

DELEGATED REPORT

REF No: 18/12824/HOU
SITE: 3 Cadogan Road,
Surbiton,
KT6 4DQ



WARD: Grove

PROPOSAL:

Erection of first floor side extension and replacement of existing lean-to with single storey side rear extension

Plan Type: Householder

Expiry Date: 13/12/2018

APPLICANT'S PLAN NOS:

065_1-001 Site Location Plan	Received	28/09/2018
065_1-002 Existing Block Plan	Received	28/09/2018
065_3F-002 Proposed Block Plan	Received	18/10/2018
065_3F-010 Existing Floor Plans	Received	28/09/2018
065_3F-011 Existing Roof Plan	Received	28/09/2018
065_3F-0101 A Proposed Roof Plan	Received	28/09/2018
065_3F-020 Existing Front Elevation	Received	28/09/2018
065_3F-021 Existing Side Elevation	Received	28/09/2018
065_3F-022 Existing Rear Elevation	Received	28/09/2018
065_3F-100 A Proposed Floor Plans	Received	28/09/2018
065_3G-101 A Proposed Plans	Received	28/09/2018
065_3F-200 A Proposed Front Elevation	Received	28/09/2018
065_3F- 201 A Proposed Side Elevation	Received	28/09/2018
065_3F-202 A Proposed Rear Elevation	Received	28/09/2018
Design and Access Statement	Received	28/09/2018

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. 33 surrounding owner/occupiers have been notified of the proposals. 1 objection has been received. The material planning objections are set out below:
 - Out of character;
 - Loss of symmetry/unbalancing effect; and,
 - Loss of daylight/sunlight.

SITE AND SURROUNDINGS

2. The application site is located on the northern side of Cadogan 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, but the site is abutted to the north and south by the Cadogan Road Conservation Area, which also includes much of the street to the west. There are no Tree Preservation Orders (TPOs) on the site or within the immediate vicinity and the site does not fall within a flood risk zone.

PROPOSAL

4. The proposal relates to the erection of a first floor side extension and single storey side/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 first floor side extensions the Council's Residential Design Supplementary Planning Document, SPD, 2013 states that they should be designed to be in harmony with the appearance and character of the area. In practice and amongst other criteria this means that:
 - the extension should remain subordinate to the original house;
 - the roof of the extension should reflect and relate well to the main house and its roof form;
 - flat roofs should generally be avoided unless they are consistent with the form of the existing building's roof;
 - care should be taken to retain characteristic gaps between houses to prevent them from combining visually to form a 'terrace';
 - features such as doors and windows on the new extension should relate to those on the original house in terms of their style and positioning;

On semi-detached properties extensions should also:

- respect the symmetry of the adjoining semi-detached property;
 - not exceed 50% the width of the original house;
 - be set in from the boundary by at least 1m to maintain the existing gaps between properties and the rhythm of gaps;
 - The roof line should be set down from that of the original house by a minimum of 500mm; and,
 - The front elevation should be set-back by at least 500mm from the front of the house.
10. The proposed first floor extension would be sited above the existing garage. It would feature a pitched roof, be separated from the shared boundary with No. 1A Cadogan Road by approximately 1m and match the eaves height of the main dwelling. The proposed window in the front elevation would be in keeping with those existing at first floor level.
 11. 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.
12. The proposed side/rear extension would measure approximately 2.9m in height and match the rear building line of the main dwelling. It would feature a flat roof, matching the height of the garage.
 13. With regards to proposed materials they are considered to be in keeping with and sympathetic to the host dwelling.
 14. Officers consider that the proposed extension would be subordinate, proportionate and in keeping with the host dwelling and surrounding area. As such, it is acceptable in terms of character and appearance, thereby complying with policies CS8 and DM10 of the LDF Core Strategy, 2012 and the Council's Residential Design Supplementary Planning Document, 2013.

Residential Amenity

15. 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.
16. 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.
17. In this case No. 1a Cadogan Road is the principal property that must be considered.
18. In terms of privacy, overlooking and visual intrusion there would be no unacceptable adverse impact as there would be no windows proposed in the eastern flank wall of the extensions. The rooflight proposed at second floor level would not afford direct overlooking into neighbouring habitable rooms. However, to mitigate any adverse impact upon neighbouring residential amenity, the window would be finished in obscured glazing. This issue would be secured via condition.
19. With regards to sunlight/daylight, Officers consider that there would be no unacceptable adverse impact to neighbouring principal habitable room windows and the proposal would comply with BRE guidelines.
20. Policy Guidance 31 of the SPD advises that a distance of at least 21m should be maintained between facing habitable room windows. The distances between the application site and the properties on Grove Road to the rear have been calculated to measure approximately 28m which would not allow any visual intrusion or loss of privacy and therefore the proposals would satisfy the Council's design guidance.
21. Overall, in terms of residential amenity the proposal is considered to be acceptable, thereby complying with policies CS8 and DM10 of the LDF Core Strategy, 2012 and the Council's Residential Design Supplementary Planning Document, 2013.

Conclusion/Planning Balance

22. 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.

23. Officers acknowledge that another application for this site has been submitted concurrently [Ref 18/12825/HOU and relates to a single storey side/rear extension. It is considered that if both applications were implemented, this would be acceptable in terms of character, appearance and residential amenity as there would not be an unacceptable cumulative impact.

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:

065_1-001 Site Location Plan	Received 28/09/2018
065_1-002 Existing Block Plan	Received 28/09/2018
065_3F-002 Proposed Block Plan	Received 18/10/2018
065_3F-010 Existing Floor Plans	Received 28/09/2018
065_3F-011 Existing Roof Plan	Received 28/09/2018
065_3F-0101 A Proposed Roof Plan	Received 28/09/2018
065_3F-020 Existing Front Elevation	Received 28/09/2018
065_3F-021 Existing Side Elevation	Received 28/09/2018
065_3F-022 Existing Rear Elevation	Received 28/09/2018
065_3F-100 A Proposed Floor Plans	Received 28/09/2018
065_3G-101 A Proposed Plans	Received 28/09/2018
065_3F-200 A Proposed Front Elevation	Received 28/09/2018
065_3F- 201 A Proposed Side Elevation	Received 28/09/2018
065_3F-202 A Proposed Rear Elevation	Received 28/09/2018
Design and Access Statement	Received 28/09/2018

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

- 3 The roof of the single storey side/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 facing materials to be used in the construction of the building shall be those specified on the application form and approved drawings or such other materials as have been approved in writing by the Local Planning Authority before the development is commenced 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.

5

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the eastern flank wall of the building hereby approved without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities and privacy of the occupiers 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.

6

Before any occupation of the development hereby permitted, any rooflights situated within the eastern roof pitch and on the second floor of the development hereby permitted, shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing of a patterned type only which shall thereafter be retained as such. Obscure glazed windows should be obscured to minimum of level 3 on the Pilkington Scale.

Reason: To protect the amenities and privacy of the occupiers 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.

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.

- 7 It is noted that a second application has also been submitted concurrently [Ref 18/12825/HOU] for a for a single storey side/rear extension. It is noted that looking at the two proposed extensions together, it is considered that if both applications were implemented, this would be acceptable in terms of character, appearance and residential amenity as the implementation of both would not result in unacceptable cumulative impact.

Signature of Case Officer : Alex Rosser-Trokas

Date : 13/12/18

Signature of Lead Officer: Barry John Lomax

Date: 13122018

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 :