

DELEGATED REPORT

REF No: 18/14937/HOU
SITE: 10 Linkside, New Malden, KT3 4LA

WARD: Beverley

PROPOSAL:

Erection of a single storey rear extension and front garage conversion with new bay window

Plan Type: Householder

Expiry Date: 25/12/2018

APPLICANT'S PLAN NOS:

MR 10L P 07 Existing Block Plan	Received	30/10/2018
MR 10L P 08 Proposed Block Plan	Received	30/10/2018
MR 10L P 09 Site Location Plan	Received	30/10/2018
MR-10L-P-01 Existing Ground and First Floor Plans	Received	03/10/2018
MR-10L-P-02 Existing Loft and Roof Floor Plans	Received	03/10/2018
MR-10L-P-03 Proposed Ground and First Floor Plans	Received	03/10/2018
MR-10L-P-04 Proposed Loft and Roof Floor Plans	Received	03/10/2018
MR-10L-P-05 Existing Elevations	Received	03/10/2018
MR-10L-P-06 Proposed Elevations	Received	03/10/2018

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

DM10 LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
Design Requirements for New Developments

PREVIOUS RELEVANT HISTORY

09/14278/HOU Erection of rear roof extension to facilitate loft conversion Permit with conditions
30/10/2009

CONSULTATIONS

1. Neighbour notification: 9 local addresses have been notified. No written representations have been received.

SITE AND SURROUNDINGS

2. The application concerns a two storey detached residential property situated on the eastern side of Linkside. The property has been subject to a single storey rear extension and a rear dormer roof extension. The property is not listed and does not lie within a Conservation Area. Designated Metropolitan Open Land lies to the rear.

PROPOSAL

3. The application proposes the erection of an enlarged single storey rear extension and a front garage conversion with a new bay window.

ASSESSMENT

4. The key planning considerations relevant in the assessment of this application are set out under the headings below:

Impact on the character and appearance of the site and surrounding area

5. The proposed extension to the rear is single storey, modest in scale and would not be visible from the streetscene. Similarly, the proposed new bay window would be very similar to the existing bay window on the property (and those on the surrounding properties). As such, subject to the use of matching materials, no harm would be caused to the character or appearance of the site or the surrounding area. There would be no adverse impact on the Metropolitan Open Land.

Impact on the amenities of surrounding residents.

6. The proposed extension would extend beyond the existing single storey extension, to a depth of 6.3m beyond the original rear wall. Whilst this exceeds the 3-3.5m depth recommended in the SPD for residential design, it is noted that both neighbouring properties display single storey rear extensions to depths of 5m. As a result, the proposed extension would only extend around 1.3-1.5m beyond these neighbouring extensions, and so is not considered to cause undue harm to neighbouring amenity in terms of loss of light or outlook. Similarly, no flank windows are proposed which would lead to a loss of privacy.

Highways and Parking

7. The proposed development would result in the loss of an attached garage, and so a condition requiring at least one parking space on the forecourt is recommended. Subject to this, no harm to highway safety would result.
8. As such, the development is recommended for approval.

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:

MR-10L-P-06 Proposed Elevations	03/10/2018
MR-10L-P-05 Existing Elevations	03/10/2018
MR-10L-P-01 Existing Ground and First Floor Plans	03/10/2018
MR-10L-P-03 Proposed Ground and First Floor Plans	03/10/2018
MR-10L-P-04 Proposed Loft and Roof Floor Plans	03/10/2018
MR-10L-P-02 Existing Loft and Roof Floor Plans	03/10/2018
MR 10L P 07 Existing Block Plan	30/10/2018
MR 10L P 08 Proposed Block Plan	30/10/2018
MR 10L P 09 Site Location Plan	30/10/2018

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

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

- 4 The roof of the 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.

- 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 shall be formed in the flank walls of the single storey rear extension 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 Prior to the occupation of the development hereby permitted, a minimum of one car parking space measuring 2.4m by 4.8m shall be provided to the front of the dwelling and thereafter permanently retained. This shall be kept free from obstruction at all times for use by the occupiers of the dwellinghouse and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the dwellinghouse and visitors to it.

Reason: To ensure the provision of adequate off-street parking accommodation and to avoid the congestion of surrounding roads by parked vehicles 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 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: Paul Young

Date : 27/12/2018

Signature of Lead Officer :

Date :

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: Lisa Fairmaner

Date : 27/12/2018