DEVELOPMENT CONTROL COMMITTEE - Date:25 May 2011

Report of the Executive Head of Planning and Transportation.

Ref: C2011/64247/3FR	WARD: C10 / ST HELIER	Time Taken: 6 weeks, 5 days

Site: 99 STAVORDALE ROAD Carshalton Surrey SM5 1BU

Proposal: Erection of a single storey rear extension to provide replacement bathroom
Applicant: London Borough of Sutton
Agent: Mr Andy Moore

Recommendation:
GRANT PLANNING PERMISSION

Reason for Report to Committee: The Council owns the site.

Summary of why application proposals are acceptable

- The single storey rear extension is not considered to detract from the appearance of the dwelling or the character of the surrounding area. Furthermore, the proposal does not adversely impact on the amenities of adjoining residents.

1.0 **BACKGROUND**

1.1 **Site:**

1.2 The application site comprises a two storey mid-terrace house faced in red brick with a brown tiled pitched roof, located on the eastern side of Stavordale Road. The house has an existing single storey rear extension and its replacement is the subject of this application.

1.3 **Surroundings:**

1.4 The site is located in the St Helier Estate, which is characterised by inter-war two storey terrace housing, mostly faced in either red brick or brown brick, although some have been faced in painted render.

1.5 **Site specific UDP/ LDF designation:**

1.6 The site is located within the St Helier Area of Special Local Character.

1.7 **Relevant Planning History:** None.

2.0 **APPLICATION PROPOSALS**

2.1 **Background to Proposals:**

2.2 Timber box bathrooms were installed during the 1960s to terrace and semi-detached houses built during the 1930s in order to provide a separate bathroom. Those existing pod units installed in the 1960s are now far beyond their economic life. Typical problems relate to moisture ingress such as decayed timber elements, leaking roofs and structural distortions. Between 2004 and 2007 some 200 of these units were replaced with a larger, four metre deep pre-fabricated pod incorporating a bathroom and utility room. However, this type of pod had disadvantages as it took three or four days to install since it involved assembly of pre-fabricated parts within the rear gardens once the existing pod had been removed. Also at the time because the pods were permitted development and built in pre-cast 'pebbledash' style panels they did not harmonise with the existing brick built houses.

2.3 The current application, submitted by Sutton Housing Partnership as agents, forms part of the Council's Decent Homes Programme, which affects 750 dwellings across St Helier and aims to replace all remaining box bathrooms over the next five years. The benefit of the new box bathrooms are that they improve access for disabled users, having wider doors, provide more room for users (including a utility room), are faced in external materials that better match the existing house and can be installed more quickly as they are craned into position fully assembled. The removal of the existing pod and the provision of the replacement bathroom take around three to five hours. The new pod bathrooms are installed in the same position as the existing units, although they are about 0.6 metres deeper and 0.15 metres higher. The design and layout of the new bathrooms was drawn up with the involvement of local residents and councillors.

2.4 **Details of Proposal:**

2.5 This application seeks planning permission for the erection of a single storey rear extension comprising a bathroom and utility room. The extension would have a depth of 3.98 metres, a width of 2.1 metres and a height of 3.0 metres. It would be faced in Olde Inish (red) Novabrik panels, have a flat black membrane roof and have a window and semi-glazed door on its north-western side elevation.

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

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:** This application was advertised by way of letter sent to the owners/occupiers of the adjacent properties.

3.3 **Number of Letters Received:** None

3.4 **Addresses of letters:** Not applicable.

3.5 **Summary of material responses:** Not applicable

3.6 **Non-Material Responses:** Not applicable

3.7 **Official Consultation**

3.8 **Internal:** Not Applicable

3.9 **External:** None

3.10 **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:

(1A) The London Plan (originally adopted 2004, amended version consolidated with alterations adopted February 2008).

(1B) The London Plan: Consultation draft replacement plan, October 2009. This document, which will eventually replace the existing consolidated version of the London Plan, was published for public consultation in January 2010. A public examination is likely to be held in Summer/Autumn 2010. Although the draft replacement plan will not supersede the existing London Plan until after it has been formally adopted, the draft plan will be a material consideration that should be taken into account in determining planning applications and will gather increasing weight the further into the replacement process it proceeds.

In the event that there are discrepancies between the adopted CPS, SDP and Replacement London Plan, legal guidance indicates that the latest adopted document prevails.

(2) The Sutton Unitary Development Plan (UDP) (adopted April 2003). Some of the UDP Policies have now been replaced by the Core Planning Strategy Policies.

(3) The Local Development Framework (LDF) which is to replace the UDP in due course as the official Development Plan for the Borough. At present it comprises two main documents (additional ones for specific areas such as Sutton Town Centre will be produced):
-(a) The Core Planning Strategy (CPS) which sets out the Council's long term vision, spatial strategy and core policies for shaping the future development in the Borough and managing change over the next 15 years in line with the principles of sustainable development. Following public consultation and a formal public examination by Government Inspectors the final version of the CPS was adopted by Full Council in December 2009. The adopted CPS replaced a number of the UDP policies and is a material consideration in the determination of planning applications.
-(b) The Site Development Policies Development Plan Document (DPD) which identifies sites for future development (outside Sutton Town Centre) and sets

out detailed development management policies to be used to help determine planning applications. The DPD has been through two stages of public consultation and was approved by Full Council in December 2009 for submission to the Secretary of State. A further public consultation was carried out between January and March 2010. The DPD is likely to be the subject of a formal public examination by Government Inspectors next year. The DPD is now accorded substantial weight by the Council in determining planning applications (and is a material planning consideration.)

