AGENDA

A meeting of the
SURBITON PLANNING SUB-COMMITTEE
will be held at
DYSART SCHOOL, 190 EWELL ROAD, TOLWORTH
on
THURSDAY 15 JANUARY 2009
at
7:30 pm

Members of the Committee

Alexandra Ward  Councilor David Berry
                Councilor Ian George
                Councilor Richard Hudson

Berrylands Ward  Councilor Frances Moseley (Co-Chair)
                Councilor Bob Steed
                Councilor Rohan Yoganathan

St Mark’s Ward   Councilor Liz Green
                Councilor Barry O'Mahony
                Councilor Yogan Yoganathan (Co-Chair)

Surbiton Hill Ward Councilor Janet Bowen-Hitchings
                      Councilor Paul Johnston
                      Councilor Nick Kilby

EMERGENCY EVACUATION ARRANGEMENTS

If the fire alarm sounds please leave the building by the nearest exit.

RUNNING ORDER

Please note that the items listed overleaf may be taken in a different order depending on
the interests of the members of the public present at the meeting. Please fill out a pink
form, available at the start of the meeting, if you would like to request that a particular
item is heard earlier.
AGENDA

A APOLOGIES FOR ABSENCE

B MINUTES

To confirm the minutes of the meeting held on 19 March 2008.

C DECLARATIONS OF INTEREST

Members are asked to state any interests - personal or prejudicial – on items on this agenda.

1. PLANNING APPLICATIONS Appendix A

   Report by the Service Director (Planning and Transportation)

   (a) 08/16358 89 DITTON ROAD, SURBITON, KT6 6RJ

   (b) 08/16369 22 ST MARKS HILL, SURBITON, KT6 4PT

   (c) 08/16469 86 TOLWORTH PARK ROAD, SURBITON, KT6 7RH

   (d) 08/16472 32 EWELL ROAD, SURBITON, KT6 6HX

   (e) 08/16473 32 EWELL ROAD, SURBITON, KT6 6HX

   (f) 08/16514 ROKEBY SPORTS GROUND, OLD MALDEN LANE, WORCESTER PARK, KT4 7PX

   (g) 08/16525 62 CLAREMONT ROAD, SURBITON, KT6 4RH

   (h) 08/16526 62 CLAREMONT ROAD, SURBITON, KT6 4RH

   (i) 08/16559 12 LINGFIELD AVENUE, KINGSTON UPON THAMES, KT1 2TN

2. URGENT ITEMS AUTHORISED BY THE CHAIR
PUBLIC PARTICIPATION DURING THE MEETING

There is a registration scheme for residents wishing to speak on planning applications, tree preservation orders or enforcement cases to be determined by the Committee. The details are set out overleaf.

For other items on the agenda, including applications on which the Neighbourhood’s views are being sought prior to determination by the Development Control Committee, residents may ask questions and give their views at the discretion of the Chair.

DATES OF FUTURE MEETINGS

Planning Sub-Committee (7.30pm start)
The following meetings will take place only if there is sufficient business to warrant a separate Planning Sub-Committee, otherwise planning applications will be considered by the Neighbourhood Committee.

Wednesday 11 March 2009 – Dysart School, 190 Ewell Road

Neighbourhood Committee (7.30pm start)
Wednesday 11 February 2009 – Dysart School, 190 Ewell Road
Wednesday 22 April 2009 – Dysart School, 190 Ewell Road
SPEAKING ON A PLANNING APPLICATION, TREE PRESERVATION ORDER OR ENFORCEMENT CASE

Objectors may speak on planning applications, if they have both:

(a) previously responded to the consultation on an application, and
(b) registered THREE days before the meeting to do so

Applicants and supporters must also register their wish to speak by the same deadline, however they can only be heard at the meeting if an objector has also registered.

The arrangements for speaking on applications are based on both sides having equal time to make their points to Councillors. To make sure that the meeting runs in a way which is fair to everyone, these arrangements will be followed without any exceptions being made.

Registering to speak – Everyone, including applicants and land owners, wishing to speak on an application, Enforcement Action or Tree Preservation Order must have registered their request to do so THREE days before the meeting.

Please contact: Leah O'Donovan 020 8547 4623/Fax 020 8547 5125
e-mail: leah.odonovan@rbk.kingston.gov.uk

Deadline for registering to speak: 10am, Tuesday 13 January 2009.

Time for speaking - FIVE minutes is allowed for each side on each application. This time has to be shared by however many there are on each side. If there are a large number of speakers people must decide amongst themselves on a spokesperson or some other arrangement.

The Chair of the meeting has no discretion to extend the time limit.

Speakers may find it helpful to have made some notes on what they want to say, so that they make the most of the speaking time. The notes attached to the original consultation letter from the Planning Officer will have explained the things that the Committee can't take account of - loss of view, property values etc.

The order of speaking is:

1. Planning Officer to present item
2. Objector(s)
2A Applicant (land/property owner for Enforcement Action)
3. Applicant(s)/Supporter(s)
3A Complainants – Enforcement Action
4. Questions from Committee
4A To Objector/s (or Applicant for Enforcement)
4B To Applicant/Objectors (or Complainants for Enforcement)
5. Sweep up by Planning Officer
6. Questions from Committee to Officers
7. Debate and decision by Committee

Enforcement cases and Tree Preservation Orders – The above arrangements also apply to these items unless they are being discussed as a confidential item under the Access to Information rules. However, as in these cases it will be the Service Director Planning and Transportation who is recommending either Enforcement Action or making a Tree Preservation Order, it will be the land/property owner and objectors/supporters who will have speaking rights. The order of speakers will therefore be adjusted to reflect this.
Please note: At the discretion of the Chair, residents may ask questions and give views on items where the Neighbourhood’s views are being sought prior to determination by the Development Control Committee. Prior registration is not required on these items.
## SURBITON PLANNING SUB-COMMITTEE

**THURSDAY 15 JANUARY 2009**

**REPORT BY**

SERVICE DIRECTOR (PLANNING AND TRANSPORTATION)

**PLANNING APPLICATIONS**

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PLANNING APPLICATIONS

All recommendations for planning permission in this section are automatically subject to the condition limiting the duration of the permission required by Sections 91 and 92 of the Town and Country Planning Act (as amended) 1990 unless permission is to be granted for a limited period or unless there is a specific recommendation that the period for such duration be other than the period referred to in the standard condition. All background papers are incorporated into Planning Application Reports.

The policies listed are those from the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A1 Register No: 08/16358/FUL
Address: 89 DITTON ROAD, SURBITON, KT6 6RJ

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: Surbiton Hill

Description of Proposal: Erection of single storey rear extension

Plan Type: Full Application

Expiry Date: 12/09/2008

Applicant's Plan Nos:

636/112 Received 18/07/2008
Design Statement Received 18/07/2008
Access Statement Received 18/07/2008
Heritage & Archaeological Statement Received 18/07/2008
636/110 D Received 18/07/2008
636/111G Received 18/07/2008

BASIC INFORMATION

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies

BE11 Design of New Buildings and Extensions
BE12 Layout and Amenity of Buildings and Extensions
BE3 Development in Conservation Areas
H1 Protection of Residential Amenities
STR2 Residential Environment
STR6 Conserving and Enhancing the Built Environment
T20 Compliance with Car and Cycle Parking Standards

Total Site Area 0sq m
Total Floor Area 0sq m

Density
Dwellings
Habitable rooms
No. of Units
Car Parking: required
Car Parking: proposed

Previous Relevant History

08/16150/FUL Erection of single storey rear extension Application
Withdrawn
16/05/2008
Consultations

1. Twenty three letters have been sent to the occupiers and owners of neighbouring property in Ditton and Hook Roads. Letters of objection from two writers have been received on grounds of inappropriate and over large design within the conservation area, intrusion upon outlook, and loss of light and privacy.

2. The Conservation Design team raises no objection to the development subject to the use of matching materials including timber joinery.

3. Surbiton Conservation Area Advisory Committee raises no objection to the development.

Site and Surroundings

4. The application concerns the curtilage of a two-storey detached dwelling with a single storey conservatory and lean-to addition at the rear. The property is situated within Southborough Conservation Area at its southern edge.

