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Merton Council

Planning Applications Committee

Membership

Councillors

Linda Kirby (Chair)
Najeeb Latif (Vice-Chair)
David Dean
Russell Makin
Simon McGrath
Peter Southgate
Billy Christie
Rebecca Lanning
Joan Henry
Dave Ward

Substitute Members:

David Chung
Edward Foley
Stephen Crowe
Daniel Holden
Carl Quilliam
John Dehaney

A meeting of the Planning Applications Committee will be held on:

Date: 14 November 2019

Time: 7.15 pm

Venue: Council chamber - Merton Civic Centre, London Road, Morden SM4 5DX

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Planning Applications Committee

14 November 2019

- 1 Apologies for absence
- 2 Declarations of Pecuniary Interest
- 3 Minutes of the previous meeting 1 - 12
- 4 Town Planning Applications
The Chair will announce the order of Items at the beginning of the Meeting.
A Supplementary Agenda with any modifications will be published on the day of the meeting.
Note: there is no written report for this item
- 5 61 Approach Road, Raynes Park, SW20 8BA 13 - 20
Application Number: 19/P2168 Ward: Dundonald

Officer Recommendation: GRANT Planning Permission subject to conditions
- 6 SMART Centre, Canterbury Road, SM4 6PT 21 - 38
Application Number: 19/P2421 Ward: St Helier

Officer Recommendation: Grant Planning Permission subject to conditions
- 7 Land Adj to 57 Gore Road, Raynes Park, SW20 8JN 39 - 50
Application Number: 19/P2885 Ward: Dundonald

Officer Recommendation: Grant Planning Permission subject to conditions and S106 Agreement
- 8 14 Grosvenor Hill, Wimbledon, SW19 4SA 51 - 60
Application Number: 19/P3219 Ward: Village

Officer Recommendation: Grant Planning Permission subject to conditions
- 9 Oakleigh, Herbert Road, Wimbledon, SW19 3SH 61 - 72
Application Number: 19/P1799 Ward: Dundonald

Officer Recommendation: Grant Planning Permission subject to conditions and S106 Agreement
- 10 Land RO 111 Kenilworth Avenue, Wimbledon, SW19 7LP 73 - 90
Application Number: 19/P1173 Ward: Wimbledon Park

Officer Recommendation: Grant Planning Permission subject to conditions and S106 Agreement

11	186 Martin Way, Morden, SM4 4AJ Application Number: 19/P2612 Ward: Cannon Hill Officer Recommendation: Grant Planning Permission subject to conditions	91 - 110
12	33 Queens Road, Wimbledon, SW19 8NP Application Number: 19/P1981 Ward: Trinity Officer Recommendation: Grant Planning Permission subject to conditions and completion of S106 Agreement	111 - 124
13	41 Quintin Avenue, Wimbledon Chase SW20 8LD Application Number: 19/P3003 Ward: Merton Park Officer Recommendation: Grant Planning Permission subject to conditions	125 - 132
14	Ravensbury Estate, Morden, CR4 4DT Application Number: 19/P1845 Ward: Ravensbury Officer Recommendation: Grant Approval of Reserved Matters and conditions	133 - 162
15	129 Worple Road, Wimbledon SW20 8RQ Application Number: 19/P2936 Ward: Raynes Park Recommendation: Grant Planning Permission subject to conditions and S106 agreement	163 - 176
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Declarations of Pecuniary Interests

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Assistant Director of Corporate Governance.

Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

Human Rights Implications:

The applications in this Agenda have been considered in the light of the Human Rights Act 1998 and in particular, the First Protocol of Article 1 (Protection of Property); Article 6 (Rights to a Fair Trial) and Article 8 (Private and Family Life).

Consideration has been given to the impact of each application on the people living and working in the vicinity of that particular application site and to the impact of the proposals on the persons who have made written representations on the planning merits of the case. A full assessment of material planning considerations has been included in each Committee report.

Third party representations and details of the application proposals are summarised in each Committee report. It may be that the policies and proposals contained within the Development Plan and/or other material planning considerations will outweigh the views of third parties and/or those of the applicant.

Order of items: Applications on this agenda are ordered alphabetically. At the meeting the Chair may change this order to bring forward items with the greatest number of public speakers. The new order will be announced by the Chair at the start of the meeting.

Speaking at Planning Committee: All public speaking at Planning Committee is at the discretion of the Chair. The following people may register to speak:

Members of the Public who have submitted a written representation objecting to an application. A maximum of 6 minutes is allowed for objectors. If only one person registers they will get 3 minutes to speak, a second person will also get 3 minutes. If further people want to speak then the 6 minutes may be shared between them

Agents/Applicants will be able to speak but only if members of the public have registered to speak in opposition to the application. Applicants/agents will get an equal amount of time. If an application is brought to Committee with an Officer recommendation for Refusal then the Applicant/Agent will get 3 minutes to speak.

All Speakers MUST register in advance, by contacting The Planning Department no later than 12 noon on the day before the meeting.

PHONE: 020-8545-3445/3448

e-mail: planning@merton.gov.uk)

Ward Councillors/Other Councillors who are not members of the Planning Committee may also register to speak and will be allocated 3 minutes each. Please register with Development Control Administration or Democratic Services no later than 12 noon on the day before the meeting

Submission of additional information before the meeting: Any additional information relating to an item on this Agenda should be sent to the Planning Department before 12 noon on the day before the meeting (using email above).

Please note:

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Agenda Item 3

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PLANNING APPLICATIONS COMMITTEE

17 OCTOBER 2019

(7.15 pm - 10.47 pm)

PRESENT Councillors Councillor Linda Kirby (in the Chair),
Councillor Stephen Crowe, Councillor David Dean,
Councillor Russell Makin, Councillor Simon McGrath,
Councillor Peter Southgate, Councillor Billy Christie,
Councillor Rebecca Lanning, Councillor Joan Henry and
Councillor Dave Ward

ALSO PRESENT Neil Milligan – Building and Development Control Manager
Tim Bryson – Planning Team Leader North
Jonathan Lewis – Planning Team Leader South
Sarath Attanayake – Transport Planning Officer
Lisa Jewell – Democratic Services Office

1 APOLOGIES FOR ABSENCE (Agenda Item 1)

Apologies for absence were received from Councillor Najeeb Latif
Councillor Stephen Crowe attended as a substitute

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2)

There were no declarations of pecuniary interest.

In the interests of openness and Transparency Councillor David Dean declared that he would not speak or vote on the application 141 The Broadway as he had previously had some involvement with the applicant.

Councillor Linda Kirby made a statement to inform the Committee that she had Chaired recent Design Review Panel meetings. At these meetings she does not take any part in the debate or vote on the proposals.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the minutes of the meeting held on 26 September were agreed as an accurate record.

4 TOWN PLANNING APPLICATIONS (Agenda Item 4)

Supplementary Agenda: Amendments and modifications to the Officer's report were published in a Supplementary Agenda. This applied to items 5, 6, 7, 9, 10, 11, and 12. Order of the meeting – The Chair announced that the items would be taken in the following order 12, 5, 7, 9, 6, 11, 10, 8, and 13

5 44 ARTHUR ROAD, WIMBLEDON, SW19 7DS (Agenda Item 5)

Proposal: Demolition of house and erection of a new three-storey dwellinghouse

The Committee noted the officer's report and presentation and additional information in the Supplementary Agenda - Modifications

The Committee received verbal representations from two objectors and from the Applicant and his Agent.

The Objectors made points including:

- We object to this new house owing to its bulk and massing, it is 3 times bigger than existing.
- It is a waste of resources and does not create more homes.
- It will not sit comfortably in the conservation area.
- It does not meet Merton Policy
- We are concerned about the separation distances
- It will cause a loss of privacy for the immediate neighbours
- It will cause a loss of outlook as it will project beyond the building lines at the front and back
- The existing house could have been extended without impacting on neighbouring houses, this is a selfish development

The Applicant and his Agent made points including:

- This application is for a dream family home
- The existing house has little heritage, was previously approved for demolition. It is not mentioned in the Conservation Area appraisal
- Arthur Road is characterised by mixed housing.
- The proposal is supported by officers
- The proposal is modern and distinctive, built with materials that reflect those used elsewhere in the Conservation area. It will be a high quality presence in the Conservation Area
- The proposal will be much larger than the current house, but neighbouring houses have also been extended and are now double their original size
- The upper floors do not extend beyond the current building lines, and measures have been taken to prevent overlooking
- This will be family home of a high quality design, with a low impact on neighbours

In reply to Member's Questions the Planning Team Leader North made points including:

- The previous permission for demolition and re-build was in 2007. It has now lapsed but it was for a bigger property than this application
- There is Bin Storage area at the front of the site
- Though it is contemporary in design the materials used reflect those used in the Conservation Area. There are other contemporary designs on Arthur Road.
- There is a Condition to protect neighbour amenity from potential use of flat roofs as balconies. One flat roof is proposed to be used, but it will be screened, it is very small and set back

- The key test for development in a Conservation area is does the development conserve and protect the conservation area.
- It is Officers judgement that in its context; set amongst more modern houses and built with materials that reflect the conservation area, that this proposal will preserve the character of the conservation Area.
- The previously allowed, lapsed, scheme was for a typical neo-classical design and was not unique. The design of this proposal is visually interesting in the street scene. There are other modern designs in the area and modern neo-classical designs

Members made comments including:

- I don't have a problem with the bulk and massing, and the design is beautiful but the design is not in keeping with the Conservation Area
- There is conflict between the Case Officer and the Conservation Officer. The current house is not worth saving but the concept of a Conservation Area is that it implies homogeneity, and the current house is more cohesive than the proposal
- We have to note that there was a previous permission for demolition of the existing house

A motion to refuse was proposed and seconded for the reason that the design is out of keeping with the conservation area and so fails to preserve the Conservation Area. This motion was defeated by the vote.

