

PLANNING COMMITTEE – Date: 13 January 2016

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

Ref: B2015/73059/HHA	WARD: B06 / SUTTON WEST	Time Taken: 9 weeks, 6 days
----------------------	-------------------------	--------------------------------

Site: 25 CAMDEN ROAD Sutton SM1 2SH
 Proposal: Erection of a part first floor, part two storey side extension, a single storey rear extension. Alteration to existing roofline and provision of extended dormer extensions at rear and side.
 Applicant: Mr Liaqat ali
 Agent: Mr Paul Lewis

Recommendation:**GRANT PLANNING PERMISSION****Summary of reasons why proposal is acceptable:**

The design of the proposal is considered not to harm the character of the building, surrounding area or street scene. The proposal would not significantly harm the amenity of the neighbouring occupiers.

Reason for Report to Committee: The application has been de-delegated by Councillor Wales.**1.0 BACKGROUND****1.1 Site and Surroundings**

1.2 The application site is 25 Camden Road, Sutton. It is a semi-detached dwelling, with a forward projecting return that has gable ends and bay windows. Between the dwellings the building has a cat slide roof terminating at first floor level, with front facing dormers. The building has a mock Tudor appearance with red brick finish at ground floor level and white render and timber detailing at first floor level. A brick built garage can be found attached to the side of the dwelling. The dwelling has an existing side and rear dormer.

1.3 The dwellings within the road are of an eclectic mix of designs with no uniform character and there are number of front dormers within the road. Some dwellings are relatively modern and are set significantly back from the highway, whilst others which appear to be original to the road have smaller front gardens and less of a set-back from the road.

1.4 Site Specific LDF Designations

- Decentralised Energy Opportunity
- Limit of Sustainable Residential Development

1.5 Relevant Planning History

1.6 None

2.0 APPLICATION PROPOSAL

- 2.1 The application is seeking planning permission for the erection of a part first floor, part two storey side extension, a single storey rear extension and alterations to the roofline including the enlargement of the existing side and rear dormer extensions.
- 2.2 The proposed single storey rear extension would be 3 metres deep, with a mono-pitched roof measuring approximately 2.6 metres to the eaves and 3.6 metres to the highest point. The roof would have skylights and bi-fold doors to the rear and a glazed side elevation facing west.
- 2.3 The proposed part first floor, part two storey side extension would be built over the existing garage extending to the rear, finishing flush with the existing rear elevation of the dwelling. It would have a stepped side elevation, which would maintain a gap of at least 0.6 metres from the side boundary. It would have a set-back from the front elevation at first floor level of 0.8 metres, and at ground floor level it would finish flush with the front elevation. Due to the set-back at first floor level a small mono-pitched roof would be found over ground floor element. The proposed side extension would create a cat slide roof with a roof light serving a proposed bedroom. Two doors and two high level windows would be located along the side elevation at ground floor level serving the utility room and dining rooms. A window is proposed at first floor level to the side elevation which would serve the proposed shower room and another set of windows at first floor level are proposed to the rear. At ground floor level the rear elevation would be substantially glazed.
- 2.4 The proposal would also involve the enlargement of the existing dormers. The side dormer would be brought back in line with the ridge of the main roof. It would be 1.2 metres wider than the existing side dormer and would project 1.8 metres further to the rear, and would be substantially located over the proposed side extension with two obscure glazed windows facing west. The proposed rear dormer would be 0.9 metres wider than the existing and 1.5 metres deeper and would have a Juliette balcony to the rear. The proposed alterations to the roof would also include the creation of a partially hipped roof over the corner of the existing flat roofed rear return.
- 2.5 The proposed materials would be brick and white render with red roof tiles all to match the existing materials.

3.0 PUBLICITY

- 3.1 Adjoining neighbours were notified by way of letter dated the 25 November 2015.

3.2 Letters Received

- 3.3 Three letters of objection has been received from owner/occupiers of 23, 27 & 27a Camden Road. Their material objections are as follows;

- Loss of sunlight/daylight.
- Loss of outlook.
- Excessive bulk of the proposed extension.
- Over intensification of the site.

- 3.4 Their non-material objections are as follows;

- Concerns regarding the digging of footings and party wall issues.
- Lack of notification of the application.

3.5 **Official Consultations**

3.6 The Senior Highways Engineer was consulted and raised no objection to the proposal.

3.7 **External Consultation**

3.8 None.

3.9 **Councillor Representations**

3.10 Councillor Wales de-delegated the application stating 'over intensification, out of character, overlooking and massing close to adjoining properties' as his reasons.

4.0 **MATERIAL PLANNING POLICES**

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 and below are the relevant policies in relation to the application:

4.2 National Planning Guidance:

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

4.3 Supplementary Planning Guidance/Documents

- SPD4 Design of Residential Extensions
- SPD14 Creating Locally Distinctive Places

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 Enhancing the Street Scene and Public Realm

5.0 **PLANNING CONSIDERATIONS**

5.1 The principle planning considerations (including whether any material planning objections have been reasonably addressed) for this application are

- **Design Quality**
- **Impact on Neighbours**

5.2 **Design Quality**

5.3 Site Development Policy DM1 states that the Council will only grant permission for extensions providing they maintain and enhance the local character and appearance of the surrounding area. Core Policy BP12 states that the Council will seek to ensure

that development respects the local context and distinctive local character. Core Policy PMP2 seeks to maintain and enhance the quality of the borough's environment by ensuring that all new development respects the positive features of Sutton's suburban character.

