

NEEDS A FULL
SUFFIX
FULL

PLANNING REPORT

Printed Date: 3 July 2006

Application reference: 06/1784/HOT
EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
06.06.2006	26.06.2006		21.08.2006

Site:

60 Derby Road, East Sheen, London, SW14 7DP

24/7/06 - Block plan received.

18/9/06

Proposal:

Enlargement of bay window, roof escape window and front door position, layout of ground floor rooms and bedrooms, sliding doors at ground floor rear.

Present use:

SFD

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

APPLICANT NAME

The Beresford Project Ltd
105 The Glass Building
226 Arlington Road
Camdon Town
NW1 7HY
020 7424 9428

AGENT NAME

Consultations:

Internal/External:

SN → 4/8

Expiry Date

Consultee

Neighbours:

- 39 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 58 Derby Road, East Sheen, London, SW14 7DP, - 03.07.2006
- 62 Derby Road, East Sheen, London, SW14 7DP, - 03.07.2006
- 39 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 69 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 39 Derby Road, East Sheen, London, SW14 7DU, - 03.07.2006
- 58 Derby Road, East Sheen, London, SW14 7DP, - 03.07.2006
- 10 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 21 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 26A Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 27A Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 27B Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 44 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 46 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 48 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 50 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 52 Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
- 57 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 59 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 67 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 69 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 71 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006
- 11 Albany Close, East Sheen, London, SW14 7DX, - 03.07.2006
- 27 Stanley Road, East Sheen, London, SW14 7EB, - 03.07.2006

→ 24/7/6

35 Derby Road
37 Derby Road
41 Derby Road
42 Derby Road *
60 Derby Road

61 Stanley Road *

→ 24/7-

~~32~~ Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
~~34~~ Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
~~54~~ Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
~~56~~ Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
~~60~~ Stanley Road, East Sheen, London, SW14 7DZ, - 03.07.2006
~~21a~~ St Leonards Road, East Sheen, SW14 7LY - 03.07.2006
~~205~~ Sheen Lane, East Sheen, SW14 8LE - 03.07.2006
~~The Old Swan~~, Swan Lane, Great Bourton, Banbury Oxon, OX17 1QR - 03.07.2006

History:

Ref No	Description	Status	Date
02/3773	<ul style="list-style-type: none"> Demolition Of Existing Dwelling, Outbuildings And Garages, Proposed Erection Of One Pair Semi - Detached Dwellings And Off Street Parking For Four Cars. 	GTD	15/04/2003
02/3822	<ul style="list-style-type: none"> Erection Of Four Terraced Houses And Parking For Four Vehicles. 	GTD	11/10/2003
02/3822/DD01	<ul style="list-style-type: none"> details pursuant to condition BD04U (fenestration) BD12U (materials) LA11AU (landscape) of planning permission 02/3822/FUL. 	GTD	27/06/2006
06/1784/HOT	<ul style="list-style-type: none"> Enlargement of bay window, roof escape window and front door position, layout of ground floor rooms and bedrooms, slideing doors at ground floor rear. 	PCO	
02/3822/DD02	<ul style="list-style-type: none"> Details pursuant to condition PK06AU (cycle parking) of planning permission 02/3822/FUL issued 13.10.06. 	REC	

Constraints:

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

Case Officer (Initials): *VC*

Dated: *29/8/06*

I agree the recommendation:

Team Leader/Development Control Manager

John Brown
30/8/06

Dated:

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:

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

CONDITIONS:
INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

DELEGATED REPORT

Site Address: 60 Derby Road, East Sheen

Reference: 06/1784/HOT

Policies: BLT 11, 15 and 16, HSG 1, 2, 11, TRN 2 and 4.

Site/Surroundings: No 60 is a detached, two storey dwelling. This building has permission to be demolished and replaced by two semi-detached houses.

Proposal: Erection of two houses to allow variation of previous planning permission (02/3773/FUL) to include various alterations to the fenestration and realignment of the two houses.

The bay windows to the front elevation are shown widened, as are the proposed front dormer windows. The proposed chimneys are at the very ends of the building (rather than being internal). The first floor front windows have been reduced in width and the door/window arrangement at ground floor has been changed to proposed a door with glazed surround. An additional velux to each property is proposed to the front roof.

At the rear, the single storey extension is proposed to change from a simple lean-to, to a hip at each end. The windows to this extension are proposed to change to full height windows/French doors. Two additional velux windows to each house at the rear are proposed and the rear dormers have been enlarged.

The two houses have been slightly staggered (at both front and rear). The roof appears to have been lowered slightly as the proposed eaves are not sitting above the bay windows, as previously approved. Internal alterations to the layout of the houses are also indicated.

Samples of the materials to be used have been submitted (black guttering, handmade bricks (by Coleford, Saxon Red Multi bricks), slates) and details of the paving for the driveway (Marshalls

Relevant History: 02/3773/FUL - Demolition of existing dwelling, outbuildings and garages, proposed erection of one pair semi-detached dwellings and off street parking for four cars. Approved 15/4/03.

Representations: None

Professional comments:

The principle for the demolition of the house and erection of two house has been established by the previous permission which can still be implemented. There are not considered to be any significant policy changes since that permission to warrant the refusal of this application in terms of housing density or transport requirements. Therefore only the design and neighbour amenity impacts will be considered in detail in this application.

The proposed alterations to the ground floor fenestration, front bay windows and the dormers is not considered to cause harm to neighbour amenity given the approved fenestration scheme (and existing building) allowing mutual overlooking. The alteration to the rear extension roof is not considered to raise neighbour amenity issues. The additional velux

windows to the front and rear may increase overlooking, however, in view of the previously approved roof lights and dormers, these additional windows are not considered to materially increase overlooking potential that would harm neighbour amenity. The side windows will be conditioned to be obscure glazing to prevent views into neighbouring windows of no 58 and 62. Permitted development rights for alterations were removed on the previous permission, and this condition will be copied to this permission.

The changes are not considered to significantly increase overshadowing or overbearing to surrounding properties when compared with the approved scheme.

The changes to the front elevation are considered to preserve the street scene. The changes to the rear would not be visible from public viewpoints and are considered to preserve the character of the area. The staggering of the building would allow slightly more parking space to the northern half, and is therefore not considered to raise highway safety issues. Given the mix of building lines along the street (especially among the detached houses on this section of road) the staggering is not considered to harm the appearance of the area.

Bricks, guttering and sandstone samples have been submitted and are considered suitable. Wooden framed windows will be used (Integrity Windows and doors Wood-Ultrex series or similar). Details of the hardstanding to be used (Marshalls' Drivesett Tegula, traditional or similar) are considered acceptable. Samples of the roof tiles will be required by condition. The landscaping scheme is considered acceptable, although details of the front boundary treatment are still required – therefore a condition requiring this is suggested.

Recommendation: Approve

Conditions: Three years, obscure glazing to first floor side windows – copy conditions from 02/3773 (pd removal, roof tiles, and front boundary treatment) as these details are still outstanding.

Informatives: The proposal would preserve the character and appearance of the area and not cause harm to neighbour amenity through loss of light or privacy or overbearing impact, or to highway safety.

Drawing numbers: OS Extract received 5th June 2006, front elevation, rear elevation, side elevation, ground floor plan, first floor plan, second floor plan received 14th June 2006, and block plan received 24th July 2006 (indicating landscaping scheme), hard-standing and windows details, and brick (Coleford, Saxon Red Multi bricks), sandstone and guttering samples received 24th July 2006.