Proposal

5. The proposals concern a revised form of a scheme for alterations to the rear of the house to form a single storey kitchen/breakfast room extension which was proposed in application reference 08/16150, but then withdrawn to reflect concerns raised by Surbiton CAAC at the overall depth of the extension then proposed.

6. The proposals will require the demolition of an existing conservatory which extends up to a depth of 6.3 metres from the back wall of the main building, and wraps around the single storey lean-to addition. It has been submitted that the roof of this conservatory and addition is prone to leaking and is in a generally poor structural condition. The new extension would have a similar width, at 8m, but project a further 2.8 metres with a combination of pitched roofs, hipped, gable-fronted and lean-to, at an eaves height of 2.3 metres and a main roof ridge height of 4.7 metres, which would incorporate 5 rooflights.

7. The application was deferred at the meeting on 12 November for a members site visit to take place.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour’s Residential Amenity
Principle of Proposed Development

8. The proposals concern extension of a residential property within a residential area and there is no Development Plan objection to it in principle. The principal planning considerations arising concern the effects of the development on the appearance and character of the locality, with particular regard to its conservation area designation and the amenities of neighbouring properties.

Impact on Character of Area

9. The previous proposal was withdrawn to allow for the CAAC to give its thinking behind its concerns and incorporate that in a revised submission. Unfortunately it became apparent that there was little in that regard, other than an expression by one or two of its members, that the new extension should go no further back than the existing, which is neither helpful nor defensible as a design principle. However the Committee did not consider the extension design would be a conspicuous element when viewed with the host building, as a result of its hybrid and highly articulated roof form; indeed they went so far as to record their support for that roof design. In this context the design guidance given by the officers in the preparation of this scheme was to recommend a reduction in size to observe the 45 degree criteria in relation to the nearest window on the neighbouring property to the nearest window on the neighbouring property. This has been observed with the current proposal, which is for an extension projection of 500mm less than that previously proposed.

10. The development would have no effect on the street scene or any view of the property within the public domain. Although concerns of subordinate and ancillary appearance do not generally arise with regard to single storey rear extensions, they are pertinent to the evaluation of proposals in a conservation area. However in this case there is no argument to demonstrate that the proposals would not be acceptable in this regard and given that the new addition would add only 2.8m to the depth of the existing addition, and result in a far better and integrated design than the existing, it is considered that the development would preserve or enhance the qualities of the conservation area. It will be noted that neither CAAC nor the Conservation and Design officer are now raising concerns in this respect.
Impact on Neighbours’ Residential Amenity

11. Although the representations received refer to harm to the outlook and loss of light and privacy for the neighbouring properties it is considered that the extension would have no material effect on the prevailing amenities of neighbouring residents in these respects. It would offer no potential for any direct overlook of neighbouring gardens. On the side adjoining 87 it would be 1m away from the party boundary and the projection behind the rear addition to that neighbouring property would be at an eaves height of 2.4m, which would mean that it would have no effect on the passage of light over a 2m high boundary fence or outlook from the garden. Although both of the neighbouring properties would have a view of the extension from upper floor windows this in itself would require overlooking of the application property at a side angle and any view of the extension over a 2m garden boundary fence or wall would be so limited that it is not considered that it would be tantamount to a reasonable or sustainable objection to the development. On the side adjoining 91 it would be 200mm away from the party boundary and project some 2m behind the higher party wall next to the rear addition to that neighbouring property, again at an eaves height of 2.4m. Although in this case it would mean that the extension would have some effect on the passage of light over a 2m high boundary fence or outlook from the garden, this effect would be slight and it would not infringe the lighting controls in either of the two BRE publications on the assessment of natural light conditions referred to in Policy BE12.

Highways & Parking

12. The development would have no effect on the potential size of household at the property or parking arrangements on site; accordingly no highway concerns arise from it.

Trees

13. The development would have no implications in this regard.

Legal Agreements

14. There are no legal agreement implications arising.

Sustainability

15. The structure would need to satisfy the Building Regulations in regard to sustainability measures and this is considered sufficient and appropriate in regard to a house extension.
Other Material Considerations

16. There are no other material considerations.

Reason for Approval

17. The development would not harm the character and appearance of Southborough Conservation Area nor the amenities of neighbouring properties. It would therefore comply with Policies BE3, BE11, BE12, H1, STR2 and STR6 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Recommendation:

Approve subject to the following conditions:

1 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials as shall have been approved in writing by the Local Planning Authority, and all new external joinery shall be in timber.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policies BE11 (Design of New Buildings and Extensions), BE3 (Development In Conservation Areas) and STR6 (Conserving and Enhancing the Built Environment) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

2 The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

Informative(s)

N/A
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A2  Register No:  08/16369/FUL

Address:  22 ST MARKS HILL, SURBITON, KT6 4PT

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

-A8-
Ward: St Marks

Description of Proposal: Erection of 3 storey rear extension and extension to flat roof to side to facilitate conversion to 7 flats comprising 4 x 2 bedroom and 3 x 1 bedroom flats

Plan Type: Full Application

Expiry Date: 19/01/2009

Applicant's Plan Nos:

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<td>25/09/2008</td>
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<td>Design and Access Statement</td>
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<td>GP-P-050</td>
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BASIC INFORMATION

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies

N/A

Total Site Area 0sq m
Total Floor Area 0sq m
Density
Dwellings
Habitable rooms
No. of Units
Car Parking: required
Car Parking: proposed
Previous Relevant History

00/07064/FUL Use of building as 4 self-contained flats. Permit 5 Year Condition and Conditions 26/04/2000

99/7003/FUL Formation of vehicular crossover Permit 5 Year Condition and Conditions 25/03/1999

Consultations

1. Highways and Transportation- recommends standard conditions and informatives and advises that a legal agreement to prevent eligibility for parking permits should be sought.

2. Borough Cycling Officer- Requires further details of secure cycle parking facilities

3. 39 neighbour notification letters have been sent to neighbouring properties without response.

Site and Surroundings

4. The application relates to one half of a pair of semi-detached properties that are designated as Buildings of Townscape Merit. Both properties are subdivided into flats with No. 22 being currently in multiple occupation. The property has permission for use as four flats, one on each floor of the building (including a semi-basement). The property has a shared garden to the rear. This part of St Marks Hill is close to Surbiton Town Centre and is typified by flat developments whether new build or in converted properties.

Proposal

5. The application involves conversion and extension of the property to provide six self contained flats. The extensions comprise two parts
   (i) a four storey rear extension projecting 3 metres beyond the existing rear wall and in line with the side wall,
   (ii) an additional floor with a shallow pitched roof on top of a flat roofed three storey addition to the side which is subordinate to the main hipped roof (both semi-detached properties have this feature), with the front wall of this extension being 4.8 metres behind the front wall of the existing house, 1.8 metres from the side wall and in line with the main rear wall of the house.
6. No additional parking space is to be provided, although there are four existing spaces in the front garden and a cycle store would be provided together with a refuse/recycling enclosure.

7. It is to be noted this application was the subject of a report to the Surbiton Planning Sub-Committee on 12 November 2008 when it was resolved to approve it subject to the execution of the necessary legal agreement (see the current recommendation); however it was also resolved that the application should be refused if the agreement was not completed by 19 November 2008. After that Committee consideration and before this expiry date, it was revealed that the application incorrectly included land outside the ownership of the applicant. Accordingly the application was treated as invalid until the receipt of a corrected site location plan on 24th November 2008.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour's Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations

Principle of Proposed Development

8. As this is a large property in multiple occupation in an area where there are a number of flat developments, the proposals would comply with policy H7 of the UDP and no objection is raised to the conversion of the property. The main planning considerations are considered to be the impact of the proposed extension on the appearance of the existing (largely unaltered) property and the impact on the amenities of occupiers of adjoining flats. The amended application site excludes a section of garden at the southern end of the site. The applicants are understood to have commenced legal proceedings to claim possessory title of the remaining piece of garden however to avoid a potential challenge by anyone who might currently claim ownership of the land this area of land has been excluded from the application site. The reduced garden area would be an average of 19 metres long and would provide a reasonable standard of amenity for the residents.
Impact on Character of Area

9. The rear extension would be clearly visible from the road frontage but it is considered to be well proportioned and would not be a dominant feature of the street scene. The addition to the flat roof part of the house would be modest in scale and would be discreetly sited (away from the front and side walls) to ensure that it would not be immediately visible in the street scene. As a result the proposed extensions would not be dominant features and would remain subordinate to the main part of the original house.

