominantly residential area is acceptable subject to development plan policies.

Character and Appearance

7. Together the NPPF 2018 and the London Plan, 2016 operate to secure development of a high quality and where applicable replace poor design with better design.
8. In accordance with the national and regional position, Core Strategy policies CS8 and DM10 require that proposals should relate well to their surroundings and be of a high standard to achieve a more attractive, sustainable and accessible environment.
9. With specific regard to single storey rear extensions the Council's Residential Design Supplementary Planning Document, SPD, 2013 states that they should remain proportionate and subordinate to the original house. In addition, and amongst other criteria Policy Guidance 33 recommends that:
 - In all cases at least 50% of the rear garden should remain. (Rear extensions to houses with very small gardens will be assessed on their individual merits.)
 - Extensions should generally not exceed 3-3.5m in depth.
10. The proposed extension would measure approximately 2.8m in height, approximately 6m in depth, the same as the existing dwelling, but extending across the rear of the dwelling 4.95m in width rather than the existing 3m side return. The roof form would be flat. In terms of fenestration and openings the rear elevation would feature a 5 paned bi-folding door. There is a new window in the side elevation which is set back approximately 1.8m from the southern boundary. Materials are to match existing.
11. Overall, Officers consider that the proposed extension is acceptable in

terms of character and appearance.

Residential Amenity

12. Paragraph 127 of the NPPF, 2018 and Policy 7.6 of the London Plan, 2016 seek to ensure that development secures a good standard of amenity for all existing and future occupants of land and buildings.
13. More specifically, Policy DM10 of the LDF Core Strategy, 2012 seeks to safeguard residential amenity with regards to privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
14. In this case Nos. 54 and 58 Mount Road are the principal properties that must be considered. However, it is not considered that either property would experience any significant adverse impact.
15. With regards to sunlight/daylight, Officers consider that there would be no unacceptable adverse impact to neighbouring properties due to the setback from the boundary. The proposal would comply with BRE guidelines.
16. In terms of privacy, overlooking and visual intrusion there would be no significant adverse impact to either neighbouring property. As the new window is at ground floor level it would not give rise to significant overlooking, which could in any event be mitigated through fencing.
17. Overall, in terms of residential amenity the proposal is considered to be acceptable.

Conclusion/Planning Balance

1. In conclusion, the proposals are considered to comply with Policies CS8 and DM10 of the LDF Core Strategy, 2012 and the Council's Residential Design SPD, 2013.

RECOMMENDATION

Approve subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within 3 years from the date of this decision.
Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

01A Site Location, Existing Plans and Elevations

Received
2nd October
2018

02A Block Plan, Proposed Plans and Elevations

Received
16th

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

- 3 The roof of the single storey rear extension hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 4 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials as shall have been approved in writing by the Local Planning Authority and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

INFORMATIVE(S)

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.
- 3 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday

to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

- 4 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

- 5 Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 6 Unless clearly specified otherwise, the base of the development shown on the approved plans is taken to be external ground level, and not a Damp Proof Course or Internal Finished Floor Level. The external ground level is expected to remain consistent before and after construction of the approved development unless specified otherwise on the approved plans.

Signature of Case Officer : Alex Rosser-Trokas

Date : 12.12.18

Signature of Lead Officer: Toby Feltham

Date : 12/12/2018

To be initialled by the Chair of Neighbourhood Committee or other authorised Councillor in all cases involving unresolved material planning representations.

1. I endorse the recommendation of the Service Director(Planning and Transportation) to GRANT planning permission

Signature : _____

Date : _____

or

2. I wish this application to be referred to the Committee for determination.

Signature : _____

Date : _____

Signature of Authorising Officer :

Date :