4.2 Also a material consideration in determining planning applications are:

(a) National Planning Guidance in the form of Planning Policy Statements and Planning Policy Guidance documents.

(b) Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 **The Sutton Unitary Development Plan:**

- BE5 Daylight and Sunlight
- BE15 Residential Extensions
- BE18 Privacy

4.4 **Core Planning Strategy:**

- BP12 Good Urban Design and Heritage

4.5 **Site Development Policies – Proposed Submission:**

- DM1 Character & Design
- DM2 Protecting Amenity

4.6 **Supplementary Planning Guidance/Documents:**

- SPD4 Design of Residential Extensions

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**
- **Access**
- **Other Relevant Material Planning Considerations**
- **Considerations Relating to Other Objections**

5.2 **Principle of Development:**

5.3 The accommodation contained in this extension would provide much improved bathroom and storage facilities and is welcome in principle providing its design and impact on the neighbours are acceptable.

5.4 **Design Quality:**

5.5 It is considered that the scale, design and materials of the extension would reasonably respect those of the existing house. Although the red brick cladding would not be an exact match to the existing red bricks, it is considered that it is acceptable in the context of the finishes available for pod bathrooms and that it would be a better match than that of the extension it would replace. Being located to the rear of the property, the extension would not be visible within the street scene.

5.6 **Impact on Neighbours:**

5.7 The extension at 3.98 metres deep would be nearly 1.3 metres more than the 2.7 metre maximum depth advised for terrace houses in SPD4 (Design of Residential Extensions). In addition, the 3 metre height would be greater than the 2.5 metre maximum advised by SPD4 for flat roofs.

5.8 However, it is considered that in this instance, the extension would not have an unreasonably adverse impact on the amenities of the occupiers of the adjoining houses for the following reasons:

(1) The extension would only project 0.7 metres beyond the 3.28 metre deep rear extension located at the adjoining house, No. 97, and therefore would have little impact on the amenity of these neighbouring occupiers.

(2) The extension would be located on average 2.8 metres from the boundary with the other adjoining house, No. 101, which is a sufficient distance to ensure that the outlook of these neighbouring occupiers would not be unreasonably affected. To prevent any undue overlooking from the side window, it is recommended that a condition is imposed requiring that obscure glazing is installed and retained.

5.9 In considering this application four other matters are of relevance:

(a) the extension would replace an existing extension to the property, albeit the proposed extension would be 0.7 metres deeper and 0.15 metres higher;

(b) prior to 1 October 2008 the permitted development regulations stated that single storey rear extensions to single family terrace houses did not require planning permission if (amongst other requirements) they did not exceed 50 cubic metres; the extension would be only 25 cubic metres so would not have required permission prior to 1 October 2008; however, the post 1 October 2008 permitted development regulations state that single storey rear extensions to terrace houses require planning permission if (amongst other requirements) they exceed 3 metres in depth, so the extension requires planning permission;

(c) no objections have been received from the adjoining occupiers; and

(d) an application for an identical replacement bathroom extension has been submitted by the adjoining property at No. 101 (ref 11/64248), also on this agenda for decision.

5.10 **Access:**

5.11 Policy BE9 states that the Council will cater for the needs of the disabled in terms of accessibility into new or existing developments. The proposed extension allows for level access from the house itself and as such there is no need for a condition requiring the entrance to have a level threshold.

5.12 **Other Relevant Material Planning Considerations:** None

5.13 **Considerations Relating to Other Objections:** None

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 This application to erect a single storey rear extension is considered acceptable as it would reasonably respect the scale and character of the existing house and would not unreasonably adversely affect the amenities of the adjoining occupiers.

6.2 It is recommended that permission be granted, subject to the conditions set out in the Agenda.

Background Papers: C2011/64247/3FR

Drawings and other documents can be viewed on line –

1) Go to page: http://82.43.4.135/FASTWEB/welcome.asp
2) Enter Planning Application Number: **C2011/64247**
3) Click on Search and View Current Applications
4) Click on View Plans & Documents

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C2011/64247/3FR

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

99 STAVORDALE ROAD Carshalton Surrey SM5 1BU

Erection of a single storey rear extension to provide replacement bathroom

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 glazed bathroom window in the permitted extension shall be obscure glazed prior to its occupation and shall be retained in that form as long as the development is in existence.

Reason: To protect the amenities of the adjoining occupiers.

(3) The permitted extension shall be clad in Olde Inish Novabrick Panels, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the extension is of satisfactory appearance.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: 99 Starvordale Road Existing and Proposed.

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

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. 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.

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.