10. It is therefore concluded that the proposed extensions would not harm the appearance of the pair of Buildings of Townscape Merit (of which 22 St Marks Hill forms one half) nor the character and appearance of the area in general.

Impact on Neighbours’ Residential Amenity

11. The extension would be at least metres away from the nearest flats in the adjoining properties at 20 and 24 St Marks Hill. This would be sufficient to ensure that the extension would not be over-dominant when viewed from these properties. The conversion scheme has been designed so that the rear projection forms part of flats immediately adjoining the extension, therefore the effect on amenity would not be harmful. As the property faces towards the south east there would be a reasonable standard of daylighting and sunlighting.

Highways & Parking

12. The four existing parking spaces would be retained to serve six flats however the site is 100 metres from Surbiton Station and a low level of parking provision is therefore encouraged and a legal agreement preventing eligibility for on-street or Council car park permits would be appropriate in the event of approval.

Trees

13. The rear extension would result in the loss of 2 trees (out of 26 trees on the site). One of these is dead and both are small Leyland cypresses. Neither are protected and the loss of these trees is not considered significant.
Legal Agreements

14. It is appropriate to secure a legal agreement to provide a financial contribution to fund additional school places generated by the development in accordance with policy RES8 of the UDP. The applicant has not signed the necessary Unilateral Undertaking to provide this contribution. In the event of approval, a Unilateral Undertaking preventing eligibility for on-street or Council car park permits would also be required.

Sustainability

15. The development would provide additional flats in an accessible location. No details of measures to promote a sustainable form of construction are provided in the application and therefore these details should be required to be provided by a condition.

Other Material Considerations

16. The proposed development does not comply fully with Lifetime Homes standards however it is accepted that it is impractical to do so, given the design and layout of the existing Victorian building.

Reason for Approval

17. The property is a large house suitable for sub-division into smaller units and the proposed extensions would harmonise well with the character and appearance of 20 and 22 St Marks Hill as Buildings of Townscape Merit and the character and appearance of the street scene. The development would not harm residential amenity and would not result in loss of significant trees. For these reasons the development would comply with policies H7, BE8, BE9, BE11 and BE12 of the Royal Borough of Kingston Unitary Development Plan First Alteration.

Recommendation:

Approve subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), as specified in the above legal agreements section, and the following condition(s):

1 The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)
2 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials as shall have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policies BE11 (Design of New Buildings and Extensions) and STR6 (Conserving and Enhancing the Built Environment) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3 Refuse storage facilities and recycling facilities and secure cycle parking facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities and recycling facilities to the satisfaction of the Council in accordance with Policies H1 (Protection of Residential Amenities), STR6 (Conserving and Enhancing the Built Environment), T20 (Compliance with car and cycle parking standards) and MW2 (Waste and Environment) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

4 Details of proposed sustainability measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such measures shall address the following:- energy, water, pollution, materials, transport, ecology, health and well-being and shall be designed to achieve a Building Research Establishment EcoHomes Environmental Assessment Rating of Excellent.

Reason: In the interests of sustainability, and energy conservation as set out in policies STR10, MW2, MW4 of the First Alteration to the adopted Unitary Development Plan

5 All works on site shall take place in accordance with the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:

(a) Provision for loading/unloading materials.
(b) Storage of plant, materials and operatives vehicles.
(c) Temporary site access.
(d) Signing system for works traffic.
(e) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works.

(f) Location of all ancillary site buildings.

(g) Measures to protect any tree, shrubbery and other landscape features to be retained on the site during the course of development.

(h) Means of enclosure of the site.

(i) Wheel washing equipment.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies H1 (Protection of Residential Amenities), STR6 (Conserving and Enhancing the Built Environment) and T1 (Transport Safety) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

6 No demolition, site clearance or building operations shall be commenced until fencing to the standards set out in BS5837: 2005 "Protection of Trees on Construction Sites" (figures 4 and 5) of a height not less than 1.5 metres has been erected around the trees shown on the approved drawings as being retained on the site. The fencing shall enclose either:-

(a) the area described by the limit set out in Table 1

or

(b) a radius as set out in Figure 2 of BS 5837: 2005,

or alternatively

(c) such an area as may have previously been approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of development, and no storage, site structures, parking or any other operation shall be permitted within the area thereby enclosed.

Within the fencing:

(a) levels shall not be raised or lowered in relation to the existing ground level,

(b) no roots shall be cut, trenches dug, or soil removed or drains and services laid,

(c) no buildings, site huts, roads or other engineering operations shall be constructed or carried out,

(d) no vehicles shall be driven over the area,

(e) no materials or equipment shall be stored.
and the destruction by burning of any materials shall not take place on the site or adjoining land unless the fires are at a minimum distance from the fenced area of 6.00 metres.

Reason: To prevent unnecessary damage occurring to the trees during building operations, thereby safeguarding the visual amenities of the site in accordance with Policy BE9 (Trees and Soft Landscaping) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative(s)

1 You are advised that this planning permission has an accompanying Planning Obligation/Legal agreement which requires the payment of a Financial Contribution towards Education Facilities prior to the occupation of the residential accommodation hereby permitted and/or the payment of a Financial Contribution towards the Transport Fund/Environmental Improvements/Other Obligations.
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A3 Register No: 08/16469/FUL

Address: 86 TOLWORTH PARK ROAD, SURBITON, KT6 7RH

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
**Ward:** Surbiton Hill  
**Description of Proposal:** Erection of first floor extension and rooms in roof to provide 1 x 3 bedroomed, 1 x 2-bedroomed and 1 x 1 bedroomed flats  
**Plan Type:** Full Application  
**Expiry Date:** 16/12/2008

**Applicant's Plan Nos:**
- GA 001 proposed plan: Received 21/10/2008
- GA 001 existing: Received 21/10/2008
- GA 001 proposed elevation: Received 21/10/2008
- Design Statement: Received 16/09/2008
- Site location plan: Received 16/10/2008
- Legal agreement dated 14th Nov 08: Received 25/11/2008

**BASIC INFORMATION**

**Development Plan:** Mayor for London - The London Plan  
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

**UDP Policies**

<table>
<thead>
<tr>
<th>Policy Code</th>
<th>Policy Description</th>
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<tbody>
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<td>BE11</td>
<td>Design of New Buildings and Extensions</td>
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<tr>
<td>T20</td>
<td>Compliance with Car and Cycle Parking Standards</td>
</tr>
</tbody>
</table>

**Total Site Area:** 0sq m  
**Total Floor Area:** 0sq m  
**Density:**  
**Dwellings:**  
**Habitable rooms:**  
**No.oF Units:**  
**Car Parking:** required  
**Car Parking:** proposed
Previous Relevant History

08/16295/FUL  Conversion of bungalow to two storey building with side dormer roof extension to create 1 x 3 bedroom, 1 x 2 bedroom and 1 x 1 bedroom flats  
Application Withdrawn  11/08/2008

Consultations

1. Twenty three neighbour notification letters have been sent to addresses in Tolworth Park Road and Tankerton Road. 5 representations of objection have been received on grounds of overdevelopment and over-intensive use of the site; poor standard of amenity for prospective occupiers; prejudice to conditions of amenity by reason of noise disturbance, loss of light and loss of privacy; design out of keeping with local built environment; inadequate parking provision; and flat development out of character with area of family housing.

2. Highways and Transportation - 4 off-street parking spaces are required and in practical terms only 2 workable spaces are available on the forecourt; three cycle spaces are required.

Site and Surroundings

3. The applications concerns the curtilage of a 3-bedroom bungalow with a hipped pitched roof over, which has a flat roofed addition at the rear. There is a parking area at the front of the property, which lies within a predominantly residential area.

Proposal

4. The application essentially reiterates a development which was previously proposed under reference 08/16469 and then withdrawn. It concerns alterations to the existing building with the construction of 2-floors of accommodation above the main part of the bungalow at first floor and within a mansard roof space and the construction of a first floor extension over part of the rear addition. The effect of the work would be to increase the present building eaves and ridge heights from 2.4m and 5.2m respectively to 5.2m and 7.8m respectively in the case of the main building with the extension over the flat roofed rear addition extending up to corresponding heights of 4.9m and 5.8m. The work would implicate the removal of an existing chimney stack and remodelling of the front bay window.