RESOLVED

The Committee voted to GRANT Planning Permission subject to conditions

6 36 ASTON ROAD, RAYNES PARK, SW20 8BE (Agenda Item 6)

Proposal: Conversion of dwellinghouse into 2 flats, including rear roof extension roof lights and erection of garden outbuilding

The Committee noted the officer's report and presentation and additional information in the Supplementary Agenda - Modifications

The Committee received a representation from the Chair of the Apostles Estate Resident's Association, who was unable to attend. This was read to the committee by Councillor Anthony Fairclough and included points:

- If allowed this application would set a dangerous precedent and have far reaching effect on this area
- There are Merton Council policies to protect houses in this area
- This current layout of the house is two bedroomed, but it was built, as all houses in the area were, as a three bedroomed house
- The house could easily be converted back to three bedrooms

The Applicant made a verbal representation to the Committee and made points including:

- Bought 36 Aston Road with the intention of converting, I live in ground floor maisonette also on Aston Road
- The conversion will keep the character of the property with period front door, sash windows and use of recycled bricks
- It is not a loss of a family home, it is an opportunity for young couples to get on the housing ladder

The Planning Team Leader replied to Members Questions:

- The outbuilding does not require Planning Consent
- The small area of amenity space at the front is communal for both flats
- Bin Storage is conditioned
- There is a Merton Policy to protect 3 bedroomed family homes. Officers have not seen the Legal Counsel letter from 2007 regarding the protection from conversion of houses in this area
- The main bedroom is of a similar size in both properties. The proposal meets space standards
- Officers have to consider each case on its own merits, and if this house was converted to two bedrooms some time ago we won't have the evidence that this was ever a three bedroomed house
- Amended plans were presented at the meeting
- The Lounge in the smaller unit could be used as a bedroom

Members commented that they were unhappy at the loss of a family house, and suggested that the item be deferred so that Officers can investigate if the legal advice received in 2007 has any weight in protecting this property.

The deferral was proposed and seconded and voted on

RESOLVED

The Committee agreed to DEFER this application and asked Officers to consider past legal views on the conversion of houses in this area

7 141 THE BROADWAY, WIMBLEDON, SW19 1QJ (Agenda Item 7)

Proposal: Redevelopment of site to create 20 x self-contained flats within a six storey residential block with new frontage to ground floor commercial unit

The Committee noted the officers report and presentation and additional information in the Supplementary Agenda - Modifications

The Committee received verbal representations from two objectors and from the applicant.

The Objectors made points including:

- Although the new entrance now meets Metropolitan Police standards it is now very narrow. Would like to see changes to this entrance to make it fully accessible

- Would like to see, by Condition, the depth of the balconies reduced as they are still intrusive
- Would like to see within the Condition on materials, more detailing on the front of the building
- Would like to see a condition requiring bat and swift boxes
- There is a lack of documents regarding the loss of daylight and sunlight to nearby residents
- Object to the south facing balconies that will affect neighbour amenity
- The proposal will not protect neighbour amenity

The Agent for the Application made points including:

- We are asking the Committee to make a decision tonight, following the two previous deferrals
- The subject of the last deferral was to address the comments of the Metropolitan Police. This has now been done and the main entrance to the residential units is at the front of the building
- Following comments at the previous meeting the landscaping has been revised
- The Officer's reports at the two previous meetings have clearly shown why there is no affordable housing, that the design is acceptable and that the proposal meets standards regarding daylight, sunlight and privacy
- The dimensions of new access are in accordance with London Standards

The Planning Team Leader North advised the Committee that they must consider the application before them and that changes to the size of the entrance and the depth of balconies could not be made by condition. He also advised that all the concerns of the metropolitan police had now been addressed. He confirmed that a review of affordable housing was required by the S106 agreement.

One member said that he would like to see a condition on providing swift boxes but Officers said that they would include this.

RESOLVED

The Committee voted to GRANT Planning Permission subject to a S106 agreement and conditions

8 CHENAB COURT, 176A LONDON ROAD, MORDEN, SM4 5AN (Agenda Item 8)

Proposal: Application to vary S106 agreement linked to outline planning permission for the demolition of the existing motor vehicle repair workshop [use class B2 - 500 square metres] and the construction of a part two, part three storey building providing 12 residential units [8 two bedroom flats, 3 one bedroom flats and 1 two bedroom maisonette] with one off street disability car parking space with vehicle and pedestrian access provided along the existing access road to London Road.

The Committee noted the officers report and presentation and noted the small correction to the planning history in the report

RESOLVED

The Committee voted to GRANT variation to the S106 agreement

9 21 PARKSIDE, WIMBLEDON, SW19 5NA (Agenda Item 9)

Proposal: Demolition of existing dwelling house and erection of a replacement two storey detached dwelling house (with accommodation at basement level and within the roof space) together with associated parking and landscaping

The Committee noted the officer's report and presentation and additional information in the Supplementary Agenda - Modifications

The Committee received a verbal representation from an objector who made points including:

- The existing house was built in 1903 by the architect Lionel Littlewood, and is now in a Conservation Area and should be protected
- The house should be retained and adapted. It has a magnificent Porch which should be retained. I agree that the current roofline is unsympathetic but this could be changed
- There is Merton Policy to retain buildings within the Conservation Area and the Council's Conservation Officer is against the demolition of this house

The Applicant gave a verbal representation to the Committee:

- This will be a family home, and these plans are the result of 18 months of work with the architect
- The initial plans have been amended and all the immediate neighbours support the application. The Plans are also supported by the War Memorial Trust, The Parkside Resident's Association and the Council's Tree Officer
- The current house has been the subject of insensitive work and has been compromised by this – it is not locally listed
- The new design will enhance the Conservation Area

The Ward Councillor, Andrew Howard, spoke to the Committee:

- I am in favour of this application, it is a sensitive design and has received support from the War Memorial Trust and residents associations and the Wimbledon Society.
- The current house is not a good specimen of Lionel Littlewoods' work especially given the unsympathetic extensions
- Important to recognise that people may have attachments to and memories of the existing house

A Members made comments in favour of the application saying that it was entirely in keeping with the Conservation Area and that it matched existing properties.

Another Member commented that given that the new house had been designed to replace the old house, he would rather keep the original. He questioned the purpose of the Conservation Area if a pastiche such as this is allowed.

RESOLVED

The Committee voted to GRANT Planning Permission subject to conditions

10 WANDLE HOUSE, 10 RIVERSIDE DRIVE, MITCHAM, CR4 4SU (Agenda Item 10)

Proposal: (A) Removal of the existing link between the listed building and the office building. Works to the listed building only: conversion of the ground and first floor levels from office to residential use to provide 2 x one bedroom self-contained flats with storage rooms at the lower ground floor level, addition of an external staircase to the eastern elevation of the listed building and surrounding landscaping works.
(B) Listed Building Consent for the removal of the existing link between the listed building and the office building. Conversion of the ground and first floor levels from office to residential use to provide 2 x one bedroom self-contained flats with storage rooms at the lower ground floor level, addition of an external staircase to the eastern elevation of the listed building and surrounding landscaping works.

The Committee noted the officers report and presentation and amended conditions in the Supplementary Agenda - Modifications

RESOLVED

The Committee voted unanimously to:

- (A) GRANT Planning Permission subject to conditions
- (B) GRANT Listed Building Consent subject to conditions

11 21A ST MARY'S ROAD, WIMBLEDON, SW19 7BZ (Agenda Item 11)

Proposal: Demolition of existing detached flat with double garage below and erection of 2 x 5 bedroom semi-detached houses

The Committee noted the officer's report and presentation and additional information in the Supplementary Agenda – Modifications.

The Committee received a verbal representation from one Objector who raised points including:

- The proposal will create two five bedroomed properties on the plot and will leave only 8.5% green space.
- The proposal is counter to Merton policies and does not conserve or respect the Conservation Area.
- It will cause the gaps to be closed between buildings
- The plans are wrong, as they reference 21 St Mary's Road not 21A

- Between 14 and 15 trees will be lost
- The Basement is a concern as the area is London Clay which is not ideal for basement as it can become compacted and lead to subsidence and potential land instability

The Agent for the application made a verbal representation and made points including:

- Issues raised by objector have been overcome, stringent tests have been applied
- The Design is in keeping with the properties either side
- Flood Risk has been mitigated
- The trees to be removed are low quality, and some are already causing damage
- The Current building does not add to the Conservation Area

In reply to Member's questions the Planning Team Leader said:

- The current property is a residential unit above a garage, the garage is currently in use
- Each of the proposed properties would have 50m² of garden Space
- There will be a loss of trees but these will all be category C trees. There is a landscaping condition but it does not require a replacement of all trees lost

Members made comments including:

- Disappointed to see the loss of a large number of trees, and this shows no regards for the environment.
- This application is overdevelopment, with too much hardstanding area
- Concerned about the spread of hard/grey landscaping. Would want to see the replacement of the trees at a minimum
- This is a very leafy area, and the loss of the trees will not cause a problem. It is good to see two family sized homes being proposed

Officers suggested that they could revisit and strengthen the landscaping condition to provide additional tree planting.

A motion to refuse for reasons of excessive Bulk and Massing was proposed and Seconded but was not carried by the Vote.

Members then voted on the motion to approve including the addition of a stronger condition on landscaping.

RESOLVED

- A. The Committee voted unanimously to GRANT Planning Permission subject to S106 Legal agreement and conditions
- B. The Committee agreed that the Landscaping Condition should be reviewed and strengthened by Officers to provide additional tree planting

12 41-47 WIMBLEDON HILL ROAD, WIMBLEDON, SW19 7NA (Agenda Item 12)

Proposal: Redevelopment of site to provide a mixture of class A1 (Retail), A2 (Financial and Professional Services) and C1 use (Hotel) involving the partial demolition of the existing building (facades fronting Wimbledon Hill Road and Alwyne Road to be retained) including erection of 5 storey rear extension and excavation of additional basement level.

The Committee noted the officer's report and presentation and additional information and condition in the Supplementary Agenda – Modifications

The Committee received verbal presentations from two objectors, the Agent to the application and the Ward Councillor, David Simpson.