- 5.4 Policy DM3 of the Site Development Policies DPD states that 'in residential areas the Council will, wherever possible not allow the following type of development where it would detract from the character of the area: The unacceptable reducing or closing of the gap between properties thereby creating a terrace or a terracing affect...'
- 5.5 The proposed single storey rear extension is marginally over that allowed by permitted development. In considering planning applications, what is allowed under permitted development is considered a fallback position. The design of the proposed extension is considered acceptable and the eaves of the extension are 0.1 metres higher than what would be considered permitted development. As such the proposed extension would not cause harm to the character of the building or the surrounding area.
- 5.6 The proposed side extension would have a set-back and the design of the roof would create a cat slide roof over the proposed side extension which would appear subordinate. It was noted from the site visit that due to the eclectic nature of the design of development within the road, and high density of development with the road, that large gaps between the dwellings is not a characteristic of the area. The proposed side extension would retain a separation of 1.2 metres from the west boundary to the sites frontage, although due to the raking nature of the site's boundaries this would reduce to 0.6 metres before a step in the side elevation, increasing the separation again. It should also be noted that a cat slide roof is present on the existing dwelling to the front elevation. It is considered that due to the separation to the boundary and the cat slide nature of the roof design, that this part of the proposal would not harm the character of the street scene, surrounding area or the character of the building.
- 5.7 It was noted from the site visit that there is an existing side and rear dormer within the roof space of the dwelling. It was also noted that other dwellings within the road and the vicinity exhibit front and rear dormers. The proposal would result in the side dormer being brought back in line with the ridge of the main roof as well as both dormers being widened and increased in depth. The proposed side and rear dormers would not typically be supported, however due to other examples of dormers within the road and rear dormers within the surrounding area, along with the existing situation, it is considered that on balance the proposed dormers would not harm the character of the area, or street scene and would maintain the character of the building given the existing buildings dormers.
- 5.8 The proposal is therefore considered to be, on balance, acceptable with regards to its design, and would not harm the character of the building or surrounding area or street scene.
- 5.9 **Impact on Neighbours**
- 5.10 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area.
- 5.11 The eaves of the proposed single storey rear extension are 0.1 metres higher than what would be allowed under permitted development. Whilst the proposed extension is in close proximity to the french doors found to the rear of 23 Camden Road it is consider that the extension would not significantly harm the amenity of the adjoining

- occupiers at 23 Camden Road over and above the fall back position of permitted development.
- 5.12 The proposed side extension would be located in close proximity to the boundary with 27 Camden Road. The separation distance will vary due to the nature of the sites boundaries and the stepped nature of the side elevation of the proposed side extension. It was noted that there are a number of side facing windows on the east elevation of 27 Camden Road. From examining drawings submitted for the previously approved planning application 03/50313/HHA at 27 Camden Road the side windows serve a bathroom, W.C. and kitchen at first floor level. The kitchen at first floor level is dual aspect with another two rear facing windows. At ground floor level the side facing windows and door at 27 Camden Road are obscure glazed. It should also be noted that the side facing windows to the proposed extension have been labelled as obscured glazed. The proposed side extension would be in close proximity to these windows, however, due to the separation that would be retained to the boundary, the nature of the side facing windows at 27 Camden Road, the cat slide design of the roof, and that the obscure glazing to the first floor side facing window can be secured by condition, it is considered that the proposed side extension would not significantly harm the amenity of the neighbouring occupiers at 27 Camden Road in terms of loss of sunlight/daylight, loss of outlook, overlooking or loss privacy.
- 5.13 The separation between the rear elevation of the application site and the side elevation of 2 Camden Gardens is approximately 18 metres. Guidance given within Supplementary Planning Document 4 'Design of Residential Extensions' states that 'A separation distance of 14 metres between side and rear elevation is expected.' The separation between the proposed rear dormer and the side elevation of 2 Camden Gardens satisfies this guidance and for this reason is considered acceptable and would not harm the amenity of this neighbouring occupier in terms of overlooking or loss of privacy.
- 5.14 The windows to the proposed side dormer have been labelled as obscured glazed and this can be secured by condition. As such it is considered that the proposed side dormer would not harm the amenity of the neighbouring occupiers.
- 5.15 Subject to a condition securing the obscured glazing to the side facing windows at first and second floor levels it is considered that the proposal would not significantly harm the amenity of the neighbouring occupiers in terms of overlooking, loss or privacy, or loss of sunlight/daylight.
- 6.0 **Conclusions and Recommendations**
- 6.1 The design of the proposal is considered not to harm the character of the building, surrounding area or street scene. The proposal would not significantly harm the amenity of the neighbouring occupiers.
- 6.2 It is for these reasons that the proposal is recommend for approval and planning permission be granted.

Background Papers: B2015/73059/HHA

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: **B2015/73059**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Paul Lewis
11 Avenue Road
Sutton
SM2 6JE

B2015/73059/HHA

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

25 CAMDEN ROAD Sutton SM1 2SH

Erection of a part first floor, part two storey side extension, a single storey rear extension. Alteration to existing roofline and provision of extended dormer extensions at rear and side.

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: PL_001, PL_010, PL_005, PL_100 Rev. 08, PL_200 Rev. 07.

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

(4) The first floor and second floor window(s) in the side elevation of the development hereby approved shall be glazed with obscure glass and so maintained.

Reason: To safeguard the current level of privacy enjoyed by the occupants of adjoining properties.

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