5. The building as altered and enlarged would be laid out to provide a 3-bedroomed and a 2-bedroomed flat on the ground and first floors respectively and a 1-bedroomed flat within the roof space.
Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour's Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations

Principle of Proposed Development

6. The site lies with a mainly residential area within a developed part of the Borough and there is no general planning policy objection to the principle of extending or converting buildings to provide flats in such circumstances. Policy H7 of the Unitary Development provides however that the conversion of larger houses into smaller units will be allowed subject to a number of criteria which, inter alia define a large house as a dwelling which has more than 3 bedrooms and a net floorspace greater than 116 square metres based on original floorspace prior to extension. In this case the present building has 3 bedrooms with a net floorspace in the order of 82 square metres and therefore the principle of the proposals in this case are in conflict with this Policy which seeks to maintain a stock of smaller family housing.

Impact on Character of Area

7. The proposals would have a marked effect on the street scene. No information had been provided of the relationship between the extended building and neighbouring properties, but in this regard the present bungalow is slightly anomalous being surrounded by 2-storey development of varying designs within Tolworth Park Road and the proposed front elevation roof form and eaves and ridge heights would be unlikely to provide a discordant element in the local built environment context, which presents a mix of gabled, hipped and square ended roofs to the street.

8. The representations received refer to the provision of flats per se as out of character with the area; however the applicant has referred to the presence of other flatted accommodation within the locality and although there is a specific policy objection to the conversion in this case, there is no recognised planning distinction between houses and flats within general residential areas such as in this case.
9. There are grounds for considering that the scheme represents an over development of the site. Although the front elevation would read as a 2-storey building, the mansard roof at the back would not and it would not reflect the traditional vernacular of housing generally within the area and it would present a discordant building form when viewed at an angle from within the street scene, particularly from the west. Policy H7 refers to the need to cater satisfactorily for the demands for on-site parking and amenity space arising from flatted development; although the rear garden provision for the latter appears adequate the parking deficiencies of the scheme have been noted and are referred to in the Highways and Parking Section below in this report. For the purpose of the density calculations in London Plan Policy 3A.3 the site has a PTAL rating of 1B and the appropriate density ranges for the size of units involved (average 3.3 habitable rooms per unit) would be 40-65 units per hectare by comparison to the proposed development density of 84 units per hectare. It would also be significantly higher than the generally prevailing development density within the locality. It is therefore considered that the scheme would represent an overdevelopment of the site which would be out of keeping with its context.

Impact on Neighbours’ Residential Amenity

10. The representations received refer to concerns of loss of light and privacy for neighbouring property. In regard to the former, the increased building height would introduce a significant effect on a first window within the flank of no.84 which would be only some 2m from the mass of the flank wall of the extensions as proposed; however this is understood to serve a non habitable-room (an en-suite unit) and therefore the impact on light loss and outlook in that regard would be unlikely to be critical. No material effect on prevailing conditions of light to any other property is considered to arise and although the outlook from the rear of the buildings in Tankerton Road (some 40m away) would be affected, this would not amount to an overbearing or a harmful or discordant element by reference to the profile of neighbouring development.

11. The upper floor fenestration at the rear would have the potential to overlook neighbouring gardens, however such overlooking on a mutual basis is already a feature of the pattern of development within the vicinity and no unacceptable effects on prevailing conditions of amenity would arise in that respect. Although a balcony feature is proposed, its limited size/design would preclude any standing outside on it.
12. With regard to the representation of criticism in regard to the amenities on offer to prospective occupants of the proposed flats, although 2 of these would be family-sized units, there appears to be an adequate area of private amenity space at the rear to cater for these and no criticisms arise in regard to the size and disposition of the proposed units.

Highways & Parking

13. It has been noted that the scheme fails to make adequate provision for on-site car parking and no provision for cycle parking to serve the proposed development. It is therefore considered that the development would be likely to result in additional demand for on-street parking which would prejudice both highways and amenity considerations.

Trees

14. No trees would be affected by the development.

Legal Agreements

15. A signed and dated Unilateral Undertaking to provide a contribution towards the provision of educational services has been submitted to support the application and no objection therefore arises in this respect.

Sustainability

16. The application fails to identify any sustainable construction measures in regard to the extension; this matter would be assessed under the Building Regulations and could be the subject of a condition to a permission. However as a contrary decision is being recommended this constitutes an objection to the application in its present form.

Other Material Considerations

17. No other material considerations arise from the development.
Recommendation:

Refuse for the following reason(s):

1. The development would result in the loss of a small family house and it is of a size which is not large enough prior to extension to allow for conversion into smaller units. The development would therefore conflict with Policy H7 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

2. The proposals would represent an over-intensive density of development on the site which would be out of keeping with its context. They would therefore conflict with Policy 3A.3 of the London Plan: Spatial Development Strategy for Greater London as Consolidated with Alterations since 2004, and Policies BE11, STR6 and RES3 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3. The development fails to make a satisfactory level of contribution towards the provision of educational services to serve its and the scheme is therefore contrary to Policy RES8 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

4. The proposals fail to make adequate provision for on-site car and cycle parking and would thereby prejudice conditions of residential amenity and highway safety and efficiency in conflict with Policies H7, BE12 and RES3 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

5. The application fails to identify any sustainable construction measures and would therefore fail to comply with Policy 4A.4 of the London Plan: Spatial Development Strategy for Greater London as Consolidated with Alterations since 2004 and Policy MW3 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative(s)

N/A
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A4   Register No: 08/16472/FUL
Address: 32 EWELL ROAD, SURBITON, KT6 6HX

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: Berrylands

**Description of Proposal:** Replacement of existing rear extension with three storey rear extension (Linked with Application No. 08/16473/LBC)

**Plan Type:** Full Application

**Expiry Date:** 26/11/2008

**Applicant's Plan Nos:**

- 1508/TP/2A Received 01/10/2008
- 1508/TP/1A Received 01/10/2008
- Site plan Received 01/10/2008

**BASIC INFORMATION**

**Development Plan:**
- Mayor for London - The London Plan
- Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

**UDP Policies**

- **BE11** Design of New Buildings and Extensions
- **BE12** Layout and Amenity of Buildings and Extensions
- **BE3** Development in Conservation Areas
- **BE6** Works Affecting the Character of Listed Buildings
- **H1** Protection of Residential Amenities
- **STR6** Conserving and Enhancing the Built Environment

- **Total Site Area** 0sq m
- **Total Floor Area** 0sq m

**Density**

- **Dwellings**
- **Habitable rooms**
- **No.of Units**

**Car Parking:** required

**Car Parking:** proposed

**Previous Relevant History**

- **08/16337/FUL** Replacement of existing rear extension with four story rear extension (Linked with Application No. 08/16338/LBC) Refuse Full Application 29/08/2008

- **08/16338/LBC** Works associated with demolition of existing rear extension and erection of four storey rear extension (Linked with Application No. 08/16337/FUL) Refuse 29/08/2008
Works associated with demolition of existing rear extension and erection of three storey rear extension (Linked with Application No 08/16472/LBC)

Consultations

1. Seven local residents have been consulted. One objection has been received from the occupiers of 30 Ewell Road on the following grounds:
   (a) The proposed extension would result in a loss of light for the patio area, lower ground floor living area, and possibly the ground floor living area.
   (b) The proposed extension would unbalance the visual symmetry of the four listed terraces
   (c) The proposed extension would result in a loss of privacy and an increased opportunity for overlooking.

2. Surbiton Town Conservation Areas Advisory Committee raises no objection to the proposal.

3. The Conservation and Design Team commends an approval.

Site and Surroundings

4. The application concerns a four storey middle of terrace property situated on the Western side of Ewell Road. At present the structure has a one bedroom basement flat with three floors of office space above (serving 'Livewire' public relations). The property is a Grade II Listed Building and lies within the Oakhill Conservation Area.

Proposal

5. The replacement of an existing rear extension with a three storey rear extension.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour’s Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations
Principle of Proposed Development

6. The development involves demolition of an existing unsafe first floor rear structure and its replacement with an extension which would increase the floor space for office use and other ancillary features. Accordingly no change of use is involved in the application and there is no policy objection to the principle of an extension although a number of issues of detail arise as set out below.