The Objectors made comments including:

- The current owners have allowed this listed building to decay
- This proposal is gross overdevelopment and will double the size and will destroy this heritage asset building
- It is not compliant with climate change policies
- The proposal will increase the risk of flooding as there is a delicate water balance in the area
- The proposal will negatively affect the air Quality, noise pollution, quality of life and safety for local residents
- The Police do not agree with the top floor reception as it will increase prostitution and drug dealing in the Hotel
- This will not be a quality hotel
- This Planning Application is incomplete and misleading
- The Bank Buildings may currently be shabby but they are structurally stable and still look magnificent. They should be restored, but they do not need the amount of work proposed by this application
- This application is against Merton's Policies and will destroy a heritage asset

The Agents to the application made points including:

- This is a fine building with a long history and this application makes best use of its key features
- The use as a hotel is fully supported and will bring the building back into use
- This application has been to DRP
- The owners have looked at a number of uses for the building and we worked hard to find solutions. We are talking to boutique hotel groups as this is a quality offering
- The roof is of innovative design, its form can be seen in the 3D views, this has been thought out and consulted on. We have looked at all the technical aspects and worked with Council Officers and members of the public

The Planning Team Leader replied to comments made by the Objectors:

- The type of Hotel that will operate in the building is not a planning consideration
- There have been extensive consultation, as detailed in the report. Impact on a heritage asset is a matter of judgement

- Acknowledge that this is modern architecture
- The Application will bring lots of benefits
- The Flood Risk Engineer and Structural Engineer are both satisfied with the application

Ward Councillor David Simpson spoke and made points including:

- I have opposed this development from the start
- It will have a detrimental effect on the lives of residents in this quiet residential area
- The Bank Buildings need sympathetic restoration not this 76 bedroomed hotel with no parking and no unloading area and no reserved pick-up point
- The Access lane is inadequate. These are narrow residential roads – it is nonsense to suggest that there will be no vehicular impact
- The newly built Premier Inn, on The Broadway, is not operating at full capacity
- Police have concerns about another licence
- If there was a real need for the hotel rooms, an Hotel Chain would already be involved, but they know that this site is not suitable

Members asked questions, and received replies from officers:

- Police Comments have been noted and Condition 22 added to assist with security measures. CCTV will be installed
- The main change made in response to DRP comments was a reduction in the height of the roof. The Scheme has always included a rear extension
- The Highway Officer said that the roads are two way, a service vehicle can turn around and there is a loading bay for off-peak deliveries. Restrictions are in place between 8-9am and 2.45-4pm
- There is no restriction on vehicle tonnage on any of the surrounding roads
- Width of internal ground floor hallway is 4m. Reception is on the 4th floor
- The two retail units will be serviced, as the existing units are, by putting their waste out at the front on collection day.
- Emergency escapes will be covered by Building Control
- The Council's Flood Risk Officer has recommended several conditions that are included in the application
- Traffic Officer: The site is highly sustainable and achieves a ptal rating of 6b; it is 300m from Wimbledon Station and so is unlikely to generate any taxi/car trips. There are on street parking restrictions from 8.30am to 6.30pm Monday to Saturday.
- The hotel expects deliveries to take place with a vehicle wait of 20 minute
- The refused proposal had a ridge height 3.4m higher than existing on Alwyne Road, and 4.4m higher than ridge height on Wimbledon Hill Road.
- The development is not large enough to require an Environmental Impact Assessment. The building is locally listed, but Historic England assessed the building as not meeting their criteria for full listing
- The DRP gave the application an Amber, full details are in the Officer's report
- Both of the commercial units have A1 or A2 use so could not sell cooked or hot food

- Air conditioning units on the front of the building would require planning permission

Members made comments including:

- It is against Council Policy to leave Commercial waste on the street, so it is not clear where the commercial units will store their waste
- There are potential problems with the Basement and water levels
- It is impossible to stop on yellow lines without getting a parking ticket. Extra Loading Bays are required
- The Police do not agree with the 4th floor reception. This is the wrong place for Reception
- The design is too bulky
- The new roof line is not sympathetic and so does not meet the requirements of Merton Policy DM D3 vii
- This is a development in a Town Centre location and we need to continue to support Wimbledon Town Centre and increase business. The site is only 300m from Wimbledon Station. There is no issue with commercial waste, this is covered by condition, , it will not contain food and the units will deal with it in the same way that all commercial units in the Town Centre do.
- Would like to propose a refusal on Bulk and Massing, the new roof is unsympathetic, there are issues with waste collection from the commercial units, there are unaddressed flood water issues and the police are not happy with the location of the reception

The Development Control Manager made points:

- The Council's flood Officer is satisfied with the application and the basement design
- The Traffic Officers are satisfied with the application
- The location of the reception is an operating decision and not a planning reason for refusal
- Opinions on the height and size are subjective, when walking past the building you are unlikely to see the extension. There is a marginal rise in the height but this is set back
- The materials used can be dealt with by condition

A motion to refuse the application was proposed and seconded. The reasons for refusal were:

- The bulk and massing were too great
- Contrary to policy DM D3 vii - Where the proposal incorporates a new or altered roof profile, ensure that materials are sympathetic to the original building and the surrounding area.

This motion was defeated by the vote

RESOLVED

The Committee voted to GRANT Planning Permission subject to conditions and S106 agreement

- 13 TREE PRESERVATION ORDER (NO.742) AT THE LODGE & VINE HOUSE,
1C VINEYARD HILL ROAD, SW19. (Agenda Item 13)

The Committee noted the Officer's report and presentation

RESOLVED

That the Merton (No.742) Tree Preservation Order 2019 is confirmed without
modification

- 14 PLANNING APPEAL DECISIONS (Agenda Item 14)

The Planning Applications Committee noted the report on Planning Appeal decisions

- 15 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda
Item 15)

The Planning Applications Committee noted the report on current enforcement cases

PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P2168	04/06/2019
Address/Site	61 Approach Road, Raynes Park, SW20 8BA
Ward	Dundonald
Proposal:	APPLICATION FOR CHANGE OF USE FROM A1 (RETAIL) TO A5 AND A3 (RESTAURANT AND TAKEAWAY)
Drawing Nos	Proposed Ground Floor Plan amended, Existing Ground Floor Plan, Section A-A, Proposed Rear Elevation, Proposed Front Elevation.
Contact Officer:	Frances Haines (020 8545 3112)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION.

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 9
- External consultations: 1
- Controlled Parking Zone: No

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee for consideration in light of the number and nature of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The site is located at 61 Approach Road, which forms part of a short shopping parade along Approach Road. There are a number of uses along this short shopping parade such as A3/A5 at the adjoining site no.59 and other A1 uses. There are flats located above the application site.
- 2.2 To the west of the site is Raynes Park Train Station. The surrounding area is mixed, with Raynes Park core shopping area located to the north of the railway line and residential areas located behind the application site.

- 2.3 The site sits within the designated 'town centre' of Raynes Park but does not fall within the designated 'Core Shopping' frontages and 'Secondary Shopping' frontages. The row of units which this site belongs falls outside of both these designations and falls under the 'Other Shopping' frontages.

3. CURRENT PROPOSAL

- 3.1 The application seeks planning permission to:
- Planning permission is sought for the change of use from Use Class A1 (Retail) to Use Class A5 and A3 (Takeaway and Restaurant).
 - Internal and external alterations are proposed to accommodate for the restaurant and takeaway, including installation of new windows on front, and installation of extractor flue chimney.
 - The front elevation will include an illuminated sign with the name of the takeaway (this would be subject to a separate Advertisement Consent Application)

4. PLANNING HISTORY

No planning history in respect of this site.

5. CONSULTATION

- 5.1 Consultation letters were sent to the occupiers of 9 neighbouring properties and site notice erected.

- 5.1.1 In response to the consultation, 5 letters of objection have been received. The summary of objections are as follows:

5.1.2 External

- The building block is largely residential with most units containing loft rooms with Velux windows or dormer windows. These means that any extract flume will cause almost direct discharge into these spaces and have a significant impact on air quality and cause discomfort for residents. The odours released could also be considered under "Statutory Nuisance' (Environmental Act 1990)
- The sewers at the rear of the block do not have the capacity for the high level of discharge required to run the restaurant/takeaway
- The takeaway would attract anti-social behaviour and noise which would disturb residents
- Another A3/A5 use is not necessary and there are already loads of takeaways in the area, some of which are struggling due to the over saturation of this type of unit.
- Elevations are not correct
- The floor plan is very small and not suitable for a large plant. This poses a fire risk with close confinement of equipment and electrics. There is no allowance for hygiene and cleaning areas.
- More commercial bins would be needed which will attract foxes and rodents
- Further odour and waste will be created from another takeaway which will upset all neighbours
- Another extraction chimney would create smelly and toxic air
- The opening hours would impact local amenity
- this proposal would not be in accordance with DM R5(a)(iv) & (v), (c), potentially (d) and (f).

5.3 Internal

5.3.1 Environmental Health

- An Environmental Health Officer was consulted. The following comments were made:

Further to the submission of the revised document submission, provided the scheme proposed is installed to that standard then I have no objection to the application. I would recommend that suitable conditions are attached to the decision notice, should approval be given, requiring the implementation of the scheme presented:

- 1) Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery from the commercial use shall not exceed LA90-10dB at the external boundary with any noise sensitive property not associated with the development.
- 2) The odour control measures contained in the revised documents submitted with the application shall be implemented and retained to that standard or higher.
- 3) The proposed noise mitigation measures to ensure the ventilation and extraction system does not increase the noise levels or vibration in the upper floors of the property and neighbouring properties not associated with the development shall be fully implemented prior to the premises first trading and thereafter retained.
- 4) Drainage serving the kitchen in commercial part of the premises shall be fitted with an adequate grease separator.

Reason: To protect the amenities of the occupiers in the local vicinity.

6. POLICY CONTEXT

- 6.1 Adopted Merton Core Planning Strategy (2011)
Policy CS4 (Raynes Park Sub-Area)
Policy CS7 (Centres)

- 6.2 Sites and Policies Plan (2014)
DM R1 (Location and scale of development in Merton's Town Centres and neighbourhood parades)
DM R4 (Protection of shopping facilities within designated shopping frontages)
DM R5 (Food and drink / leisure and entertainment uses)
DM D2 (Design Considerations in all developments)
DM D3 (Alterations and extensions to existing buildings)
DM EP2 (Reducing and mitigating noise)
DM T3 (Car Parking and Servicing standards)

- 6.3 London Plan 2016 Policies:

Policy 4.7 Retail and town centre development
Policy 7.4 Local character

6.4 NPPF 2019

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the principle of the change of use from A1 retail to A3 and A5 use in this location, design/visual impact considerations, impact on neighbouring amenity and refuse servicing.

