

PLANNING COMMITTEE - Date: 30 March 2016

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

Ref: A2016/73670/HHA	WARD: A03 / STONECOT	Expiry Date: 01/04/2016
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Site: 76 Walton Avenue, North Cheam, SM3 9UB
 Proposal: Erection of a single storey rear extension.
 Applicant: Mr Adrian Davey
 Agent:

Recommendation:**GRANT PLANNING PERMISSION****Reason for Report to Committee: The applicant is a Councillor.****Summary of why application proposals are acceptable:**

It is considered that the proposal would not cause harm to the character and appearance of the existing property, or that of the surrounding area. The proposal would not cause harm to the amenities of neighboring occupiers.

1.0 BACKGROUND**1.1 Site and surroundings:**

1.2 The site is a two-storey terraced property on the northern side of Walton Avenue. The property benefits from a single storey flat roof extension on the rear and a loft conversion. The exterior is finished with cream painted pebbledash. The rear wall has bay windows.

1.3 The site is terraced between No. 74 Walton Avenue on its southern flank and No. 78 Walton Avenue on its northern flank. No. 78 Walton Avenue has a single storey rear extension which is approximately the same depth as the existing extension at the application site. No. 74 Walton Avenue has not been extended.

1.4 At the time of the case officer's site visit the construction work for the extension had commenced.

1.5 Site Specific Designation:

1.6 The property has no site specific designation.

1.7 Relevant Planning History:

1.8 There is no relevant planning history for this property. Although the property has been extended, there are no planning records available for these extensions. Given the appearance of the extensions, it appears that they would have been constructed over 4 years ago as such are now immune to enforcement action and constitute a lawful development.

2.0 APPLICATION PROPOSALS**2.1 Details of Proposal:**

2.2 The proposal is to construct a rear extension that would match the width of the original dwellinghouse (5.9 metres) and be of a similar depth to the existing rear addition (3.193 metres). The southern flank wall of the proposed extension would be built along the boundary with No. 74 Walton Avenue. The proposed extension would be 2.95 metres high, which is similar height to the existing rear addition. The proposed

extension would have two windows and a pair of glass double doors on the rear (east) elevation and no windows on its flanks.

2.3 The extension would be constructed in similar materials to that of the existing property.

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

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 A total of 6 letters were sent to the immediate neighbours, and those properties which share a boundary with No. 76 Walton Avenue.

3.3 **Number of Letters Received:** None

3.4 **Official Consultation:** None.

3.5 **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 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

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**
- 5.2 **Design Quality/Character:**
- 5.3 The Council's adopted Core Planning Strategy DPD 2009 (CPS), states in policy BP12 (Good Urban Design and Heritage) 'the Council will seek to ensure that development respects the local context and distinctive local character'. The Council's adopted Site Development Policies 2012 (SDP) gives policy guidance on design and character in DM1 which states, 'planning permission will only be granted for development that maintains and enhances the local character and appearance of the surrounding area'.
- 5.4 Policy DM3 of the SDP (Enhancing the Street Scene and Public Realm) states that the Council will expect all new development to contribute positively to the street scene in terms of the design and appearance of any buildings and the public realm.
- 5.5 The proposed extension would be located to the rear of the property where it would not be readily visible from the public realm. It would be single storey in height and at a depth no greater than that of the existing rear addition. The extension would be constructed with a flat roof and, the materials and fenestration would also be similar to that used on the original property. The proposal would retain a reasonably sized rear garden for the host property. As such the extension would appear subordinate to the main house and would not cause harm to the character or appearance of the area.
- 5.6 **Impact on Neighbours:**
- 5.7 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.
- 5.8 The proposal seeks the construction of a single storey rear extension at a similar depth as the existing rear addition. The proposed extension, given the existing situation, would not cause harm to the amenity of the occupiers of No. 78 Walton Avenue. The extension would be constructed along the boundary with the property to the south, No. 74 Walton Avenue; however given the small scale of the extension it is considered that there would not be significant impact on their amenity.
- 5.9 In addition, the extension does not propose to have windows on its flanks, as such there would be no direct overlooking or loss of privacy to these neighbouring occupiers, Nos. 74 and 78 Walton Avenue. The windows and doors on the proposed extension would face into the garden and would not lead to a loss of privacy to any neighbouring properties.
- 5.10 As such, the proposal would not cause harm to neighbouring properties.
- 5.11 The proposed development would not cause harm to any trees and, highways and parking would not be affected.
- 6.0 **CONCLUSION AND RECOMMENDATION**
- 6.1 It is considered that the proposal would not cause harm to the character and appearance of the host property or the area, or the amenities of any neighboring occupiers.

6.2 It is therefore recommended that planning permission be granted.

Report Author: Will Philps

Background Papers: A2016/73670/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: **A2016/73670**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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76 Walton Avenue

A2016/73670/HHA

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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

76 WALTON AVENUE North Cheam SM3 9UB

Erection of a single storey rear extension.

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: Location Plan, Existing Plans & Elevations & Section, Proposed Plans & Elevations & Section.

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.

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 permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

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