Impact on Character of Area

7. This application follows one, under reference 08/16337/FUL, which proposed a four storey rear extension projecting 2.4m with a width of 3.5m. The overall bulk and height of this extension was considered to harm the architectural integrity of the Listed building and the application was refused to reflect that concern.

8. The amended scheme involves the erection of a three storey rear extension, which will project 2.4 metres and be 3.5 metres in width. Again this would require the removal of the present first floor rear structure, which is built in clap-board cladding on blockwork with a corrugated asbestos sheet roofing, together with an external staircase to the upper ground floor. The Conservation and Design Officer considers that the existing rear structure and staircase are of minimal intrinsic worth and there is no objection to their removal.

9. The current scheme would have the advantage of removing the existing structure at first floor level, which is considered intrusive due to its insensitive design and materials and the proposed extension will only be marginally higher than the existing one and will preserve more of the original rear elevation of this listed building than was proposed under the previous scheme. Although it would project a further metre than the existing addition (from 1.4m to 2.4m) it would not be of an insensitive design and would not dominate the existing listed building in terms of scale, material or situation nor would it harm the historic and architectural qualities of the building or detract significantly from the setting of the terrace as a whole.

10. As with the previous application, the extension has been appropriately detailed, with timber sliding sash windows, yellow London Stock Bricks and cast iron rainwater pipes to match the existing. A condition requiring the use of Welsh slate match to the existing roof in place of the concrete tiles proposed is necessary. Subject to this, the proposal is considered to preserve the historic and architectural qualities of the listed building and the character and appearance of Oakhill Conservation Area and thus satisfy Policies BE3, BE6 and BE11.
Impact on Neighbours’ Residential Amenity

11. The proposed extension would be situated close to the shared boundary with number 30. With regard to the representation of concern that the proposal would result in a loss of light for the occupiers of number 30, the extension would have a limited projection (2.4m) from the rear wall and will have a height of 8.6m which would be only marginally taller than the existing lean-to extension which rises 8.25m above ground level at its highest point. In view of this, it is considered that the proposal would not have a significantly greater impact upon the amenities of neighbouring residents in terms of light than the existing extension. The nearest windows situated on this side of the neighbouring property at no. 30 serve a staircase and not a habitable room and no unacceptable natural lighting infringements would result. The proposal is therefore considered to comply with policies BE12 and H1.

Highways & Parking

12. The proposal will have no adverse impacts upon highway safety.

Trees

13. The proposal will have no impact upon any trees or landscaping features.

Legal Agreements

14. No requirements for any legal agreement arise.

Sustainability

15. The development is relatively small in scale and is not considered to have any significant negative impacts upon the environment or considerations of sustainability which would not be adequately addressed under the Building Regulations.

Other Material Considerations

16. There are no other material considerations.
Reason for Approval

17. The proposal, subject to the conditions outlined, would not detract from the historical or architectural value of the listed building and would preserve the character and appearance of Oakhill Conservation area. The proposal would not harm the residential amenities of adjoining properties. For these reasons the proposal complies with policies BE3, BE6, BE11, BE12, H1, and STR6 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration and Supplementary Planning Guidance-Residential Extensions.

Recommendation:

Approve subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.
   
   Reason: In order to comply with Section 18 or 74 (3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (As amended).

2. Notwithstanding the details shown on the approved plans additional detailed drawings of the following items shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced on site:

   (a) Proposed conservation rooflights
   
   (b) External staircase and balustrade
   
   (c) Gas metre boxes
   
   Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3. The windows and doors situated on the development hereby permitted shall be constructed of timber and should be set within 115mm reveals. The windows shall be of sliding sash design.
   
   Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.
4 Notwithstanding the details submitted with the application a sample of the facing materials to be used on the external walls and roof of the development hereby permitted which shall include the use of slate roofing, shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced.

Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative(s)

N/A
Surbiton Planning Sub-Committee
Date of Meeting: 15/01/2009

A5 Register No: 08/16473/LBC
Address: 32 EWELL ROAD, SURBITON, KT6 6HX

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

-A31-
Ward: Berrylands
Description of Proposal: Works associated with demolition of existing rear extension and erection of three storey rear extension (Linked with Application No 08/16472/LBC)
Plan Type: Listed Building
Expiry Date: 26/11/2008

Applicant's Plan Nos:
Siteplan Received 01/10/2008
1508/TP/2A Received 01/10/2008
1508/TP/1 Received 01/10/2008

BASIC INFORMATION

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies
BE6 Works Affecting the Character of Listed Buildings

Total Site Area 0sq m
Total Floor Area 0sq m
Density
Dwellings
Habitable rooms
No.of Units
Car Parking: required
Car Parking: proposed

Previous Relevant History

08/16337/FUL Replacement of existing rear extension with four story rear extension (Linked with Application No. 08/16338/LBC)
Refuse Full Application 29/08/2008

08/16338/LBC Works associated with demolition of existing rear extension and erection of four storey rear extension (Linked with Application No. 08/16337/FUL)
Refuse 29/08/2008
Consultations

1. English Heritage has advised that it does not wish to comment on the application and the Council may determine the application as it see fit.
2. Surbiton Conservation Areas Advisory Committee raises no objection to the proposal.
3. The Conservation and Design Team commends an approval.

Site and Surroundings

4. The application concerns a four storey middle of terrace property situated on the Western side of Ewell Road. At present the structure has a one bedroom basement flat with three floors of office space above (serving 'Livewire' public relations). The property is a Grade II Listed Building and lies within the Oakhill Conservation Area.

Proposal

5. Works associated with the demolition of an existing rear extension and its replacement by a three storey rear extension (Linked with Application No 08/16472/FUL)

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour’s Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations
Principle of Proposed Development

6. The development involves demolition of an existing unsafe first floor rear structure and its replacement with an extension which would increase the floor space for office use and other ancillary features. Accordingly no change of use is involved in the application and there is no policy objection to the principle of an extension although a number of issues of detail arise as set out below.

Impact on Character of Area

7. This application follows one which proposed a four storey rear extension projecting 2.4m with a width of 3.5m. The overall bulk and height of this extension was considered to harm the architectural integrity of the Listed building and the application was refused to reflect that concern.

8. The amended scheme involves the erection of a three storey rear extension, which will project 2.4 metres and be 3.5 metres in width. Again this would require the removal of the present first floor rear structure, which is built in clap-board cladding on blockwork with a corrugated asbestos sheet roofing, together with an external staircase to the upper ground floor. The Conservation and Design Officer considers that the existing rear structure and staircase are of minimal intrinsic worth and there is no objection to their removal.

9. The current scheme would have the advantage of removing the existing structure at first floor level, which is considered intrusive due to its insensitive design and materials and the proposed extension will only be marginally higher than the existing one and will preserve more of the original rear elevation of this listed building than was proposed under the previous scheme. Although it would project a further metre than the existing addition (from 1.4m to 2.4m) it would not be of an insensitive design and would not dominate the existing listed building in terms of scale, material or situation nor would it harm the historic and architectural qualities of the building or detract significantly from the setting of the terrace as a whole.

10. As with the previous application, the extension has been appropriately detailed, with timber sliding sash windows, yellow London Stock Bricks and cast iron rainwater pipes to match the existing. A condition requiring the use of Welsh slate match to the existing roof in place of the concrete tiles proposed is necessary. Subject to this, the proposal is considered to preserve the historic and architectural qualities of the listed building and the character and appearance of Oakhill Conservation Area and thus satisfy Policies BE3, BE6 and BE11.
Impact on Neighbours’ Residential Amenity

11. This is not a material consideration in the case of this listed building consent application.

Highways & Parking

12. This is not a material consideration in the case of this listed building consent application.

Trees

13. The proposal will have no impact upon any trees or landscaping features although this is not a material consideration in the case of this listed building consent application.

Legal Agreements

14. No requirements for any legal agreement arise.

Sustainability

15. This is not a material consideration in the case of this listed building consent application.

Other Material Considerations

16. There are no other material conditions to consider.

Reason for Approval

17. The proposal, subject to the conditions outlined, would not detract from the historical or architectural value of the listed building. It would therefore comply with policy BE6 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Recommendation:

Approve subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.
Reason: In order to comply with Section 18 or 74 (3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (As amended).

