

## DELEGATED REPORT

REF No: 18/10434/HOU  
SITE: 11 Moorfield Road, Chessington, KT9 1AU

WARD: Chessington North and Hook

### PROPOSAL:

Erection of single storey rear extension

Plan Type: Householder

Expiry Date: 07/01/2019

### APPLICANT'S PLAN NOS:

299_PL01 Location Plans	Received	12/11/2018
299_PL02 Existing Floor Plans	Received	12/11/2018
299_PL03 Rev A Proposed Floor Plans	Received	03/01/2019
299_PL04 Existing Elevations	Received	12/11/2018
299_PL05 Rev A Proposed Elevations	Received	03/01/2019

### 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

LP 7.4	LONDON PLAN MARCH 2016 Local Character
LP 7.6	Architecture
CS 08	LDF CORE STRATEGY CORE POLICIES Character, Heritage and Design
DM10	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT Design Requirements for New Developments

### CONSULTATIONS

1. 6 neighbouring properties have been consulted and no representations have been received.
2. Statutory, Non-Statutory and Internal Consultations

RBK Borough Valuer: No response received.

### SITE AND SURROUNDINGS

3. The site comprises a two storey semi-detached dwelling located on the

north east side of Moorfield Road.

4. The surrounding area is predominantly residential in character and appearance consisting of two storey semi-detached properties and single storey detached bungalows.
5. The site does not contain a Listed Building and is not located within a Conservation Area. The site does not contain any TPOs and is not located within an EA Flood Risk Zone.

#### PROPOSAL

6. The application proposes the erection of a single storey rear extension.
7. The submitted drawings have been amended (so that the proposed extension does not encroach onto the adjoining site) as part of the application process.

#### ASSESSMENT

8. The Development Plan sets out that high quality development will be expected, which respects, takes advantage of, and enhances the positive elements and distinctive features of the Borough.
9. The main issues for consideration in relation to this application are as follows:

#### **Character and Appearance**

10. The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policies CS8 and DM10 of the Council's LDF Core Strategy (2012) advise that proposals should relate well to their surroundings and be of a high standard of design to achieve a more attractive, sustainable and accessible environment.
11. Policy DM10 (Design Requirements for New Developments (Including House Extensions) states that development proposals will be required to incorporate principles of good design. The most essential elements are identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced and includes the following:
  - Prevailing density of the surrounding area;
  - Scale, layout, height, form (including roof forms), massing;
  - Plot width and format which includes spaces between buildings;
  - Building line build up, set back and front boundary; and
  - Typical details and key features such as roof forms, window format, building materials and the design detailing of elevations.
12. Policy Guidance 33 (Single Storey Rear Extensions) of the Council's Residential Design SPD (2013) is most applicable to the proposal.
13. The proposed extension would have a maximum depth of approximately

3.4 metres and a width of approximately 7.5 metres designed with a lean-to pitched roof to a maximum height of approximately 3.67 metres. This would fully comply with PG33. The roof design is considered to reflect and relate to the original roof form. The rear garden is in excess of 25 metres therefore considerably less than 50% of the garden would be utilised.

14. The proposed materials and finishes would be in keeping with those existing which would ensure that the proposed extension integrates with the host dwelling.
15. As such, it is considered that the proposed extension would be a subordinate addition and of an architectural style sympathetic to the host dwelling and surrounding area and would comply with Policies CS8 and DM10 of the Council's LDF Core Strategy (2012).

### **Residential Amenity**

16. Policy DM10 of the Council's LDF Core Strategy (2012) seeks to safeguard residential amenities in terms of privacy, outlook, daylight/sunlight, avoidance of visual intrusion and noise and disturbance. The main dwellings to consider in any assessment of the impacts upon the residential amenities of the neighbouring properties are No's. 9 and 13 Moorfield Road.
17. The proposed extension would extend an approximate 3.4 metres along the shared boundary with No. 9 Moorfield Road. It would have a maximum height of approximately 3.67 metres and an eaves height of approximately 2.76 metres. It is considered, by reason of the site orientation, modest depth and lean-to pitched roof design, that there would not be any significant impact upon residential amenities to No. 9 Moorfield Road.
18. The proposed extension, by reason of its siting in relation to the existing built form, is not considered to have any significant impact upon residential amenities to No. 13 Moorfield Road.
19. There are no side windows proposed therefore there is not considered to be any undue overlooking or issues regarding privacy.
20. As such, it is considered that the proposed extensions would not have a detrimental impact upon the residential amenities of neighbouring properties in terms of loss of natural light, overshadowing, loss of privacy, overlooking or loss of outlook and would comply with Policy DM10 of the Council's LDF Core Strategy (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:

299_PL04 Existing Elevations	12/11/2018
299_PL02 Existing Floor Plans	12/11/2018
299_PL01 Location Plans	12/11/2018
299_PL03 Rev A Proposed Floor Plans	03/01/2019
299_PL05 Rev A Proposed Elevations	03/01/2019

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

- 3 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 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 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.

Signature of Case Officer: *EC*

Date : *03.01.2019*

Signature of Lead Officer: Toby Feltham

Date : *7/1/19*