

DCM

Emarley
PLANNING REPORT

Printed for officer by
Ms Kerry McLaughlin on 18 August
2015

Application reference: 15/2478/FUL
MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
09.06.2015	10.08.2015	05.10.2015	05.10.2015

(re-registered 30/9/15 - incorrect plans)

re-registered/revised: 25/11/15

Site:

6 Glebe Road, Barnes, London, SW13 0EA

Proposal:

The proposal includes; a basement extension to the rear of the property with formation of light well in rear garden, a ground floor rear and side infill extension; and alterations to existing second floor extension to rear closet wing.

alterations to front lightwell.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mrs Miranda Perrett
25 Burton Court
Franklins Row
SW3 4SZ

AGENT NAME

Miss Laurie MacLean
186 Dawes Road
Fulham
London
SW6 7RQ

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

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

01.09.2015

Neighbours:

6 Hillersdon Avenue, Barnes, London, SW13 0EF, - 18.08.2015
8 Glebe Road, Barnes, London, SW13 0EA, - 18.08.2015
4 Glebe Road, Barnes, London, SW13 0EA, - 18.08.2015
4 Hillersdon Avenue, Barnes, London, SW13 0EF, - 18.08.2015
2 Hillersdon Avenue, Barnes, London, SW13 0EF, - 18.08.2015

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

Development Management

Status: GTD Application: 00/0872
Date: 10/05/2000 Proposed Loft Conversion.

Development Management

Status: GTD Application: 00/1641
Date: 19/07/2000 Excavate And Install Basement Room With A Front Window Onto New Light Well.

Development Management

Status: REF Application: 01/0882
Date: 26/05/2001 Demolition Of Existing Rear Addition And Erection Of Partially Glazed Extension Including Part Of Side Area.

Development Management

Status: GTD Application: 01/2784
Date: 12/03/2002 Rear Extension With Raised Patio Beyond.

Development Management

Status: WNA Application: 99/1577

15/2478/FUL
6 Glebe Road, Barnes

Site and Surrounds:

The site comprises of a two-storey terraced property on western side of Glebe Road. Similar style properties located in surrounding area. Property designated as a Building of Townscape Merit and located within flood zones 2, 3 and 3a.

Proposal:

The proposal includes; a basement extension to the rear of the property with formation of light well in rear garden, alterations to front lightwell, a ground floor rear extension; and alterations to existing second floor extension to rear closet wing.

Relevant History:

15/2529/FUL: Extension to the existing loft extension over rear closet wing – refused 05/08/2015.
Refusal reason:

The proposed rear outrigger roof extension and rear Juliette balcony by reason of siting, scale, materials (proposed fenestration) and design would represent a visually intrusive and unsympathetic form of development, that would harm the character, appearance and setting of this BTM and nearby properties, and the amenities of local residents by causing loss of privacy and overlooking. The scheme would therefore be contrary to the National Planning Policy Framework, Core Strategy policy CP7, Development Management Plan policies DM DC1, DM HD 3, DM DC5, and Supplementary Planning Document 'Design guidelines for house extensions and external alterations'.

15/0804/FUL: Creation of an additional residential unit at basement level, a basement extension to the rear of the property with formation of light well in rear garden, a ground floor rear and side infill extension, adaptation of existing front light well as well as new loft 'pod' extension on top of the existing rear closet wing. Withdrawn by applicant 30/04/2015.

06/2470/HOT: Proposed single storey rear extension – approved 09/11/2006.

00/0872: Proposed loft conversion – approved 10/05/2000

00/1641: Excavate and install basement room with a front window onto new light well – approved 19/07/2000.

Main Development Plan Policies:

Core Strategy (adopted 2009): Policy CP7

Development Management Plan (2011): Policies DMDC1, DMHD3, DMSD6 and DMDC5

Supplementary Planning Document (SPD): 'House Extensions and External Alterations' SPD (2015)

Supplementary Planning Document (SPD): 'Buildings of Townscape Merit' (2015)

Public and other representations:

Letters of objection received with planning related concerns summarised as follows:

- Extensions at ground floor level would be overbearing and result in loss of daylight/sunlight to no. 4 and create a sense of enclosure.
- Overdevelopment of the site (excessive volume/density).
- Unreasonable overlooking to neighbouring properties from proposed rear ground floor extensions.
- Excessive size of basement extension.
- Light pollution from proposed side extension.

Other non-planning related concerns have been raised in letters of objection.

Professional Comments:

Amended drawings received 30/09/2015 indicate the removal of a previously proposed rear roof terrace. Discrepancies/inaccuracies within originally submitted plans also dealt with at this stage. With reference to the above on-site refusal (15/2529/FUL) – the applicant has sought to reduce the scale of the proposed rear loft extension element of the overall proposal.

Design:

The existing front lightwell would not be increased in opening. Associated railings bounding it would be reduced in scale to that as existing. Given the reduction in this element, the effect on the host building and wider area is not considered to be significant/subject of objection.

The existing rear roof extension would be re-modelled from a box dormer to a mansard style. It would be marginally increased in depth onto the outrigger compared to that as existing. With complementary materials; the non-excessive appearance of this element would be acceptable.

The proposed rear opening associated with the basement extension would be acceptable in terms of its size and position. Given its relative modesty, it would not compromise the appearance/setting of the host dwelling.

Restricted to ground floor level only and with materials to complement that of the host dwelling, the proposed rear and side ground floor extensions would not compromise the character and appearance of the host property or wider surrounding area. The proposed rear element would carry through the design of the existing rear extension at no. 8 and would not constitute a harmful form of development.

Given that significant excavation works are proposed at basement level and having regard for the BTM designation of the host building, it is considered appropriate to condition any approval in order for further details to be submitted to the LPA regarding details of piling (to protect the structural integrity of the BTM).