2 Notwithstanding the details shown on the approved plans additional detailed drawings of the following items shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced on site:

(a) Proposed conservation rooflights
(b) External staircase and balustrade
(c) Gas metre boxes

Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3 The windows and doors situated on the development hereby permitted shall be constructed of timber and should be set within 115mm reveals. The windows shall be of sliding sash design.

Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

4 Notwithstanding the details submitted with the application a sample of the facing materials to be used on the external walls and roof of the development hereby permitted which shall include the use of slate roofing, shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced.

Reason: In order that the special architectural and historic interest of this listed building is safeguarded in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

5 The proposed extension shall be commenced within 3 months of the demolition of the first floor clap-board cladded rear structure.
Reason: To ensure that the character and appearance of this listed building is not harmed following the removal of the existing exterior, in accordance with Policy BE6 (Works Affecting the Character of Listed Buildings) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative(s)

N/A
A6 Register No: 08/16514/FUL

Address: ROKEBY SPORTS GROUND, OLD MALDEN LANE, WORCESTER PARK, KT4 7PX

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: Alexandra

Description of Proposal: Installation of single storey storage unit

Plan Type: Full Application

Expiry Date: 18/12/2008

Applicant's Plan Nos:

- Sitesafe Construction Schedule: Received 23/10/2008
- Q 7971: Received 23/10/2008
- OS Sitemap: Received 23/10/2008
- ROKEBY/4/P1: Received 12/12/2008

BASIC INFORMATION

Development Plan:
- Mayor for London - The London Plan
- Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies

- BE11 Design of New Buildings and Extensions
- BE12 Layout and Amenity of Buildings and Extensions
- BE19 Areas of Archaeological Significance
- H1 Protection of Residential Amenities
- OL11 Sites of Nature Conservation Importance
- OL4 Metropolitan Open Land
- OL5 New Buildings in the Green Belt and Metropolitan Open Land
- STR7 Safeguarding and Enhancing Open Land

Total Site Area: 0sq m
Total Floor Area: 0sq m

Density

Dwellings
Habitable rooms

No. of Units

Car Parking: required
Car Parking: proposed

Previous Relevant History

02/16153/FUL Demolition of two pavilions, erection of new pavilion, new vehicle access road, coach turning space and eighteen car parking spaces in connection with use of site as school playing fields

Permit 5 Year Condition and Conditions 10/07/2003
Consultations

1. 11 neighbour notification letters have been sent to nearby properties. One letter has been received from residents of Iris House objecting on grounds that the proposed building would be visually intrusive and would not be screened adequately from view since a boundary hedgerow has not grown well.

2. The Trees and Landscape Officer has been consulted and his comments are awaited.

Site and Surroundings

3. The application relates to the grounds of Rokeby School playing fields, access to which is via an unmade driveway leading from Old Malden Lane and there is a pavilion on the northern boundary. Both the driveway and pavilion were approved under ref: 02/16153. The playing fields are otherwise free from built development.

4. The application relates to the south west corner of the playing fields. This corner adjoins the garden of Iris House and also adjoins a yard and buildings which were associated with use of the playing fields by the previous owners. This yard area is now in separate ownership and has been vacant for several years.

Proposal

5. The application proposes a single storey storage building which would be used to store mowers, tractors and other equipment that is used to maintain the school playing fields. The building would measure 7.3 metres by 8.6 metres and would be 3.6 metres high. The building would be sited 7 metres from the site boundary with Iris House and 0.8 metres from the boundary with the vacant yard area.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour's Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations
Principle of Proposed Development

6. Policy OL4 of the UDP seeks to restrict new development on Metropolitan Open Land to a number of appropriate uses which are predominantly open or rural in character. These include use for outdoor sport. The proposed building would provide storage facilities for equipment that is used to maintain the grounds and would provide the necessary security for this equipment. The application has been submitted on behalf of Rokeby School, which has been using a building in the adjoining yard area free of charge with the agreement of the owner; however the School has now been given notice that they will be charged for continued use of the shed and therefore are seeking to provide their own building. As the store building would provides essential facilities associated with a use that is appropriate to the MOL it would comply with Policy OL4.

Impact on Character of Area

7. Policy OL5 states that "new buildings within areas of Metropolitan Open Land should: respect the setting in scale, form and design; provide a high standard of landscaping, especially where this provides a better definition to the boundary between the built up and open areas; and accommodate ancillary uses such as car parking with particular care".

8. The building is functional in appearance but its green cladding would soften its visual impact. It would be sited close to a timber building of a similar scale which originally formed part of the curtilage of the sports field but which has long since been in separate ownership. The building would not be in a prominent location and would be sited at the lowest part of the school playing fields. It is therefore considered that the proposed building would not harm the openness of the MOL.

9. No landscaping details are provided; however, in accordance with policy OL5, it would be appropriate to seek new planting for which there is clearly great potential, particularly to the rear of the building.

Impact on Neighbours’ Residential Amenity

10. There should be no undue noise or disturbance to neighbouring residents. The building would normally be used only during school days and the siting should avoid any undue effect on any neighbours in terms of its general use.

11. To the east the nearest dwelling, Iris House, is over 30 metres from the site of the proposed development and has a very large garden. The proposed store would be sited 7 metres from the side boundary of Iris House along which there is a 1.8 metre high fence and the building would not therefore be unduly imposing and no undue loss of visual amenity would result.
Highways & Parking

12. The development would not result in an increase in traffic and would therefore have no impact on highway safety.

Trees

13. The building would be sited close to the end of an avenue of trees on this part of the playing fields which are protected by a TPO. The building would be largely sited outside the branch spread of the nearest tree which is not preserved. The nearest preserved tree would be around 6 metres from the building. The building has a load bearing floor and will be placed on a gravel base; accordingly no significant excavation near to the trees would be involved.

Legal Agreements

14. No legal agreements are required.

Sustainability

15. The applicants are no longer able to use the adjoining shed which is not owned by the school. Therefore although it is not sustainable to allow a new building that effectively duplicates the function of the existing adjoining shed, in the circumstances it would be appropriate.

Other Material Considerations

16. There are no other material considerations

Reason for Approval

17. The proposal represents an appropriate form of development on Metropolitan Open Land. The size, siting and design would not harm the openness of the Metropolitan Open Land nor would it harm the amenities of neighbouring properties. The proposal would not harm preserved trees. For these reasons the development would comply with policies OL4, OL5, BE9, BE11, BE12 and H1 of the Royal Borough of Kingston Upon Thames Unitary Development Plan First Alteration.

Recommendation:

Approve subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.
Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2 No demolition, site clearance or building operations shall be commenced until fencing to the standards set out in BS5837: 2005 "Protection of Trees on Construction Sites" (figures 4 and 5) of a height not less than 1.5 metres has been erected around the trees shown on the approved drawings as being retained on the site. The fencing shall enclose either:-

(a) the area described by the limit set out in Table 1
or
(b) a radius as set out in Figure 2 of BS 5837: 2005,
or alternatively
(c) such an area as may have previously been approved in writing by the Local Planning Authority.

Such fencing shall be maintained during the course of development, and no storage, site structures, parking or any other operation shall be permitted within the area thereby enclosed.

Within the fencing:

(a) levels shall not be raised or lowered in relation to the existing ground level,
(b) no roots shall be cut, trenches dug, or soil removed or drains and services laid,
(c) no buildings, site huts, roads or other engineering operations shall be constructed or carried out,
(d) no vehicles shall be driven over the area,
(e) no materials or equipment shall be stored.

and the destruction by burning of any materials shall not take place on the site or adjoining land unless the fires are at a minimum distance from the fenced area of 6.00 metres.

