

PLANNING COMMITTEE - Date: 16 December 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: C2015/72918/3FR	WARD: C11 / WANDLE VALLEY	Time Taken: 4 weeks, 2 days
----------------------	---------------------------	-----------------------------

Site: 173-173A BISHOPSFORD ROAD, Morden, SM4 6BH
 Proposal: Replacement of existing single glazed windows with PVCu double glazed windows.
 Applicant: Mrs Karen Butler
 Agent: Mr Joe Keating

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The Council has an interest in the site.

Summary of why application proposals are acceptable:

The replacement windows would not detract from the appearance of the dwelling or the character of the surrounding area. Furthermore, they would not adversely impact on the amenities of adjoining occupiers.

1.0 BACKGROUND

1.1 Site and Surroundings:

1.2 173 and 173A Bishopsford Road is a two storey mid-terraced property comprising two maisonettes, located on the south-eastern side of Bishopsford Road.

1.3 Site Specific Designation:

1.4 The property falls within the St. Helier Estate Area of Special Local Character, as designated within the Council's adopted Local Development Framework.

1.5 Relevant Planning History:

1.6 None.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 The application seeks to replace nine existing UPVC windows with new PVCu double-glazed windows. Three windows are to be replaced on the front elevation, four windows on the side elevation, and two windows on the rear elevation. No additional windows or doors are proposed.

2.3 **Significant amendments to application since submitted:** None.

3.0 PUBLICITY

3.1 Adjoining Occupiers Notified

3.2 Letters were sent to six adjoining and nearby properties.

3.3 **Number of Letters Received:**

3.4 None

3.5 **Official Consultation:** None.

3.6 **Councillor Representation:** None

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan (As Amended) 2015
- The Core Planning Strategy DPD 2009
- The Site Development Policies DPD 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.3 **London Plan:**

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

4.4 **Core Planning Strategy DPD:**

- PMP2 Suburban Heartlands
- BP12 Good Urban Design and Heritage

4.5 **Site Development Policies DPD:**

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Street Scene
- DM4 Historic Environment

4.6 **Supplementary Planning Guidance/Documents:**

- SPD4 Residential Extensions
- SPD14 Urban Design

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Design Quality/Character**
- **Impact on Neighbours**
- **Other Considerations**

5.2 **Design Quality/Character:**

5.3 The proposed site is located within an Area of Special Local Character. Policy DM4 of the Site Development Policies DPD (2012) states that planning permission will only be

granted for development that respects the key elements that contribute to the character of the area.

5.4 It is considered that the replacement of these windows would not significantly alter the appearance of the building, and would not have a negative impact upon the character of the area.

5.5 The proposal is therefore acceptable in terms of visual appearance and design quality.

5.6 **Impact on Neighbours:**

5.7 Policy DM2 of the Site Development Policies DPD (2012) states that planning permission will not be granted for any development that adversely affects the amenities of future occupiers, or those currently occupying adjoining properties, or has an unacceptable impact on the surrounding area. This can relate to a loss of privacy through overlooking, a loss of outlook, or an increase in overshadowing.

5.8 It is considered that the replacement windows would not increase overlooking, leading to a loss of privacy to the adjoining properties, as no new windows or doors are proposed.

5.9 The proposal is therefore acceptable in terms of neighbouring amenity.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 It is considered that the proposal would not cause unacceptable harm to the character and appearance of the surrounding area, or the amenities of any neighboring occupiers.

6.2 It is therefore recommended that the application be granted.

Background Papers: C2015/72918/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **C2015/72918**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Joe Keating
146 - 148 Eltham Hill
Eltham
SE9 5DY

C2015/72918/3FR

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

173-173A BISHOPSFORD ROAD Morden SM4 6BH

Replacement of existing single glazed windows with PVCu double glazed windows.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: 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: Job No. 24335 (Drawing Numbers 01, 02, 03).

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

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.