7.2 Principle of A3/A5 use

The site sits within the designated 'town centre' of Raynes Park but does not fall within the designated 'Core Shopping' frontages and 'Secondary Shopping' Frontages. The row of units which this site belongs falls outside of both these designations and falls under the 'Other Shopping' frontages.

Policy DM R4 of Merton's Sites and Policies Plan (2014) states that Other Shopping Frontages within town centres should have a wide range of town centre type uses including shopping, leisure, entertainment, cultural, community and office uses. As such, the council will support proposals which contribute towards the vitality and viability of town centres.

The designated 'Core Shopping' frontages and 'Secondary Shopping' frontages for Raynes Park are the shops/parade to the north of the railway line.

A1 Retail units are protected within the Core Shopping frontages and Secondary Shopping frontages, but are not protected in the Other Shopping frontages. This means that in principle the proposal from A1 retail to A3/A5 restaurant/takeaway can be accepted in this location as the proposed A3/A5 uses are acceptable town centre uses.

Furthermore, Policy DM R5 of Merton's Sites and Policies Plan (2014) states Proposals which results in an over-concentration of hot food takeaways (A5 uses) will not be permitted as this would detract from the ability to adopt healthy lifestyles. Paragraph 1.79 of the supporting text to the policy outlines that generally an 'over-concentration of hot food takeaways (A5 uses) would be the development of more than three hot food takeaways in a shopping parade of 10 consecutive shops. On this shopping parade (numbers 57-69 Approach Road), there is one other A3/A5 use. It is not considered that the proposal would result in an over concentration of takeaways in this area.

7.3 Design Considerations

London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.

The proposed takeaway frontage is considered to be of a scale and design that would respect the surrounding area. The alterations to the front elevation would

provide an enhancement over the existing shop frontage with use of new larger glazed windows and new door. This is considered a suitable alteration to the unit and would be acceptable in the streetscene. The proposed rear flue would be tall but would be sited adjacent to an existing one at the neighbouring property. Although it would be an artificial addition to the rear of the site, it would be viewed in the context of the rear of the units and it being immediate adjacent to the existing one. The proposed flue would be of similar scale, height and design as the existing one and it is not considered to cause visual harm to the local area.

It is noted that the applicant would need to apply for further advertisement consent for the approval of the shop front signage.

Overall, the proposal is considered to be visually acceptable and would not cause visual harm to the surrounding area.

7.4 Neighbouring Amenity

SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

The key issues with the proposal are the opening hours and the noise and odour emissions from the extractor kitchen ventilation system.

The Council's Environmental Health Officer has reviewed the information provided and deemed the application and supporting information suitable on Environmental Health grounds, providing the scheme is implemented to the standard given in the supporting documents. Suitable conditions will be attached to the permission to protect the amenity of neighbouring occupiers with regards to noise and odour.

The Environmental Health Officer reviewed the sound proofing system that is proposed and considers this to be acceptable to mitigate potential noise concerns for the flats above and other neighbouring occupiers.

The ventilation system was also considered to be of a size, location and specification that would not have a detrimental impact on the amenity of neighbouring occupiers. The height of the flue is proposed to be taller than residential windows above the ridge line of the building so as to mitigate the odours. Environmental Health officer has not raised objection to the siting and design of the flue in relation to surrounding residential occupiers.

The proposed opening hours would be 11:00am to 23:00pm every day. Conditions would be attached to the application which would restrict the opening hours of the takeaway. Officers note that the adjoining takeaway has opening hours which vary during the week from 12:00pm to 22:00pm Tuesday to Wednesday, 12:00pm to 23:00pm Thursday to Fridays, 12:00pm to 22:00pm Saturdays, 10:00am to 16:00pm Sundays, and 17:00pm to 22:00pm Mondays. The Council's Environmental Health Officer has not raised objection to the proposal and subject to the proposal being implemented in accordance with the submitted details, this would appropriately mitigate the impact on surrounding residential occupiers. The opening times would be broader than the adjacent takeaway but are not considered to be unreasonable for the proposed use.

7.5 Refuse and Servicing

A servicing access road is present at the rear of the site which serves the site and neighbouring units. The bin storage would therefore be stored at the rear of the unit in the rear yard and then collected from the access road.

8. **CONCLUSION**

A1 Retail units are protected within the Core Shopping frontages and Secondary Shopping frontages, but are not protected in the Other Shopping frontages. This means that in principle the proposal from A1 retail to A3/A5 restaurant/takeaway can be accepted in this location. Officers are satisfied that there would not be an overconcentration of takeaway units in the parade.

The proposal would contribute towards the vitality and viability of town centre without causing material harm to surrounding residential amenity, and therefore would comply with the principles of policies Policy DM R1 and DM R4 of Merton's Sites and Policies Plan (2014).

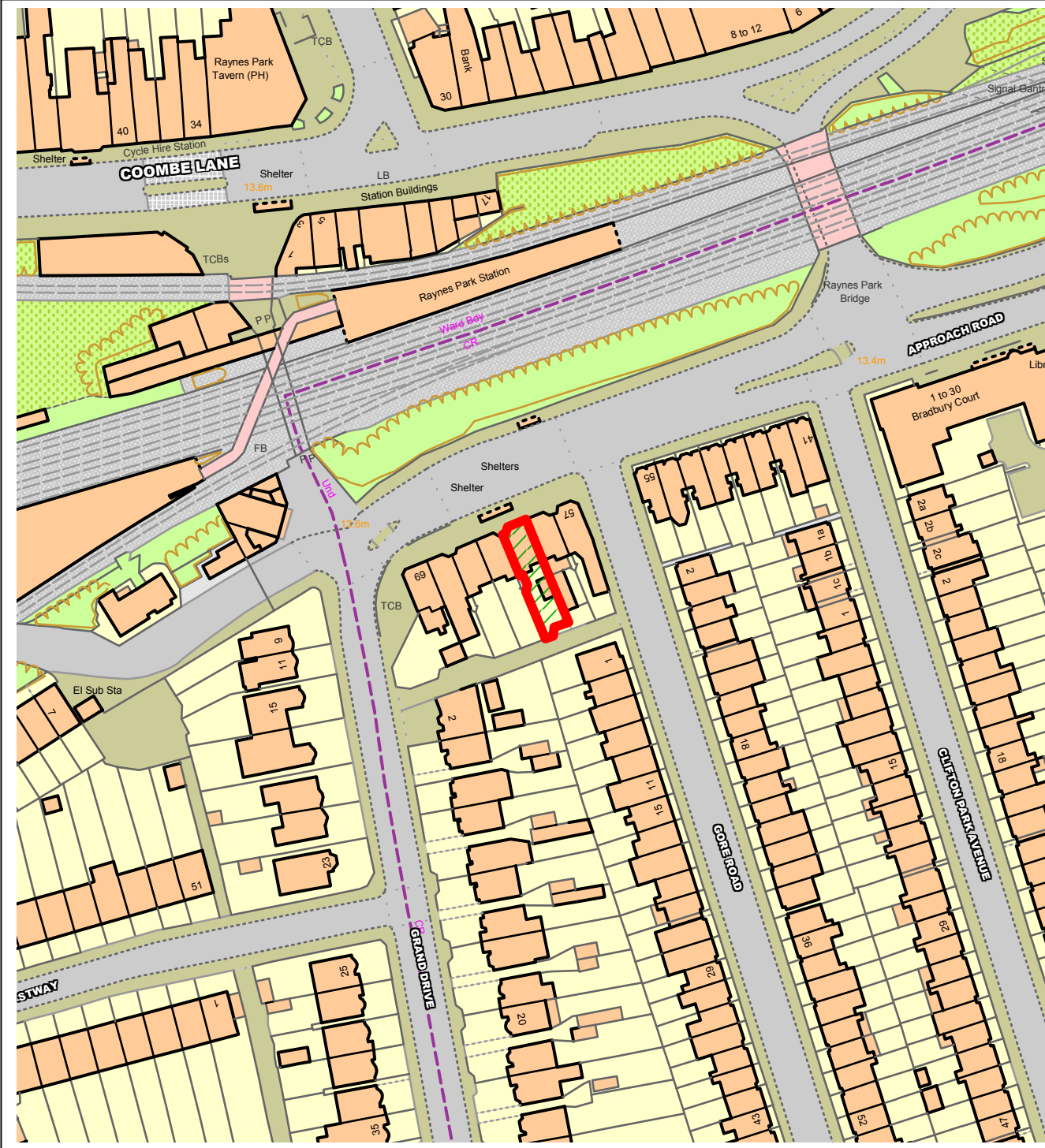
9. **RECOMMENDATION**

Grant planning permission, subject to the following conditions:

1. Time limit commencement of development
2. Drawing numbers
3. Materials as submitted
4. Opening hours
5. Refuse/recycling management plan
6. Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery from the commercial use shall not exceed LA90-10dB at the external boundary with any noise sensitive property not associated with the development.
7. The odour control measures contained in the revised documents submitted with the application shall be implemented prior to first use of the A3/A5 Use hereby permitted and retained to that standard or higher.
8. The proposed noise mitigation measures to ensure the ventilation and extraction system does not increase the noise levels or vibration in the upper floors of the property and neighbouring properties not associated with the development shall be fully implemented prior to the premises first trading/use and thereafter retained permanently.
9. The drainage serving the kitchen in the commercial part of the premises shall be fitted with an adequate grease separator.

[Click Here](#) for full plans and documents related to this application

NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.
19/P2421

DATE VALID
19/06/2019

Address/Site

SMART Centre, Canterbury Road, Morden, SM4 6PT.

Ward

St. Helier

Proposal:

**INSTALLATION OF A MULTI USE GAMES AREA
WITH ERECTION OF PERIMETER FENCING AND
ROOF NET**

Drawings and documents – see Appendix 1

Contact Officer:

Peter Milles (0208 545 3042)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- S106: No.
- Is a Screening Opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 51
- External consultations: Yes (Sport England)
- Controlled Parking Zone: No.
- PTAL: 3
- Flood Zone: Flood Zone 1 (low probability)
- Conservation Area: No.
- Listed Building: No.
- Protected trees: No.

