

DEVELOPMENT CONTROL DELEGATED CHECKLIST / REPORT SHEET

Date application received	Date made valid	Target report date	8 Week date
11.03.2015	17.03.2015	12.05.2015	12.05.2015

Case Officer:	Mr David Robinson
Application No:	15/0997/HOT
Ward:	EAST SHEEN WARD

Site:	1 Vicarage Drive, East Sheen, London, SW14 8RX
Proposal:	Single storey rear extension and two storey side extension. Conversion of existing garage to a habitable room incorporating a new bay window.
Status:	Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME:

Mr Omid Rezvani
1 Vicarage Drive
East Sheen
London
SW14 8RX

AGENT NAME

Mr Mahmoud Asgari
19 Garland House
Royal Quarter Seven Kings Way
Kingston Upon Thames
KT2 5AF

Fees due:	£172.00
Fees Received:	£172.00
Fees Outstanding:	£0.00
<u>Outstanding fees should be collected before a decision is issued.</u>	
Certificate/s Correct	
<u>Please check that all certificates are correct before issuing a decision.</u>	
DC Site Notice:	Printed on Posted on Due to expire on

Neighbours:

2B Vicarage Drive, East Sheen, London, SW14 8RX, - 27.03.2015
3 Vicarage Drive, East Sheen, London, SW14 8RX, - 27.03.2015
2A Vicarage Drive, East Sheen, London, SW14 8RX, - 27.03.2015
22 Vicarage Road, East Sheen, London, SW14 8RU, - 27.03.2015

Officer Report:

Site and Surrounds:

The subject site contains a two-storey detached dwellinghouse located on eastern side of Vicarage Drive. The property is subject to no particular designations.

Proposal:

The applicant seeks planning permission for a single storey rear extension, two storey side extension and conversion of garage to habitable room space to include a new bay window.

Relevant History:

None

Main Development Plan Policies:

Core Strategy (adopted 2009): Policy CP7

Development Management Plan (2011) Policies DM DC 1 and DM DC 5

Supplementary Planning Guidance (SPG): 'Design Guidelines for House Extensions and External Alterations' (adopted 2002)

Public Representations:

Two observations have been made by a neighbour. In summary these observations state desire for no trees or hedges to be removed and that the drawings are incorrectly annotated with regard to orientations.

Two letters of objection have been received raising concerns with regard overdevelopment, loss of privacy, potential creation of noise and the proposal appearing overbearing.

Professional Comments:

The application has been amended following officer advice to remove an expanse of glass blocks from ground and first floor level and replace with traditionally proportioned windows.

Design

Regarding general design quality, policy DM DC 1 states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context. In assessing design quality, this policy requires proposals to have regard to:

- compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access
- space between buildings and relationship to the public realm
- detailing and materials

Supplementary Planning Guidance (SPG) for House Extensions and External Alterations states that the overall shape, size and position of rear and side extensions should not dominate the existing house or its neighbours and should harmonize with the original appearance of the dwelling. This can be achieved through designing the addition to appear subordinate to the main structure so that the original form of the dwelling can still be appreciated.

The proposed ground floor extensions would form a subservient relationship with the host property by virtue of the height and proposed footprint. The proposed extension would extend a modest distance into the rear garden; in line with SPG recommendations. The roof would be set an acceptable distance below the first floor windows of the host property. The extension will be discreetly located to the rear of the property and therefore will not have an impact on the streetscene. The proposed rearward facing fenestration and glazed doors raise no concerns with regard to design.

The proposed two-storey side extension will be sufficiently subservient to the host dwellinghouse being set back 1m from the front elevation and extend approximately 2m from the flank elevation of the original dwellinghouse. The design and materials proposed in the side extension will reflect that of the original dwellinghouse.

The conversion of the garage to habitable room space raises no concerns with regard to design. The bay window proposed will reflect the existing gable bay window in terms of design, materials and fenestration and will not extend beyond the existing front gable bay window - as such this will be an acceptable addition to the front elevation of the property.

As such the proposals are considered to be in accordance with policy DM DC 1 of the Development Management Plan and the council's supplementary planning guidance for 'Design Guidelines for House Extensions and External Alterations'

Amenity

Policy DM DC 5 of the Development Management Plan (2011) states that: "In considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance"

The Council's Supplementary Planning Guidance: House Extensions and External Alterations (SPG) seeks to protect adjoining properties from visual intrusion, loss of light and privacy.