Reason: To prevent unnecessary damage occurring to the trees during building operations, thereby safeguarding the visual amenities of the site in accordance with Policy BE9 (Trees and Soft Landscaping) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

3 No development shall commence until a landscaping scheme including where applicable the retention of the existing trees shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority.
Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy BE9 (Trees and Soft Landscaping) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative(s)
N/A
Ward: St Marks
Description of Proposal: Removal of condition 12 of appeal decision (ref:APP/Z25630/A/03/1112752) (Permission shall be personal to Dicky Birds Nursery Group Limited and shall not enure for the benefit of the land) as subsequently amended in condition 1 of planning permission ref: 06/06184

Removal of condition 12 (of planning permission 02/16263/FUL
Plan Type: Full Application
Expiry Date: 26/12/2008

Applicant's Plan Nos:
Site location plan Received 13/10/2008
Planning Statement Received 31/10/2008

BASIC INFORMATION

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies
N/A

Total Site Area 0sq m
Total Floor Area 0sq m
Density
Dwellings
Habitable rooms
No.of Units
Car Parking: required
Car Parking: proposed

Previous Relevant History
02/16263/FUL Single storey front extension, a new lead roof, 2 side roof dormers, change of use from storage (Class B8) to day nursery (Class D1), alteration to access road, formation of vehicular hardstanding including 4 staff parking spaces
Refused 19/12/2002,
Appeal Allowed 02/12/2003
06/16067/COND  Details required by condition 4 (size and position of windows) of planning permission 04/16191/REM  Approve 06/04/2006

06/16184/FUL  Variation of condition 12 of planning permission 02/16263/FUL to read 'This permission shall be personal to Rachel Berry and shall not enure for the benefit of the land'  Permit 30/05/2006

07/16554/FUL  Variation of condition 14 (number of children) of appeal decision APPZ5630/A/03/1112752 (planning application 02/16263/FUL) to increase number of children from 40 to 50  Permit Conditions 30/11/2007

07/16555/FUL  Continued unrestricted occupation of the nursery either without compliance with Condition 1 of planning permission 02/16263/FUL (which restricts occupation to Dicky Birds Nursery Limited) or to vary condition 1 to restrict occupation to Dicky Birds Nurseries Limited  Application Withdrawn 26/03/2008

Consultations

1. 148 neighbouring occupiers have been consulted. 14 letters have been received objecting on grounds that the original condition was imposed with the purpose of protecting the amenities of adjoining residents and that a different nursery operator may operate in a different way and therefore it would be inappropriate to vary the condition.

2. SCAAC-no objection.

Site and Surroundings

3. The site comprises a pre-school nursery with external play area and associated parking and circulation areas. It is situated in a residential area and is bordered by the rear gardens of 64 Claremont Road and 49-53 Adelaide Road (to the north), the rear garden of Rydens Court (to the east) and the rear gardens of 60/62 Claremont Road to the south. It is located in the Claremont Road Conservation Area.
Proposal

4. The application is to remove condition 12 of the original planning permission granted on appeal (under reference 02/16263) to allow the premises to be occupied by any nursery operator.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour’s Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations

Principle of Proposed Development

5. The main issue is whether any harm would result from the removal of condition 12. The reason given by the Inspector for imposing this condition was that the proposal was acceptable subject to the conditions imposed, but that a different day nursery operator might have different characteristics and perhaps a greater impact.

6. The nursery has been operating for around 2 and a half years and this is an appropriate period to allow an assessment of the impact of the nursery use on residential amenity and also to assess whether any other nursery operator might cause any different and harmful effect on residential amenity.

7. The letters of objection confirm that breakout noise from the building has not been a problem due to the insulation of the building. Some noise nuisance is experienced during use of the outdoor play area particularly, but not only, in summer months.

8. There are a number of conditions that control the use of the nursery as follows:

   (i) Condition 13 - restricting the opening hours of the nursery.
   (ii) Condition- 14 controlling the number of children cared for in the nursery
   (iii) Condition- 15 restricting to 12 the number of children using the outdoor play area at any one time and
restricting use of this are to no more than six half hour periods in any one day

(iv) Condition 16- specifying that only two parking spaces are to be used by staff

(v) Condition 17- requiring that a Green Travel Plan in provided in order to restrict car movements by staff, parents and other visitors.

9. Circular 11/95-Use of Conditions in Planning Permissions which is worded as follows:

10. 'Unless the permission otherwise provides, planning permission runs with the land and it is seldom desirable to provide otherwise. There are occasions, however, where it is proposed exceptionally to grant permission for the use of a building or land for some purpose which would not normally be allowed at the site, simply because there are strong compassionate or other personal grounds for doing so. In such a case the permission should normally be made subject to a condition that it shall enure only for the benefit of a named person-usually the applicant (model condition 35): a permission personal to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company. This condition will scarcely ever be justified in the case of a permission for the erection of a permanent building.'

11. The evidence of the operation of a nursery on the site so far confirms that it has not given rise to significant concerns about the impact on residential amenity. There is no material reason to suppose that operation of a nursery by a different company would be likely to harm the amenities of neighbouring residents, as the conditions listed above would continue to apply and would continue to provide adequate protection to residents, as at present.

Impact on Character of Area

12. Removal of the condition would not have any significant impact on the character of the area.

Impact on Neighbours’ Residential Amenity

13. This matter has been addressed in the preceding section concerning the principle of the proposed development.

Highways & Parking

14. As the current owners also own 60 and 62 Claremont Road it is possible that on occasions, use is made of the forecourt of those properties for temporary parking during the nursery day. The loss of this facility resulting from a operation by a different nursery would be unlikely to result in any significant increase in on-street parking.
Trees
15. There are no tree implications.

Legal Agreements
16. There are no legal agreement implications.

Sustainability
17. There are no sustainability implications.

Other Material Considerations
18. There are no other material considerations.

Reason for Approval
19. The proposal removal of the condition would not adversely affect the amenities of neighbouring dwellings and would for this reason comply with Policy H1 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Recommendation:

Approve subject to the following conditions:
N/A

Informative(s)
N/A
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A8 Register No: 08/16526/FUL
Address: 62 CLAREMONT ROAD, SURBITON, KT6 4RH

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: St Marks
Description of Proposal: Variation of condition 1 of planning permission 06/06184/FUL to read 'This permission shall be personal to Dicky Birds Pre School Nurseries Ltd and shall not endure for the benefit of the land'
Plan Type: Full Application
Expiry Date: 07/01/2009

Applicant's Plan Nos:
Planning Statement Received 31/10/2008
Site location plan Received 31/10/2008

BASIC INFORMATION

Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies
N/A

Total Site Area 0sq m
Total Floor Area 0sq m
Density
Dwellings
Habitable rooms
No.of Units
Car Parking: required
Car Parking: proposed

Previous Relevant History

Consultations
1. 148 neighbouring occupiers have been consulted. 19 letters have been received (including one letter submitted on behalf of 9 residents) objecting on grounds that the original condition was imposed with the purpose of protecting the amenities of adjoining residents and that a different nursery operator may operate in a different way and therefore it would be inappropriate to vary the condition.
2. Directorate of Learning and Children's Services-no objection.
3. SCAAC-no objection.

Site and Surroundings

4. The site comprises a pre-school nursery with external play area and associated parking and circulation areas. It is situated in a residential area and is bordered by the rear gardens of 64 Claremont Road and 49-53 Adelaide Road (to the north), the rear garden of Rydens Court (to the east) and the rear gardens of 60/62 Claremont Road to the south. It is located in the Claremont Road Conservation Area.

Proposal

5. The application proposes to vary the wording of condition 12 as amended from the original planning permission granted on appeal (reference 02/16263/FUL) to allow the premises to be occupied by Dicky Birds Pre-School Nurseries Ltd. The original appeal permission was made personal to the Dicky Birds Nursery Group; as amended by the Local Planning Authority it is presently personal to Rachel Berry.

Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour's Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations

Principle of Proposed Development

6. The main issue is whether any harm would result from a variation of the wording of condition 12. The reason given by the Inspector for imposing this condition was that the proposal was acceptable subject to the conditions imposed, but that a day nursery operator might have different characteristics and perhaps a greater impact.

7. In determining the subsequent application ref: 06/16184 which sought to amend the wording of the personal condition controlling occupation of the nursery as imposed by the Inspector, officers took account of the advice in paragraph 93 of Circular 11/95 - Use of Conditions in Planning Permissions, which is worded as follows:

-A53-
8. 'Unless the permission otherwise provides, planning permission runs with the land and it is seldom desirable to provide otherwise. There are occasions, however, where it is proposed exceptionally to grant permission for the use of a building or land for some purpose which would not normally be allowed at the site, simply because there are strong compassionate or other personal grounds for doing so. In such a case the permission should normally be made subject to a condition that it shall enure only for the benefit of a named person-usually the applicant (model condition 35): a permission personal to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company. This condition will scarcely ever be justified in the case of a permission for the erection of a permanent building.'

