

**Application reference: 06/1919/HOT**  
**EAST SHEEN WARD**

21/9/06

<b>Date application received</b>	<b>Date made valid</b>	<b>Target report date</b>	<b>8 Week date</b>
13.06.2006	13.06.2006		08.08.2006

**Site:**

32 West Temple Sheen, East Sheen, London, SW14 7AP

**Proposal:**

Proposed bays to side (2 storey), single storey extension + alterations to fenestration.

**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**

Mr And Mrs M Stephens  
32 West Temple Sheen  
East Sheen  
London  
SW14 7AP

**AGENT NAME**

Bob Trimble  
136 Clock Tower Road  
Isleworth  
TW7 6DT

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

- 2 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006
- 3 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006
- 25 West Temple Sheen, East Sheen, London, SW14 7AP, - 03.07.2006
- 27 West Temple Sheen, East Sheen, London, SW14 7AP, - 03.07.2006
- 30 West Temple Sheen, East Sheen, London, SW14 7AP, - 03.07.2006
- 34 West Temple Sheen, East Sheen, London, SW14 7AP, - 03.07.2006
- Flat 1, 1 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006
- Flat 2, 1 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006
- Flat 3, 1 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006
- Flat 4, 1 Monroe Drive, East Sheen, London, SW14 7AR, - 03.07.2006

→ 24/7/06

**History:**

Ref No	Description	Status	Date
02/2530	• Demolish Existing House. Construction Of New Single Dwelling.	WDN	23/10/2002
02/3391	• Demolition Of Existing House, Replacement With New House And Loft Accommodation; Erection Of Garage And Hardstanding With Access From Monroe Drive.	GTD	24/04/2003
04/2538/FUL	• Demolition of existing house, replacement with new detached 2/3 storey house, garage, vehicle crossover and pedestrian access to the front door (variation to application reference 02/3391/FUL).	REF	29/09/2004
04/3276/FUL	• Amendment to planning application 02/3391/FUL	GTD	07/02/2005

- granted on 24/4/2003. Amendment omitting 'cut out' at first floor rear.
- |             |  |     |
|-------------|--|-----|
| 04/3284/FUL | • Amendment to original application 02/3391/FUL with permission granted. | PCO |
| 06/1919/HOT | • Proposed bays to side (2 storey)                                       | PCO |
| 06/1985/HOT | • Proposed double garage and access.                                     | 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: *4/9/06*

I agree the recommendation:

*21/9/06*

*John Brown*  
*5/9/06*

Team Leader/Development Control Manager

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

06/1919/HOT

**EAST SHEEN WARD**  
**Contact Officer:**  
**V Crosby**

**Proposal:** Erection of two, two storey bay extensions, single storey extension and alterations to fenestration.

**Applicant:** Mr Trimble on behalf of Mr and Mrs Stephens.

**Application received:** 13<sup>th</sup> June 2006.

**Main development plan policies:**  
UDP – First Review: BLT 2, 11, 15 and 16.

**Present use:** Single family dwelling

**Site, history and proposal:** No 32 is a detached, two storey house set in a residential area on a corner site. The site is not listed, nor a BTM and is not within a Conservation Area, although the boundary of the Christchurch Road Conservation Area runs adjacent to the site on the eastern side.

Two, two storey bay windows are proposed to the elevation facing Monroe Drive. These bay windows would be curved, with a maximum depth of 90cm. The single storey extension would be 1.2m wide up to the boundary with no. 30 West Temple Sheen and 8.1m long, set 1.9m back from the West Temple Sheen elevation and behind the existing side gate. The alterations to the windows would generally use the existing openings, but change the frames, reduce the depth of one ground floor window on the front elevation and raise the lintel levels of the patio doors on the western elevation and front door. A glass canopy is proposed over the front door.

Planning permission for the house was originally granted in 2003 (reference 02/3391), and amended in 2004 by planning permission reference 04/3276/FUL. Application reference 06/1985/HOT seeks to erect a double garage (with relocated vehicular access) and raising of the front/side boundary wall.

**Public and other representations:** One letter received in objection to the proposals on the grounds that; the proposal does not mention the single storey side extension and changes to the fenestration; the rear window should be of opaque glass; the side extension will result in the two detached houses becoming semi-detached; the pitched roof would be clumsy and awkward to maintain; concerns about any flues and the noise from the proposed boiler room; building to the boundary is contrary to council guidelines.

**Amendments:** The proposal as written on the application form has been amended to include the single storey extension and alterations to the fenestration.

**Reconsultation:** No further representations had been received at the time of writing the report. Any representations received will be reported orally at the Committee meeting.

**Professional comments:** The proposals are considered to accord with the aims and objectives of Supplementary Planning Guidance for household extensions and alterations.

The bay windows and glass canopy are considered to enhance the appearance of this rather bland modern building, and to preserve the character of the area which contains a mixture of building styles and building lines. Due to the distance of the bay window extensions from neighbouring properties and the existing first floor windows, the proposal is not considered to cause a significant loss of light or privacy to neighbouring properties, or to have an overbearing impact.

The single storey extension would be mainly screened from public views by the main house, although the end would be partly visible from West Temple Sheen as the roof would project above the side gate. The neighbouring property (no 30 West Temple Sheen) has a single storey element built on the boundary between the two properties. Most of the houses in the immediate area are detached, the nearest semi-detached houses being 67/69 Christchurch Road. Whilst the proposal would result in these two currently detached building becoming semi-detached, this is not considered to cause such harm to the character and appearance of the area as to warrant the refusal of the application. The single storey extension would stand next to the side extension of no 30 and is therefore not considered to have an overbearing or overshadowing impact on this neighbour. No flues are indicated on the plans (and this would require planning permission as permitted development rights for external alterations were removed in the original permission for the house). Were the boiler equipment to cause a noise nuisance, Environmental Health legislation may apply.

