

## DELEGATED REPORT

REF No: 18/14944/HOU  
SITE: 73 Acacia Grove, New Malden, KT3  
3BU



WARD: Coombe Vale

### PROPOSAL:

Demolition of existing rear extensions and erection of single storey replacement extension

Plan Type: Householder

Expiry Date: 27/11/2018

### APPLICANT'S PLAN NOS:

1808-73AG-001A	Site Location	Received	02/10/2018
Plans			
1808-73AG-002A	Existing and Proposed Elevations	Received	02/10/2018
1808-73AG-003A	Existing and Proposed Floor Plans	Received	02/10/2018
1808-73AG-004A	Roof Plans and Section	Received	02/10/2018
Design and Access Statement		Received	02/10/2018
Heritage Statement		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  
Kingston Town Centre AAP 2008

### POLICIES

	LDF CORE STRATEGY CORE POLICIES
CS 08	Character, Heritage and Design
	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM10	Design Requirements for New Developments
DM12	Development in Conservation Areas

## PREVIOUS RELEVANT HISTORY

17/14645/HOU	Replacement of 15 sash windows and 2 small casement windows	Permit with conditions 11/09/2017
93/0420/FUL	Erection of single storey rear extension. Alteration to annexe building including erection of single storey rear extension and elevational alterations for use as granny annexe	Permit 5 Year Condition and Conditions 14/09/1993

## CONSULTATIONS

1. Neighbour notifications: 7 neighbouring properties were notified and no letters have been received.
2. Malden and Coombe Conservation Area Advisory Committee: Neutral

## SITE AND SURROUNDINGS

3. The application site is located on the north side of Acacia Grove. The site is occupied by a two storey detached dwellinghouse.
4. The surrounding area is predominantly residential in character and appearance. The site is located within The Groves Conservation Area. It does not contain a listed building.

## PROPOSAL

5. Planning permission is sought for the demolition of existing rear extensions and erection of a single storey replacement extension.

## ASSESSMENT

6. The application has been assessed against the policies of the National Planning Policy Framework and the current Development Plan which consists of the London Plan and the Council's adopted LDF Core Strategy. The application seeks to extend an existing residential dwellinghouse to provide additional ancillary residential floorspace. The proposal would be compatible with and would not change the existing use of the site. The principle of the development is considered to be acceptable. the main considerations of the case are:

- Impact on the conservation area
- Impact on the character and appearance of the host property and the surrounding area
- Impact on the residential amenities of the neighbouring occupiers

### **7. Impact on conservation area:**

8. The NPPF states that:

131. In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of

heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

9. The Maldens and Coombe Conservation Area Advisory Committee have responded with a neutral comment. The extension would not be visible from the street and is modest in scale.

10. Therefore it is considered that the development would lead to less than substantial harm to the Conservation Area. This minimal harm would be outweighed by the benefits of the extensions in terms of improvements to the quality of accommodation.

**11. Impact on the character and appearance of the host property and the surrounding area:**

12. The proposed extension would be a subordinate addition and of an architectural style sympathetic to the host property. The proposed external finishes would be of a matching or similar appearance to those of the existing host property. The proposed extension would not be visible in the existing streetscene and would not be visually intrusive. It is considered that the proposal would not detract from the character and appearance of the host property and the surrounding area.

13. The proposal would accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.

**14. Impact on the residential amenities of the neighbouring occupiers:**

15. It is considered that the proposed extensions would by virtue of the size, siting and design in relation to the neighbouring properties would not cause any significant material harm to the outlook, sunlight/daylight provision or privacy of the neighbouring occupiers.

16. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

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:

1808-73AG-004A Roof Plans and Section	02/10/2018
1808-73AG-003A Existing and Proposed Floor Plans	02/10/2018
1808-73AG-002A Existing and Proposed Elevations	02/10/2018
1808-73AG-001A Site Location Plans	02/10/2018
Design and Access Statement	02/10/2018
Heritage Statement	02/10/2018

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

- 3 The facing materials to be used in the construction of the extensions 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.

INFORMATIVE(S)

- 1 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.

2 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.

3 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".

4 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.

5 Ground Level / Base Level

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:NP

Date :17/12/2018

Signature of Lead Officer: Toby Feltham

Date : 17/12/2018

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 :