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The Smart Centre, a part two, part single storey building, is a secondary pupil referral unit that provides education for children who are excluded, or otherwise unable to attend a mainstream school. The application site is on the western side of Canterbury Road, opposite the junction with Darley Gardens. The site is generally flat and is an irregular shaped parcel with a frontage to Canterbury Road of some 160m. The total site area is some 10,500sqm, with the submitted redline boundary around the proposed facility 210m².
- 2.2 The land is currently fenced and gated with vehicle access from the main car parking area to the south which serves both the Smart Centre and the Council's Chaucer training centre, and has 98 spaces and 2 disabled spaces. The site is surface with tarmac and provides an informal outdoor space for the school but is marked out and can be brought into use as overspill parking (14 spaces including 1 disabled bay). There are three semi mature trees along the Canterbury Road set immediately behind the boundary fence.
- 2.3 The surrounding area is residential in character with two storey terraced dwellinghouses being the predominant housing type.

3. CURRENT PROPOSAL

- 3.1 The proposal is for the installation of a Multi-Use Games Area (MUGA) with erection of perimeter fencing and roof net. The MUGA provides a range of sporting activities within the facility such as football, volleyball, basketball and kwik cricket. The MUGA would be built over the existing Macadam Playground. No floodlighting or use of amplified music is proposed.
- 3.2 The MUGA will be available for use by the Smart Centre School and is proposed to be available for wider community use (including local organizations and clubs). The proposed hours of operation are scheduled to allow for wider community use (both inside and outside general school hours) and this matter is discussed later in this report. The MUGA will be maintained by the Smart Centre School.

Layout

- 3.3 The facility would be 20m x 10m with 3.66m x 1m goal recesses. There would be 2 single gates at either end of the facility providing general access as well as access for maintenance and emergency purposes. A new access point is not proposed. The facility would utilise existing arrangements for the Smart Centre School. The surface would consist of a synthetic carpet system with sand infill and prefabricated shockpad. The existing school boundary fence would be retained.

External materials

- 3.4 The MUGA would be enclosed by a 4m high twin bar sports rebound fencing with 2m ball stop netting over connecting to roof net at 6m high.

Trees and landscaping proposals

3.5 2 semi mature trees area are proposed to be removed.

Opening/operating hours

3.6 The proposed MUGA will not be illuminated by floodlights. Use of the facility will therefore be limited by seasonal availability of daylight.

3.7 Proposed hours of operation as follows:
MUGA Facility – for Smart Centre School use: 8:15 – 16:00

MUGA Facility – for Community Use:

January	16:00 – 17:00
February	16:00 – 18:00
March	16:00 – 18:00
April	16:00 – 17:00
May	16:00 – 20:00
June	16:00 – 20:00
July	16:00 – 20:00
August	16:00 – 20:00
September	16:00 – 17:00
October	16:00 – 16:00
November	16:00 – 17:00
December	No community use
Outside of School Term (excluding the month of December)	10:00 – 16:00

Parking provision

3.8 Overspill parking currently marked out on the site would be removed and no additional vehicle parking spaces are proposed.

Amended proposal

3.9 The application before committee comprises an amended set of proposals. Following the initial submission of the application, officers engaged with the applicant regarding the proposed hours of operation and the opportunity to cater for wider community needs. Officers also raised concerns regarding the loss of existing trees (identified trees are not listed or subject to a Tree Protection Order (TPO)). Amended plans and hours of operation were received. The hours of operation were increased to outside of school hours subject to seasonal availability of natural light, limiting the facility to a maximum use of 8pm (summer months only). The proposed location of the MUGA has also been relocated 3m to the north to retain one of the three existing trees.

4. RELEVANT PLANNING HISTORY

4.1 91/P0950 - CHANGE OF USE OF CHAUCER BUILDING TO ARTS EDUCATION AND PROFESSIONAL DEVELOPMENT CENTRE.

CHANGE OF USE OF CANTERBURY BUILDING TO LEARNING SUPPORT SERVICES AND SCRAP SCHEME STORE. Deemed Consent 07/01/1992.

5. CONSULTATION

5.1 Public consultation was undertaken by way of letters sent to 51 neighbouring properties. The outcome of the consultation process is summarised as follows.

5.2 3 letters have been received, including a petition with 12 signatures. Objections were raised on the following grounds:

- Impact on neighbouring amenity/amenity of the local area which is a quiet residential area. Increased hours of operation beyond school hours.
- Impact of future installation of lighting/ floodlights and associated increase hours of operation.
- Safety concerns for residents of anti-social behaviour due to use by non-school groups, loitering and use outside of school hours.
- Increased litter.
- Removal of trees will impact the landscape amenity of the area.
- Visual bulk of the facility at 6m in height along Canterbury Road.
- Request to restrict to school use only, for use between the hours of Mon-Fri 8:30am-3:30pm.
- No additional parking proposed. Demand for off-street parking will increase.

5.3 Following the receipt of an amended proposal, a second 21 day round of consultation was undertaken. 2 letters of objection were received. The additional concerns raised beyond the summarised comments from the first round of consultation are summarised as follows:

- Difficult access for emergency services along Canterbury Road, particularly at the junction with Darley Gardens. Narrow road with off-street parking.
- Statement conflict for the proposed hours of operation in the Design and Access Statement. Page 4 states weekend use of the facility and page 10 states no weekend use is proposed.
- Will an acoustic fence or other attenuation measure be installed to stop noise travelling?

Internal consultees.

5.4 Future Merton:

Raise no objection.

- Policy CS11 (e) supports the multi-use of social, education, cultural and recreational facilities. Para 19.20 and 19.21 of the Core Strategy highlights the importance of offering facilities such as sports facilities to the wider community particularly for out of hours use, identifying that co-operative effort is required between local

stakeholders to help share use and encourage dual purpose of facilities.

- The London Plan (2016) Policy 3.18 (E) states “Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.”
- The proposed development is for a MUGA on an existing school site.
- Recommendation should include a condition to allow for community use outside of school hours and for a ‘Community Use Agreement’ to be agreed to enable the management of MUGA activities outside of school hours.

5.5 Transport Planning:

Raise no objection subject to conditions (Construction Logistic Plan).

- The School currently share 98 no. car parking spaces including 2 no. disabled spaces with the Chaucer Centre and these spaces will continue to be utilised by the new proposal. The new MUGA will be used by the School during School hours (term time) and by local clubs/groups outside of these hours. It is therefore considered that additional parking provision will not be necessary as outside school term time parking will be provided via spaces normally used by the School.
- The parking bays painted on the existing proposal site asphalt are not used for parking and therefore the loss of these (by the introduction of the proposed MUGA), will not affect the school’s current parking provision.

5.6 Environmental Health Officer:

Raise no objection subject to conditions regarding hours of use.

The Environmental Health Officer has potential concerns should the facility not have some restrictions on days and times of use. The officer recommends that a planning condition is incorporated into the decision notice in the case of a recommendation of permission to restrict the hours to those stipulated in the application.

5.7 Tree and Landscape Officer:

- Raise no objection subject to conditions:
 - Tree Protection
 - Site supervision (Trees)
 - Landscaping –full details including replacement trees
- It is proposed to remove two semi-mature trees as part of the works to enable the MUGA to be constructed.
- There is scope to plant new trees. This site is part of the Chaucer Centre, which is under a single ownership. Therefore it would appear that there has to be scope to find locations for new trees. One obvious location is the small rectangular area to the south of the proposed MUGA.
- Given that there are objections to the proposed loss of the three trees, I would suggest that the applicant should submit proposals for their replacement.

- 5.8 Flood Risk/Drainage Officer:
No objection subject to a condition for a scheme for surface and foul water and drainage and informative.

External consultees:

- 5.9 Sport England:
- Raise no objection.
 - The proposed development does not fall within Sport England's statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.
 - General guidance and advice can however be found on our website: www.sportengland.org/planningapplications
 - If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes: <http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

6. POLICY CONTEXT

6.2 NPPF - National Planning Policy Framework (2019):

Relevant sections:

- 8 Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

6.3 London Plan (2016)

- 3.1 Ensuring equal life chances for all
- 3.16 Protection and enhancement of social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities
- 5.13 Sustainable drainage
- 6.13 Parking
- 7.5 Public Realm

6.4 Adopted Merton Core Planning Strategy (July 2011)

- CS11 Infrastructure
- CS13 Open Space, Nature Conservation, Leisure and Culture
- CS14 Design
- CS15 Climate Change
- CS16 Flood Risk Management

CS20 Parking

6.5 Adopted Merton Sites and Policies Plan and Policies Map (July 2014)

DM C1	Community facilities
DM C2	Education for children and young people
DM O2	Nature Conservation, Trees, hedges and landscape features
DM D1	Urban design and the public realm
DM D2	Design considerations in all developments
DM EP2	Reducing and mitigating noise
DM F2	Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T1	Support for sustainable transport and active travel
DM T3	Car parking and servicing standards

7. PLANNING CONSIDERATIONS

7.1 The key planning considerations are:

- Principle of the proposed development.
- Impact on the character of the area and visual amenity.
- Impact upon neighbouring amenity.
- Highways and parking issues.
- Flooding and site drainage.
- Response to issues raised by objectors.

Principle of development

7.2. London Plan Policy 3.18 sets out that development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. Policy CS11 of the Merton Core Planning Strategy supports the multi-use of social, education, cultural and recreational facilities. Para 19.20 and 19.21 of the Core Strategy highlights the importance of offering facilities such as sports facilities to the wider community particularly for out of hours use, identifying that a co-operative effort is required between local stakeholders to help share use and encourage dual purpose of facilities.

7.3 The applicant has sought to provide a facility to contribute towards fulfilling an identified need for sports provision for school use and with the potential to provide for a recognized need for facilities for the wider community.

7.4 The proposed MUGA would improve the sporting and recreation facility opportunities within a compact facility located within the hard surfaced playground of the existing school. The applicant has identified that due to limited space within the school for recreation opportunities, physical education lessons are often held off-site. This comes at a financial and opportunity cost to the school. It is stated that the proposed MUGA will significantly contribute towards minimising the need for students to travel offsite, in turn, improving curriculum, physical education opportunities and having a positive impact on c

- 7.5 The school proposes to offer the facility to the wider community through school-club links and partnerships. This offering will not be limited to inside school hours, but offered outside general school hours and during school holiday periods. Use by the wider community will be managed by the school under a community use agreement (discussed further in this report). The community hours of use will be outside school hours but during daylight hours, with no floodlighting proposed. Hours of operation would be regulated by condition.