9. In the light of this, there are grounds for considering that the Inspector did not follow this advice in imposing condition 12 of the original appeal decision and that the proposed form of wording is similarly contrary to this advice. However, the legally privileged advice from the Borough Solicitor is that it may be possible to vary the condition to reflect the 'live' name of the nursery as recorded in company registration details. According to the last search, which was carried out in March 2006, the property was registered in the name of Dicky Birds Pre-School Nurseries Limited, however company names are prone to change, for whatever reason, and the name used in the proposed variation of the condition as currently proposed is an illustration of this.

10. It is for this reason that it was concluded by the Local Planning Authority that a condition personal to Rachel Berry, as presently approved under 06/16184, provided the necessary continuity.

11. There is therefore considered to be no objection to a further variation of the wording of the condition as proposed although, for the reasons relating to company name change as set out above, the Local Planning Authority may be asked to revise the wording again in the future.

Impact on Character of Area

12. The proposed variation would have no impact on the character and appearance of Claremont Road Conservation Area in which the nursery is situated.

Impact on Neighbours’ Residential Amenity

13. The variation of the condition as proposed would not result in any change to the operation of the nursery since it would continue to be occupied as it is at present in compliance with a number of other conditions to the planning permission which have been applied in the interests of safeguarding residential amenity. [These are addressed in more detail in the report on application reference 08/16525/FUL which
Approval of the variation of the condition in this case would not as a result harm the amenities of neighbouring residents.

Highways & Parking
14. These matters are not applicable to this application.

Trees
15. This matter is not applicable to this application.

Legal Agreements
16. There are no legal agreement implications.

Sustainability
17. There are no sustainability implications.

Other Material Considerations
18. There are no other material considerations.

Reason for Approval
19. The proposal would not adversely affect the amenities of neighbouring dwellings and would for this reason comply with Policy H1 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Recommendation:
Approve subject to the following conditions:
1 This permission shall be personal to Dicky Birds Pre School Nurseries Ltd and shall not enure for the benefit of the land

Informative(s)
N/A
Surbiton Planning Sub-Committee

Date of Meeting: 15/01/2009

A9  Register No: 08/16559/FUL

Address: 12 LINGFIELD AVENUE, KINGSTON UPON THAMES, KT1 2TN

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Ward: St Marks
Description of Proposal: Erection of single storey side, and part single part two storey rear extensions to facilitate conversion to 8 flats comprising 6 x 1 bedroom and 2 x bedsits
Plan Type: Full Application
Expiry Date: 14/01/2009

Applicant's Plan Nos:
Design Statement Received 19/11/2008
Tree Survey Report Received 19/11/2008
T08/217/01 Received 19/11/2008
L1687/LP A Received 19/11/2008
L1687/07 A Received 19/11/2008
L1687/02 Received 19/11/2008
L1687/06 A Received 19/11/2008
L1687/01 A Received 19/11/2008
L1687/05 B Received 19/11/2008
L1687/08 Received 19/11/2008

BASIC INFORMATION
Development Plan: Mayor for London - The London Plan
Royal Borough of Kingston upon Thames - Unitary Development Plan First Alteration

UDP Policies
BE14 Height of Buildings
BE17 Signs and Advertisements
BE18 Telecommunications Equipment
BE2 Local Areas of Special Character

Total Site Area 0sq m
Total Floor Area 0sq m
Density
Dwellings
Habitable rooms
No.oF Units
Car Parking: required
Car Parking: proposed
Previous Relevant History

30062 Use as guest house (estab use) EUC Issued
13/12/1985

Consultations

1. 37 neighbour notification letters have been to nearby properties. Two letters of objection have been received on grounds that; the extension will cause loss of light to 10 Lingfield Avenue, the proposal would result in an increase in demand for on-street parking space, possible roof overhang and damage to boundary fencing, drains and shrubs would result, the proposed bin store is not convenient for waste collection and that existing trees block light to the garden.

Site and Surroundings

2. The application relates to a substantial three storey house on the south side of the road. It is one of a group of eight houses that effectively form a terrace, being joined by a recessed two storey part of the uniform design of these houses. Similarly designed houses also occupy the other side of this part of the road. A number of these houses are in use for multiple occupation, such as No. 12 or have been converted into self contained flats, such as Nos. 16 -18. Some of the houses such as No. 10 are in single family use. This part of Lingfield Avenue is within the Cranes Park Area of Special Character (ASC).

Proposal

3. The application has three main elements which are all associated with the conversion of the property from 10 bedsits and a two bedroom flat into 6 one bedroom flats and two bedsit flats. To the front of the house a lean to covered store area would be replaced with a single storey flat roofed extension. To the rear an existing flat roofed single storey extension would be extended by 3.5 metres. An additional storey would be added through the addition of a hipped roof metres high. A new extension also with a hipped roof would be built alongside the boundary with No. 10, extending 4.2 metres from the rear wall of the house to a height of 2.6 metres at eaves level and 4 metres to the top of the roof.
Assessment

The main considerations material to the determination of this application are:

1. Principle of Proposed Development
2. Impact on Character of Area
3. Impact on Neighbour’s Residential Amenity
4. Highways and Parking
5. Trees
6. Legal Agreements
7. Sustainability
8. Other Material Considerations

Principle of Proposed Development

4. The property is a substantial house which exceeds the minimum floor area of house which policy H7 considers to be suitable for conversion into smaller units. The property appears to have been in multiple occupation for a number of years (and prior to that was used as a guest house) and a number of other properties of this type have been subdivided with planning permission. There is therefore no objection in principle to subdivision of this property into smaller units.

Impact on Character of Area

5. The proposed front extension would harmonise well with the existing house and in removing the unsightly lean-to store would improve its appearance to the benefit the appearance of Cranes Park ASC. The design of the rear extensions would also similarly complement the design of the original house.

Impact on Neighbours’ Residential Amenity

6. The rear extension would project 3.0 metres beyond the rear wall of 14 Lingfield Avenue and would not therefore be unduly imposing when viewed from that property. However the rear extensions would be clearly visible from a rear facing living room window and from a conservatory which faces towards No. 12. The single storey extension would have a direct impact as it would be sited on the boundary. The other extensions would be over-dominant in view of their overall scale, mass and depth when viewed from 10 Lingfield Avenue, and would be likely to result in further overshadowing of No. 10, which is already overshadowed by mature trees at the end of the garden of No.12.
Highways & Parking

7. In practice, a maximum of three parking spaces is available on the hard standing in front of the property; (the entire site frontage also adjoins a bus stop). The number of households at the property would be reduced from 11 to 8, and the existing parking spaces would remain available. Although there could be an increase in the number of households having use of a car as result of the larger units proposed, any difference would be likely to be marginal and in the circumstances it is not considered appropriate to require a legal agreement to prevent the eligibility of prospective residents for on-street parking permits.

8. No provision is made for cycle parking facilities and refuse/recycling storage is proposed to the rear of the property, accessed via a narrow passageway and is therefore considered to be unacceptable. Although it might be possible to make arrangements around the parking spaces within the forecourt to satisfy all or some of this provision, this would be likely to result in a "hard" and cluttered setting to the property which would be detrimental to the street scene and the quality of the Cranes Park Area of Special Character.

Trees

9. No trees would require removal or be affected by the proposed development. Tree protection measures are shown for the existing trees at the end of the garden area.

Legal Agreements

10. No legal agreements are required.

Sustainability

11. The application proposes to install solar thermal panels on the rear facing roof planes of the rear extensions. The exact performance of these panels is not confirmed nor the exact contribution to reduction in carbon emissions. Further details would need to be provided pursuant to a condition.

Other Material Considerations

12. There are no other material considerations
Recommendation:

Refuse for the following reason(s):

1. The proposed rear extensions, by reason of their scale, mass and depth, would be unduly imposing when viewed from 10 Lingfield Avenue and would harm the amenities of that property contrary to policies BE12 and H1 of the Royal Borough of Kingston Upon Thames Unitary Development Plan First Alteration.

2. The proposed development makes inadequate provision for refuse and recycling storage facilities and no provision for cycle parking facilities and would for this reason be contrary to policies H7, T15 and T20 of the Royal Borough of Kingston Upon Thames Unitary Development Plan First Alteration.

Informative(s)

N/A