The alterations to the fenestration are relatively minor in nature and would not result in additional windows that could increase the overlooking potential above that already possible.

The proposals are considered to at least preserve the character and appearance of the adjacent Conservation Area.

**Conclusion:** The proposal would preserve the character of the area and adjacent Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

**Standard conditions:**

AT01 – Development begun within 3 years

BD08 – Materials to match existing

**Standard informatives:**

IE05A -Noise control - building sites

IH06B -Damage to public highway

IL10A -Building Regulations

IL12A -Approved drawing nos. – 1278/1 and 1278/3B received 13<sup>th</sup> June 2006.

IL16HA - Relevant policies and proposals; BLT 2, 11, 15 and 16.

IL19 – Summary reasons for granting planning permission; The proposal would preserve the character of the area and adjacent Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

**Background papers:**

Application forms and drawings

Letters of representation

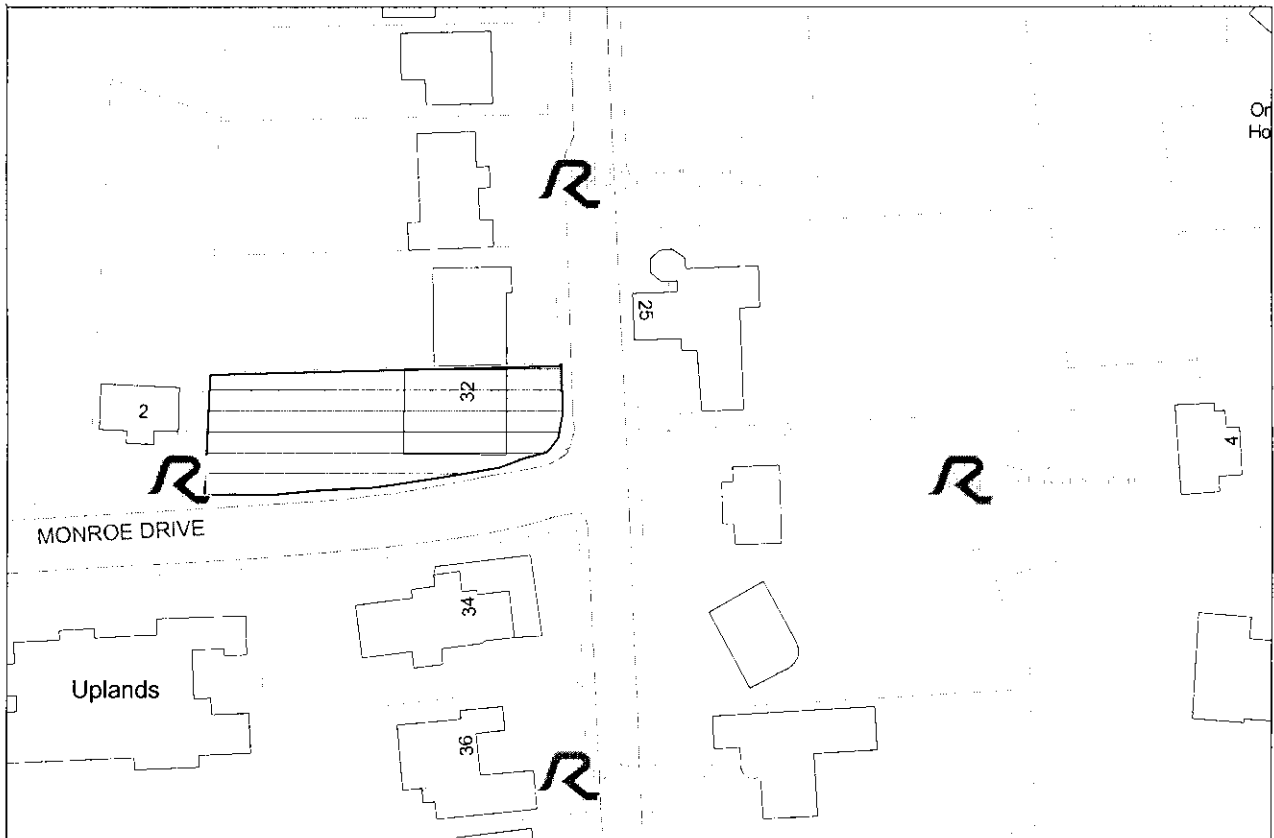
Application form, drawings, Sub-committee reports and decision notice (as applicable) for previous applications (ref. 06/1985/HOT)

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**PLANNING COMMITTEE – 21 SEPTEMBER 2006**

**06/1919/HOT  
32 WEST TEMPLE SHEEN  
EAST SHEEN**

**EAST SHEEN WARD  
Contact Officer:  
V Crosby**



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**LA 100019441[2006].'- Do not scale '**

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**Applicant:** Mr Trimble on behalf of Mr and Mrs Stephens.

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**Main development plan policies:**  
UDP – First Review: BLT 2, 11, 15 and 16.

**Present use:** Single family dwelling house

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## **PLANNING COMMITTEE – 21 SEPTEMBER 2006**

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## **PLANNING COMMITTEE – 21 SEPTEMBER 2006**

**Conclusion:** The proposal would preserve the character of the area and adjacent Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

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- IL12A - Approved drawing nos. – 1278/1 and 1278/3B received 13<sup>th</sup> June 2006.
- IL16HA - Relevant policies and proposals: BLT 2, 11, 15 and 16.
- IL19 - Summary reasons for granting planning permission: The proposal would preserve the character of the area and adjacent Conservation Area, and not cause harm to neighbour amenity through loss of light or privacy, or overbearing impact.

### **Background papers:**

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  - Letters of representation
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