Impact on the character of the area and visual amenity

- 7.6 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policy DM D2 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings. Policy CS14 of the adopted Core Strategy states that all development needs to be designed to respect, reinforce and enhance local character and contribute to Merton's sense of place and identity. This will be achieved in various ways including by promoting high quality design and providing functional spaces and buildings.

Design and massing

- 7.7 The design and siting of the structure has been dictated by the competing needs to provide sufficient capacity, suitable access, provision of physical education space, the constraints that have impacted on the location of the facility and the need to achieve a suitable relationship with the primary frontage Canterbury Road.
- 7.8 The proposed facility by reason of its size would feature a wide elevation to Canterbury Road at 22m. The facility would be set behind the existing 2.4m high chain link fence. This allows for an approximate 1.8m wide gap for thoroughfare on the western side of the facility between the adjoining school building.
- 7.9 Given the constraints deriving from the internal configuration of the school and the limited available area of playspace, officers consider that the reuse of the macadam playground for the MUGA is a suitable location. Officers consider that within the context of school grounds structures associated with sports use will often depart from the traditional and familiar architecture of the school buildings. The engineered solution to provide this facility is therefore not considered inappropriate.
- 7.10 Due to the operational nature of the MUGA the size and scale of the facility has considerable bulk. However in order to provide for the range of sporting activities for physical education within the MUGA, the resulting structure is a practical response being neither larger nor smaller than might reasonably be necessary.

- 7.11 Given the constraints of the site and due to the need to deliver various competing needs, it may be considered that the benefits of the proposals outweigh the visual impact of the structure on the streetscene.

Landscape amenity and streetscene

- 7.12 The streetscene at Canterbury Road at this section alongside the school is characterised by an informal open boulevard. The boulevard runs parallel for the length of the school with a large setback (approximately 13m) on the eastern side of the highway that is grassed and lined with street trees. On the western school side of the highway there is no grass, and a concrete pedestrian footpath with vehicle bollards occupies a 3m setback to the schools perimeter fence. Within the school trees are a feature along the Canterbury Road boundary. The school and boulevard occupy approximately 160m of this section of Canterbury Road.
- 7.13 The siting of MUGA has been amended through the application process to seek to minimise where possible the impact to the streetscene and impact to existing mature trees. The applicant has reduced the impact to existing trees by siting the proposal at a location to only require the removal of 2 mature trees.
- 7.14 The distinctive streetscape character is primarily located on the eastern side of Canterbury Road adjoining the residential terraces. The proposed MUGA is located on the western side, at the northernmost end section of the boulevard. This section on the western side of Canterbury Road is characterised by the 2.4m high chain link perimeter fence, with the intervals of mature trees. At 22m in length, the MUGA will represent a modest visual area within the greater streetscene for which the school occupies approximately 160m. The location further minimises the impact on the streetscene by concentrating the development at one end, minimising visual interruption.
- 7.15 The Council's Trees/Landscape Officer has reviewed the submitted documentation and raises no objection subject to replacement trees being planted. The trees contribute to the streetscene, but while their loss is regrettable it is considered that greater weight might reasonably be accorded to the provision of the covered sports facility and the wider benefits that flow from its use.

Impact upon neighbouring amenity

- 7.16 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.
- 7.17 The nearest sensitive receptor to the proposed MUGA is 222 Canterbury Road located 9m north of the facility. The greater surrounding area of the school to the north and east is residential in character.

- 7.18 No lighting is proposed by the applicant as part of the application. As such, a condition is recommended for no external lighting to be installed thereby safeguarding the amenities of nearby residents from light spill and nuisance.
- 7.19 The Council's Environmental Health Officer has reviewed the submitted documentation and concludes, given the current use of the site by the school, that the impact of noise from use of the facility to the surrounding area would be minimal and at an acceptable level, provided hours of use are restricted. A condition is proposed to address this concern.
- 7.20 Any community use will be managed through a community use agreement and be the responsibility of the school. A condition is recommended for a community use agreement to outline how the MUGA will be available for community use and what the requirements would be imposed on users of the facility. The community use agreement will outline the operational conditions of facility use, in particular to highlight the amenity related provisions such as hours of operation. It is considered that through management of the facility by the school, any anti-social behaviour associated with the operation of the facility can be managed effectively.
- 7.21 Therefore, subject to the imposition of conditions, officers conclude that impacts to neighbouring amenity and the amenity of the surrounding area will be minimal and that operation of the facility will be acceptable.

Transport and highways issues

- 7.22 London Plan policy 6.13 has as its strategic objective, the aim of achieving an appropriate balance between promoting new development and preventing excessive parking. Merton's Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 7.23 The site has a public accessibility level (PTAL) of 3 - with 0 being the lowest and 6b being the best.
- 7.24 The Council's Transport Planner concludes that there is sufficient capacity for car parking both on-site and in the local area and that the development and the removal of an area that provides some overspill parking will not impact on the local road network, satisfying the policy.

Flooding and site drainage

- 7.25 Policies DM F1 and DM F2 of Merton's Sites and Policies Plan and policy CS.16 of the Core Strategy seeks to ensure that development will not have an adverse impact on flooding and that there would be no adverse impacts on essential community infrastructure.
- 7.26 The Council's Flood and Drainage Officer has noted that a gravity

drainage scheme can be implemented to ensure an appropriate runoff rate that will not increase flood risk off-site. A condition is recommended for a scheme to be submitted to and approved.

Response to issues raised by objectors

7.27 The majority of issues raised in objection letters are addressed in the body of the report. However, in relation to specific queries, the following officer response is provided:

- Litter: It is an offense to litter within a public area and fixed penalty notices can be issued by the London Borough of Merton. The Council has an active enforcement team. The proposed use will be located within the school grounds and will use the schools waste collection facilities which are adequate for the anticipated volume of waste to be generated by the use.
- Documentation accuracy: The Planning Officer notes that there is a discrepancy in the applicant's Design and Access Statement (submitted in connection with the application as initially configured) under section 6.2 Parking on page 10, which states 'no evening or weekend use is proposed'. This has been included in error by the applicant. This is evident as the hours of operation are clearly articulated throughout the body of the applicants Design and Access Statement and subsequently in the applicant submitted proposed hours of use schedule '*19P2421_Hours of Use Amended 30.08.2019*'.

The proposed hours of operation (including the schedule) have been available for comment through two rounds of community consultation. Overall, it is evident that the report discrepancy has not limited members of the community's knowledge about the proposed hours of operation or limited their opportunity to comment, as submissions were received raising objections to the hours of operation proposed in the schedule. The Planning Officer considers the report discrepancy is minor and has not detracted from the opportunity for consultees to comment on the proposals or prejudiced the decision making process.

8. LOCAL FINANCIAL CONSIDERATIONS

Community Infrastructure Levy

8.1 The scheme is not liable to pay CIL as it is an education use, which is CIL exempt.

9. CONCLUSIONS.

9.1 The value of providing a robust multi use recreational facility on this part of the site the use of which is not optimised, while at the same time providing an opportunity to deliver a facility that could benefit both wider community

and sport use is fully acknowledged and officers consider warrants support.

- 9.2 Officers acknowledge that the proposals by reason of their siting and design and the loss of trees would have an impact on the streetscene. However, the need to provide additional school facilities, which can provide additional facilities for the local community, is considered to be a material consideration in the assessment of the merits of the application, and may be accorded greater weight in the overall assessment.
- 9.3 Removal of overspill parking is considered acceptable and, suitably conditioned, the new surfacing arrangements for the hard surfaced area would not give rise to increased runoff from the site.
- 9.4 The application is therefore recommended for approval subject to conditions.

RECOMMENDATION

Grant planning permission subject to the following conditions:

Conditions

- 1. The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan MUK2072-01 Rev B, Layout MUK2072-02 Rev D, Elevations MUK2072-04 & Construction detail MUK2072-05.

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

- 3. The Multi Use Games Area (MUGA) shall only be used during the following hours of:

Smart Centre School use	
January	8:15 – 17:00
February	8:15 – 18:00
March	8:15 – 18:00
April	8:15 – 19:00
May	8:15 – 20:00
June	8:15 – 20:00
July	8:15 – 20:00
August	8:15 – 20:00

September	8:15 – 19:00
October	8:15 – 18:00
November	8:15 – 17:00
December	8:15 – 16:00
Bank and public holidays	Use not permitted.

MUGA Facility – for Community Use:

January	16:00 – 17:00
February	16:00 – 18:00
March	16:00 – 18:00
April	16:00 – 19:00
May	16:00 – 20:00
June	16:00 – 20:00
July	16:00 – 20:00
August	16:00 – 20:00
September	16:00 – 19:00
October	16:00 – 18:00
November	16:00 – 17:00
December	Use only permitted outside of School Term between the hours of 10:00 - 16:00
Outside of School Term all months of the year	10:00 – 16:00
Bank and public holidays	Use not permitted.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

4. Prior to the use of the development, a community use plan shall be submitted to and approved in writing by the Local Planning Authority. The community use plan shall set out how the MUGA and associated elements of the school premises would be available for use by the wider community.

Reason: In order to ensure the shared use of schools for wider community use and to safeguard the amenities of the locality, in particular noise, parking and litter (Policy CS11 & CS20 of the Merton Core Planning Strategy 2011 and DM D2 of the Merton's Sites and Policies Plan 2014).

5. No internal or external lighting shall be installed without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.

6. There shall be no use of amplified sound within or associated with the operation of Multi Use Games Area (MUGA).

Reason for condition: To safeguard the amenities of the area in respect of noise and to comply with policy DM D2 of the Merton's Sites and Policies Plan 2014.

7. No development pursuant to this permission shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

8. The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

9. Landscaping – full details of 2 x semi-mature (20 – 25cms) replacement trees shall be submitted to and approved in writing by the LPA and these works shall be carried out as approved in the first available planting season or at the conclusion of the development, whichever is the sooner. The details shall include on a plan details of the species and location of the trees. If either tree dies within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of the same approved specification, unless the LPA gives written consent to any variation.