As such, it is considered that the proposal would be an acceptable form of development, in accordance with policy CP7 of the Core Strategy (2009), policies DMHD3 and DMDC1 of the Development Management Plan (2011), the 'Buildings of Townscape Merit' SPD (2015) and the 'House Extensions and External Alterations' SPD (2015).

Amenity:

The proposed front elevation alterations would not give rise to any amenity concerns given the reduction in the scale of the railings as proposed. Furthermore, the relatively modest increase in scale of the existing loft extension would not give rise to any significant concerns regarding impact upon neighbouring properties.

The proposed basement extension proposes to incorporate rooms/uses which are considered to be ancillary to the main dwelling. No self-contained use is now proposed (further to that indicated on previous submission ref 15/0804/FUL). The associated rear "glass bridges" would sit flush with the external ground level and by virtue of their skyward orientation would not give rise to any privacy issues.

The proposed side extension would extend the property at this point beyond the immediately neighbouring rear facing opening at no. 4 by around 4m. This relationship would be further to the typically advised 3m projection as per the 'House Extensions' SPD (2015) however it is considered

that this element would not unreasonably impact upon no. 4 in terms of outlook offered and impact upon daylight/sunlight given:

- The approximate eaves height would be set at 2.8m which is not considered to be an excessive height (in the context of a 4m projection).
- The relatively open nature of the rear of the terrace de-limits the impact of this element of the proposal.
- The extension would be set against the main projecting two-storey outrigger of the host dwelling. Therefore the additional impact of the extension set against this is considered to not be excessive or overbearing.

In addition, the side element would not incorporate any openings which would directly face onto or overlook neighbouring properties.

The rear extension element of the proposal would project beyond the host dwelling to a depth and height as that as existing at no. 8 (planning ref 13/1614/HOT); however it would not extend across the full-width of the plot as in that case of no. 8 - being set approximately 1.6m away from the boundary with no. 4. Whilst in itself this element would extend to a depth and height typically in excess of the 'House Extensions' SPD (2015); it is considered that on-site circumstances would mean that it would not be over-excessive in terms of scale/bulk and furthermore would not result in unreasonable loss of daylight/sunlight to no. 4 given its setback from the shared boundary. The rear extension would not project beyond the neighbouring rear wall at no. 8 and so would not unreasonably impact upon this property. No openings are proposed that would unreasonably overlook neighbouring properties.

On balance, the overall proposal would not unreasonably affect the amenity of adjoining occupiers. Given the above, the proposal would be in accordance with policy DMDC5 of the Development Management Plan (2011) and the 'House Extensions and External Alterations' SPD (2015).

Flood Risk:

The application property is located within Flood Zones 2, 3 and 3a, an area identified as being at high risk of flooding by the Environment Agency. The applicant has provided a Flood Risk Assessment considered to be acceptable for the scale of development proposed demonstrating that risk has been considered at the design stage of the proposal.

As such the proposal is considered to comply with the aims and objectives of policy DMSD6 of the Development Management Plan.

Other matters:

A draft CMS has been submitted as part of the application. The Council's transport section have reviewed the submission and have provided comments which are to be acknowledged and are to be accounted for in the case of a full CMS being submitted to the Council (a standard condition shall be placed on any approval accordingly requiring a full CMS to be submitted).

Recommendation:

Grant planning permission subject to conditions.

Recommendation:

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

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): *SW*

Dated: *25/11/15*

I agree the recommendation:

~~Team Leader/Development Control Manager~~

Dated: *27.11.15 RSB*

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: *R. Ay*

Dated: *27/11/15*

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

Date:20/07/1999

Development Management

Status: GTD

Application:99/1761

Date:20/08/1999

Conversion From Two Self-contained Flats To Single Family Dwelling.

Development Management

Status: GTD

Application:82/0314

Date:03/09/1982

Self containment of ground and first floor flats and erection of extension to ground floor flat at the rear.

Development Management

Status: GTD

Application:06/2470/HOT

Date:09/11/2006

Proposed single storey rear extension.

Development Management

Status: WDN

Application:15/0804/FUL

Date:30/04/2015

Creation of an additional residential unit at basement level, a basement extension to the rear of the property with formation of light well in rear garden, a ground floor rear and side infill extension, adaptation of existing front light well as well as new loft 'pod' extension on top of the existing rear closet wing.

Development Management

Status: PCO

Application:15/2478/FUL

Date:

The proposal includes; a basement extension to the rear of the property with formation of light well in rear garden, a ground floor rear and side infill extension; and alterations to existing second floor extension to rear closet wing.

Development Management

Status: REF

Application:15/2529/FUL

Date:05/08/2015

Extension to the existing loft over rear closet wing.

Building Control

Deposit Date: 05.10.2000

Alterations and underpinning of existing basement area.

Reference: 00/1899/BN

Building Control

Deposit Date: 21.05.2001

Loft conversion

Reference: 01/0926/BN

Building Control

Deposit Date: 06.09.1999

Formation of through room.

Reference: 99/1512/BN

Building Control

Deposit Date: 13.10.2006

Single storey rear infill extension including structural knockthrough

Reference: 06/2207/BN

Building Control

Deposit Date: 23.11.2006

Installed a Gas Boiler

Reference: 07/96028/CORGI

Building Control

Deposit Date: 05.09.2008

2 Windows

Reference: 08/FEN01989/FENSA

Building Control

Deposit Date: 05.03.2010

CERTASS: 1 Door

Reference: 10/49ER00049/CERTASS

Building Control

Deposit Date: 05.03.2010

CERTASS: 1 Door

Reference: 10/52ER00052/CERTASS

Building Control

Deposit Date: 08.02.2011

1 door (=>50% glazing)

Reference: 11/118ER00118/CERTAS