

PLANNING COMMITTEE - Date: 25 April 2018

Report of the Assistant Director of Environment, Housing and Regeneration Directorate

Ref: DM2018/00215	WARD: A02 / Nonsuch	Time Taken: 10 weeks, 2 days
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Site: 54 Lynwood Drive, Worcester Park, KT4 7AB
 Proposal: Demolition of utility room and erection of a single storey rear extension.
 Applicant: Ms Ruwani DharmaRansi
 Agent: Mrs Ratnayake

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The applicant is related to a member of council staff.

Summary of why the application is acceptable:

- The proposal would not result in harm to the character and appearance of the dwelling, the streetscene, or the surrounding area;
- The proposal would not result in demonstrable harm to the amenity of the neighbouring occupiers;
- The proposal would not result in harm to any nearby trees of amenity value;
- The proposal would not adversely impact parking provision or highway and pedestrian safety.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 The application site comprises a two storey detached dwelling located on the western side of Lynwood Drive. The application site is set in from the shared boundaries with 52 Lynwood Road to the north and 56 Lynwood Road to the south by approximately 3m and 1m, respectively.

1.3 The surrounding area is predominantly residential in nature and is characterised primarily of two storey semi-detached dwellings.

1.4 Relevant Planning History:

- 67/3035 'Erection of a 4-bed two-storey residence and detached garage (Garden Land of No. 56)'. Granted 6th September 1967.

1.5 Site specific designation:

- Area of Potential Intensification.

2.0 APPLICATION PROPOSALS

2.1 The application proposes the partial demolition of an existing single storey projection to the rear of the property and the erection of a flat roofed single storey rear extension that would measure 2.9m in height, 4.5m in depth and 6.65m in width being set in from each flank wall by 0.1m.

2.2 **Significant amendments to application since submitted:**

2.3 None.

3.0 **PUBLICITY**

3.1 Adjoining Occupiers Notified

3.2 **Method of Notification:**

3.3 Letters were sent to 4 neighbouring occupiers dated 23 February 2018.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Official Consultation:**

3.7 None.

3.8 **Councillor Representation:**

3.9 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
- The Sutton Local Plan 2018

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework
- National Planning Policy Guidance
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017
- Draft National Planning Policy Framework 2018

4.3 **Public Sector Equality Duty (PSED) and Human Rights**

4.4 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.

4.5 The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

4.6 **Material Planning Policies Considered in Determining this Application:**

4.7 **London Plan policies:**

- 7.4 Local Character
- 7.6 Architecture

4.8 **Sutton Local Plan 2018 policies:**

- 28 Character and Design
- 29 Protecting Amenity

4.9 **Supplementary Planning Documents:**

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

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:

- **Principle of Development**
- **Design Quality**
- **Impact on Neighbours**
- **Trees**
- **Highway and Parking**

5.2 **Principle of Development:**

5.3 The application site consists of a detached single family dwellinghouse located within a residential area. The proposal would not alter the existing use of the site and, as such, it is considered that the proposed development would be acceptable in principle in land use terms. The application must also be considered acceptable in terms of all other relevant material planning considerations, which are discussed below.

5.4 Design Quality:

5.5 In accordance with policy 28 of the Sutton Local Plan 2018, the council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area.

5.6 The dwelling incorporates an existing 2.5m single storey rear extension which is set in from each flank wall by 0.1m. The proposed 4.5m extension would project 2m beyond the rear of this existing extension and would maintain a 0.1m setback from the original flank walls of the building. Given the detached nature of the dwelling and the limited projection beyond the existing single storey element, and noting the permitted development fall back position for a 4m single storey rear extension to this detached dwelling, it is considered that the proposed extension would be acceptable in terms of its design quality and would appear subordinate to the existing dwelling and would not cause harm to the character and appearance of the area.

5.7 Impact on Neighbours:

5.8 In accordance with policy 29 of the Sutton Local Plan 2018, the council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.

5.9 The proposed single storey rear extension would measure 2.9m in height and would be set in from the shared boundaries with 52 Lynwood Road to the north and 56 Lynwood Road to the south by approximately 3m and 1m, respectively.

5.10 Given the limited height of the proposed extension, the separation to neighbouring properties, the limited depth beyond the existing projection and the potential fall back position under permitted development it is considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

5.11 Trees:

5.12 In accordance with policy 28 of the Sutton Local Plan 2018, new developments will be expected to respect and retain existing landforms and natural features of application sites, including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.

5.13 It is considered that the application would not result in harm to any nearby trees of amenity value.

5.14 Highways and Parking:

5.15 Policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and secure cycle storage in accordance with the council's restraint-based maximum car and cycle parking standards and to ensure the safe and efficient operation of the transport network.

5.16 Parking provision would not be adversely affected by the proposal and the proposal would not cause harm in terms of highway and pedestrian safety.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 It is considered that the design of the proposal is acceptable and would not result in harm the character and appearance of the dwelling, streetscene or surrounding area. It is also considered that the proposal would not result in harm to the residential amenities of adjoining neighbours. Furthermore, it is considered that the proposal would not result in harm to any nearby trees of amenity value or adversely impact parking provision or highway and pedestrian safety.

6.2 In light of the above the proposal is considered to be acceptable and it is recommended that planning permission is granted.



Ms Ruwani DharmaRansi
54 Lynwood Drive
Worcester Park
KT4 7AB

DM2018/00215

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

54 LYNWOOD DRIVE WORCESTER PARK KT4 7AB

Demolition of utility room and erection of a single storey rear extension.

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 200, 201, 202, 203, 204.

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

(2) 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.

(3) All external facing materials, treatments and finishes shall be similar to those of the original building.

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

(4) The flat roof of the rear extension hereby approved shall not be used, all or in part, as a terrace or other amenity space. No railings, fences, walls or other means of enclosure shall be erected on this flat roof, and no alterations shall be carried out to the rear elevation of the application property to form access onto the roof.

Reason: Such a use could be harmful to the existing amenities of the occupiers of neighbouring residential properties as a result of overlooking and loss of privacy and the generation of noise and disturbance.

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.

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