Reason: to enhance the appearance of the development in the interest of the amenity of the area in accordance with the following Development

Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

10. Prior to the commencement of the development hereby permitted, a Demolition/Construction Logistics Plan (including a Construction Management plan in accordance with TfL guidance) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

11. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at a restricted runoff rate of no more than 5l/s, in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

INFORMATIVES

1. **INFORMATIVE**
Demolition of buildings and tree felling should avoid the bird nesting and bat roosting seasons. Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use, or who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981. Buildings and trees should be inspected for bird nests and bat roosts prior to demolition or felling by an appropriately qualified person. If bats are found, Natural England should be contacted for advice.
2. **INFORMATIVE**
Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org.

3. INFORMATIVE

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

4. INFORMATIVE

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage.

5. INFORMATIVE

In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- i) The applicant was offered the opportunity to submit amended plans in order to make the proposal acceptable in planning terms.
- ii) The application was approved without delay (applicant agreed extended determination period).
- iii) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Appendix 1

Drawing Nos:

Location Plan MUK2072-01 Rev B

Layout MUK2072-02 Rev D

Elevations MUK2072-04

Construction detail MUK2072-05

[Click Here](#) for full plans and documents related to this application

NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE 14 November 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P2885	05/08/2019
Address/Site	Land Adj to 57 Gore Road, Raynes Park, London SW20 8JN
Ward	Dundonald
Proposal:	Demolition of garage and erection of a one bedroom 2 storey detached house
Drawing Nos	Existing plans: AM_1905_PL001; AM_1905_PL002; AM_1905_PL100; AM_1905_PL101; AM_1905_PL103; AM_1905_110; AM_1905_PL111 AM_1905_PL112; AM_1905_PL120; Proposed visualisations: AM_1905_PL251; AM_1905_PL252; AM_1905_PL253; AM_1905_PL254 Proposed plans: AM_1905_PL200; AM_1905_PL201; AM_1905_PL202; AM_1905_PL203; AM_1905_PL205; AM_1905_PL210; AM_1905_PL211; AM_1905_PL212; AM_1905_PL220; AM_1905_PL
Contact Officer:	Frances Haines (020 8545 3112)

RECOMMENDATION

GRANT Planning Permission subject to conditions and S106 Agreement

CHECKLIST INFORMATION.

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 8
- External consultations: 0
- Controlled Parking Zone: Yes

1. INTRODUCTION

- 1.1 The application has been brought before the Planning Applications Committee for consideration in light of the number and nature of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site is the land adjacent to 57 Gore Road. The site is located on the southern side end of Gore Road. The site is triangular in shape, narrowing to the rear and is the last plot on the Western side of Gore Road. The site is not located within a Conservation Area. There are no further constraints.
- 2.3 Immediately to the south of the site is a private vehicle access way leading to the rear garden and garage to no.36 Grand Drive.

3. CURRENT PROPOSAL

- 3.1 The application seeks permission to:
- Planning permission is sought for the erection of a one-bedroom two-storey detached dwellinghouse following the demolition of the existing garage structure
 - The design of the dwelling will follow the dominant Victoria style on Gore Road
 - The dwelling will follow the shape of the site, narrowing to the rear where it is to be served by a rear terrace/garden space
 - At first floor level, the rear of the building will be stepped back from the ground floor footprint to provide 9 sqm first floor terrace space off a master double bedroom
 - Bin and cycle storage are to be provided
- 3.2 Materials
- Yellow-stock facing brickwork with features such as brick work banding, stone lintels and traditional slash windows
 - Clay tiled roof

4. PLANNING HISTORY

- 07/P0100: Demolition of existing garage and erection of a new two-storey detached office building – permission refused 21/02/2007. Appeal dismissed

Council's Reason for refusal: The proposal, by reason of scale, design and siting would appear visually incongruous and out of keeping with, and fail to reinforce or complement the prevailing character of the area, to the detriment of the visual amenities of the area including the Gore Road street scene, and would be contrary to Policies BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (2003).

- 07/P1605: Erection of a two-storey detached dwellinghouse. – Application withdrawn 19/07/2007
- 07/P3513: Demolition of existing garage and erection of a 1 x 2 bed, two-storey detached dwellinghouse – Application withdrawn 10/01/2008.

5. CONSULTATION

5.1 Consultation letters were sent to the occupiers of neighbouring properties and site notice erected.

5.1.1 In response to the consultation, twelve letters of objection have been received. The summary of objections are as follows:

5.1.2 External

- There is limited space at the end of the road for residents to manoeuvre
- How will vehicles for building works manage without blocking our small road
- Less room for emergency vehicle access
- Road is overcrowded already
- Trees will be chopped down for the proposal which should be preserved
- The proposal will reduce light to our front door and bathroom (Owner of 57 Gore Road). My house will be left facing a solid wall which will turn our side access into an alleyway. Light and greenery will be removed from no.57
- The building will increase the security risk to 57a as a dimly lit alleyway would be created and burglars would be screened from view
- Light will be reduced to 57a's bathroom and hallway
- The new building will not blend in with the existing housing stock. The new house will look out of place
- The existing garage is regularly used by larger vehicles to make a u-turn at the end of the road. Removing this will increase the likely damage to the existing cars at the end of the road
- No.57 Gore Road is a completely different style to the other houses on Gore Road, therefore as the development will match the other houses, no.57 will look ridiculous sandwiched in between two houses of the same style
- The development would make turning more difficult in this road
- The two-storey building will reduce natural light to the front of the homes opposite
- Development would likely result in 2 extra cars being parked on the road which would be problematic for existing residents
- Noise and disturbance from the development is a major concern as well as increased congestion from the workers vehicles
- Previous reason for refusal should be upheld for this attempt
- The existing dropped curb at the site was put in place to aid turning in the road
- Safety of anyone coming out of the proposed dwelling would be compromised if a large vehicle was turning.
- The property will be issued with wheelie bins which will litter the pavement on collection days, and block the turning area

5.3 Internal

5.3.1 Transport and Highways

Access:

Access remains as existing with direct pedestrian access from Gore Road.

Car Parking:

The location of the property has a Public Transport Accessibility Level rating of 5, which indicates a good level of connections and accessibility to public transport for the future occupiers.

Given the small size of the site with its close proximity to Raynes Park Town centre, railway station and bus stops, car parking is not considered a necessity and the proposal does not provide off street parking.

The site is located in a Controlled Parking Zone (Zone RPS) where parking and loading is controlled from Monday to Friday between 8:00am – 6:30pm.

Cycle Parking:

Cycle parking should be installed on site in accordance with London Plan standards on cycle parking for new residential developments
The London Plan and London Housing SPG Standard 20 (Policy 6.9) states all developments should provide dedicated storage space for cycles at the following level:

- 1 per studio and one bed dwellings;
- 2 per all other dwellings.

The proposal would require 1 cycle parking space (secure & undercover) to satisfy the London plan standards.

Refuse:

Given there is an already established collection route along this road, it is not considered the proposal would have a detrimental impact on the waste collection services in the area.

Recommendation:

The proposal is unlikely have a significant impact on the adjoining highway.

Raise no objection subject to:

- Cycle parking as shown maintained.
- Condition requiring Refuse collection.

6. POLICY CONTEXT

6.1 Adopted Merton Core Planning Strategy (2011)

CS8 (Housing Choice), CS14 (Design), CS15 (Climate Change) and CS20 (Parking)

6.2 Adopted Merton Site and Policies Plan (2014)

DM H2 (Housing Mix)

DM D2 (Design Considerations in all developments)

- 6.3 London Plan (2016)
 - 3.3 (Increasing Housing Supply)
 - 3.5 (Quality of Design of Housing Developments)
 - 3.8 (Housing Choice)
 - 7.4 (Local Character)
 - 7.6 (Architecture)
- 6.4 NPPF (2019)
- 6.5 Technical Housing Standards (2015)

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations concern the principle of the erection of a dwellinghouse in this location, the design and visual impact of the development, neighbour amenity, the standard of accommodation, parking and highways considerations, refuse and recycling and sustainability.

- 7.2 Principle of a dwellinghouse in this location

The application involves the demolition of the existing garage and the erection of a two storey detached dwelling house. The existing garage is of no architectural merit and there are no objections to the principle of redevelopment of the site subject to the compliance with relevant policies within the adopted Merton Core Planning Strategy and the Adopted Sites and Policies Plan.

The planning history shows a previous refusal and dismissal of at appeal for a two-storey office building. The current proposal is materially different to the appeal scheme and must be judged on its planning merits.

- 7.3 Character and Appearance

Policies DMD2 and DMD3 seek to ensure a high quality of design in all development, which relates positively and appropriately to the siting rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street scene patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports these SPP Policies.

The existing housing in the 12 Apostles area, are low rows of two storey terraced houses with a mainly vertical emphasis articulated by the projecting bay window features and gable ends at roof level.

The pair of maisonettes at No.57 and no.57A Gore Road to the immediate north of the site are a more recent addition to the street (1930-1940) and are a very different style, having a wider front and fully hipped roof, resulting in a

different scale with the rest of the street. The eaves line of this property does not match the other properties in Gore Road.

The proposed two-storey dwelling is similar in scale, the massing and design to the original houses in Gore Road and is considered to be of a design approach that is acceptable in the context with the neighbouring properties.

The proposed front elevation has a similar elevational treatment to the original terrace houses in Gore Road. The roof pitch, eaves line and ridge line up with the original terrace houses.

The design of the dwelling reflects the surrounding street scene and it is considered that the proposal would blend in to the surrounding character. The existing garage is considered to be an unsightly end to the built form of Gore Road and would benefit from replacement with a more appropriate use and built form.

Whilst it is acknowledged that the proposed rear elevation of the property appears thin, this is not considered to harm the character and appearance of the dwelling or surrounding area. Furthermore, it is noted that the rear elevations of the properties on this side of Gore Road are not uniform due to the nature of extensions that have been undertaken. Therefore, it is not considered that the rear elevation would have a harmful impact on the appearance of the dwelling or street scene.

The proposed scheme differs greatly in appearance from the previous scheme that was dismissed at appeal. The proposed office was a contemporary building with a dual-pitched roof which made little effort to fit in with Gore Road. The design was a key determining factor in the previous appeal decision, in particular, the inspector commented on the consistency in design of the dwellings on this street. Furthermore, the inspector commented on the location of the site. Although located at the far end of the street, the previous proposal was considered to stand out "discordantly." The current scheme responds to the previous concerns and proposes a design which reflects the features of the Gore Road Street scene. It is considered that the proposed scheme is visually acceptable.