The proposed rear extension will extend an acceptable distance into the rear garden in line with recommendations made in the council's SPG. Given this, and the scale of the host plots; the proposed rear extension will not adversely affect any adjoining neighbouring properties.

The proposed side extension will extend approximately 2m from the flank elevation of the original dwellinghouse and will not extend above the original ridgeline. In this position, and at this scale; the proposed side extension will not adversely affect any adjoining neighbouring properties. A condition will be imposed stating that the first floor windows proposed on the side extension will be obscure glazed and non-openable to ensure no loss of privacy to the occupier of 22 Vicarage Road.

The conversion of the garage to habitable room space raises no concerns with regard to loss of amenity for occupiers of neighbouring properties. The proposed bay window will extend a modest distance from the front elevation - in this location and at this scale, the proposed bay window will not adversely affect amenity for occupiers of neighbouring properties.

Given the above, the proposal would be in accordance with policy DM DC-5 of the Development Management Plan (2011) and the 'Design Guidelines for House Extensions and External Alterations' SPG (2002).

Recommendation:

Approve

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years

U85909 - Windows - Restrictions

U83615 Approved Drawings

U83617 Obscure Glazing

INFORMATIVES:

U91163 Composite Informative

U91164 NPPF Approval

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable

YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online
(which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials): DAR.....

Dated:30/06/15.....

I agree the recommendation:

~~Team Leader/Development Control Manager~~

Dated:*Monia Rose*..... pto

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years

U83615 Approved Drawings

U83617 Obscure Glazing

U84778 Restriction on Windows

INFORMATIVES:

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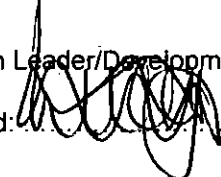
YES NO

Case Officer (Initials): DAR.....

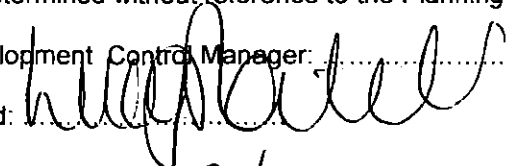
Dated: 11/06/15.....

I agree the recommendation:

Team Leader/Development Control Manager

Dated:  12/3/15 16.07.15.

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: 

Dated: 9/8/2015

Application reference: 15/0997/HOT
EAST SHEEN WARD

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11.03.2015	17.03.2015	12.05.2015	12.05.2015

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AGENT NAME

Mr Mahmoud Asgari
19 Garland House
Royal Quarter Seven Kings Way
Kingston Upon Thames
KT2 5AF

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

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3 Vicarage Drive, East Sheen, London, SW14 8RX, - 27.03.2015
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22 Vicarage Road, East Sheen, London, SW14 8RU, - 27.03.2015

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: PCO

Date:

Application: 15/0997/HOT

Single storey rear extension and two storey side extension. Conversion of existing garage to a habitable room incorporating a new bay window.

Building Control

Deposit Date:

20.05.2003

Reference:

03/5893/FENSA

FENSA Notification of Replacement Glazing comprising 4 Windows and 1 Doors.

Installed by Astral Conservatories Systems Ltd. FENSA Member No 10265.

Installation ID 718069. Invoice No 60647

Building Control
Deposit Date:
20.05.2003
Reference:
03/5895/FENSA

FENSA Notification of Replacement Glazing comprising 1 Windows and 0
Doors.
Installed by Astral Conservatories Systems Ltd. FENSA Member No 10265.
Installation ID 718085. Invoice No 60648

Building Control
Deposit Date:
15.11.2012
Reference:
12/2128/BN

Internal changes, chimney removal and full refurbishment works.

Building Control
Deposit Date:
15.03.2013
Reference:
13/NIC01069/NICEIC

Replacement consumer unit
Rewire of all circuits

Building Control
Deposit Date:
01.02.2014
Reference:
14/FEN01608/GASAFE

Installed a Gas Boiler
Installed a Vented Hot Water Storage Vessel

Building Control
Deposit Date:
30.10.2014
Reference:
14/2483/BN

Loft conversion with rear dormer windows

Constraints:

Professional Comments:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
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This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
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Case Officer (Initials):

Dated:

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

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Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Notes of Telephone calls/discussions/meetings

DATE		ACTION