The proposal is therefore considered to be acceptable in terms of policies CS14 (Design) and DM D2 (Design Considerations in all Developments).

7.4 Neighbouring Amenity

SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

7.4.1 The proposed development is located to the south of 57 Gore Road which is sub-divided into two maisonettes.

The ground floor flat at no.57 Gore Road includes an entrance that is accessed via the southern side elevation. A side facing ground floor window

which is obscure glazed will face the proposed dwelling. As this is not a habitable room, it is not considered that the proposed dwelling would harm the daylight/sunlight received in the ground floor flat at no.57. The ground floor flat's main windows face the front and rear elevations.

The first floor apartment at no.57 includes an entrance that is accessed via the southern side elevation of the building and a side facing first floor window that is obscured and serves a bathroom for this property. As this is not a habitable room, it is not considered that there will be material daylight/sunlight impacts from the development on this room.

The first floor rear terrace will include a 1.8m obscure glazed privacy screen that will prevent any direct overlooking into 57 Gore Road.

The building will be positioned slightly further forward than the immediate neighbouring property on Gore Road to the North but would reflect the same building line as the remaining Victorian terraces to the North, therefore reflecting the existing relationships between the facing houses either side of Gore Road.

It is considered that the design of the proposal has preserved the amenities of adjoining properties and the proposal would not cause any material harm to neighbouring amenity.

7.5 Standard of Accommodation

Policies 3.5 and 3.8 of the London Plan (2016) state that housing developments are to be suitably accessible and should be of the highest quality internally and externally and should ensure that new developments reflect the minimum internal space standards (specified as Gross Internal Areas) as set out in table 3.3 of the London Plan (amended March 2016) and the DCLG – Technical Housing Standards 2015. Policy DM D2 of the Adopted Sites and Policies Plan (2014) states that developments should provide suitable levels of privacy, sunlight and daylight and quality of living conditions for future occupants.

The DCLG Technical Housing Standards require a 1bed two-storey dwelling to have a gross internal floor space of 58sqm. The proposed dwelling has a GIA of 58sqm which meets the relevant standards. The internal layout is thought to be well thought out and to contribute to a high standard of living. All habitable rooms are to be served by windows which are considered to offer suitable light and ventilation.

SPP Policy DMD2 requires that for all new houses, the council will seek a minimum of 50sqm as a single, usable, regular amenity space. The proposed dwelling will not meet this standard. However, the site is small in size and the dwelling is one bed only, and being required to meet the space requirement would be unreasonable, however, it is noted as a shortfall of the scheme. The site is adjacent to David Lloyd Raynes Park Leisure Centre and playing fields which would provide additional useable outdoor space for the future occupiers of the dwelling. Further, the proposal provides two outdoor amenity space

options for the future occupier to use. Given the above, it is considered that the provision of amenity space is acceptable.

7.6 Parking and Highways

A Transport Planner reviewed the proposed plans and had the following comments: given the small size of the site with its close proximity to Raynes Park Town centre, railway station and bus stops, car parking is not considered a necessity and the proposal does not provide off street parking. Furthermore, the site is located in a Controlled Parking Zone (Zone RPS) where parking and loading is controlled from Monday to Friday between 8:00am – 6:30pm.

Therefore, subject to a S106 agreement, the site will be permit free.

It is not considered that the proposed dwelling would have a harmful impact on the parking and access in the area. The location of the property has a Public Transport Accessibility Level rating of 5, which indicates a good level of connections and accessibility to public transport for the future occupiers.

7.7 Bins/recycling storage and cycle storage

A Transport Planner reviewed the plans and found that, given there is an already established bin collection route along this road, it is not considered the proposal would have a detrimental impact on the waste collection services in the area. Highways raise no objection to the bins and recycling storage, but recommend that a condition is attached to provide the details of these.

It is considered that, due to the size of the dwelling, the bins/recycling storage which is located on the proposed plans, would be acceptable for a dwelling of this size.

Sufficient cycle storage has also been provided for a dwelling of this size.

7.8 Sustainability

London Plan policy 5.3 and CS policy C515 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. It is therefore recommended to include a condition which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

8. CONCLUSION

It is considered that the proposed dwelling is of a suitable design which would not harm the amenities of neighbouring residents or the character or appearance of the area. The development would provide good quality living

accommodation for future occupants. The proposal would not have a detrimental impact on highway safety or parking pressure. The proposal would result in an additional residential unit in a sustainable location. The proposal would accord with relevant National, Strategic and Local Planning Policies and guidance and approval is recommended to be granted in this case.

It is therefore recommended to grant permission subject to conditions and S106 agreement.

9. RECOMMENDATION

Grant planning permission subject to S106 Agreement.

S106 Agreement: Permit Free

Subject to the following conditions:

1. Approved plans
2. Time Limit (3 Years)
3. Materials Samples
4. Obscure Glazing screen to be erected
5. Construction Management Plan
6. Hours/Days of Construction
7. Sustainability Condition
8. Remove PD rights for extensions, dormers and new windows
9. Details of refuse Storage
10. Details of Cycle Storage
11. Obscure Glazing to Ground floor South side facing windows

Informatives:

Highways must be contacted prior to any works commencing on site to agree relevant licences, and access arrangements – no vehicles are allowed to cross the public highway without agreement from the highways section.

The applicant should contact David Furby of Council's Highway Team on: 0208 545 3829 prior to any work starting to arrange for this works to be done.

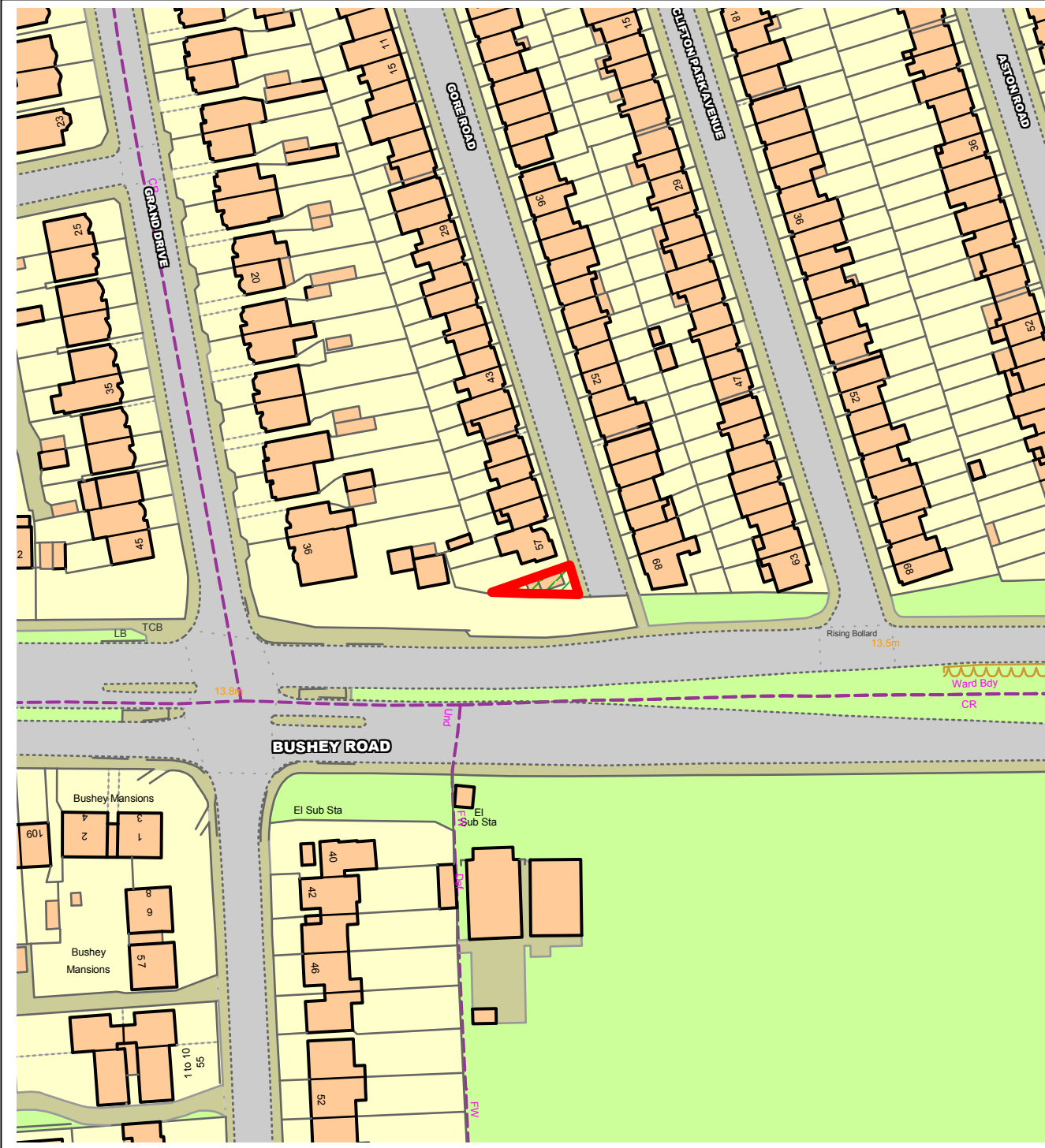
The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current-legislation/partywallact>

[Click Here](#) for full plans and documents related to this application

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**PLANNING APPLICATIONS COMMITTEE
14 NOVEMBER 2019**

APPLICATION NO. DATE VALID

19/P3219

27/08/2019

Address/Site 14 Grosvenor Hill, Wimbledon, SW19 4SA

Ward **Village**

Proposal: Erection of a two storey dwelling house (with accommodation at basement level and within the roof space) together with provision of off-street parking and associated landscaping.

Drawing Nos 18103/A01, A02, A03, A04 and Design and Access Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number neighbours consulted – 29
- External consultation: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: Yes
- Conservation Area: Yes (Wimbledon West)

1. **INTRODUCTION**

1.1 This application has been brought to the Planning Applications Committee due to the number and nature of objections received.

2. **SITE AND SURROUNDINGS**

2.1 The application comprises a partially constructed two storey dwelling house (with accommodation at basement level and within the roof space) situated on the south side of Grosvenor Hill, a cul-du-sac accessed from Ridgway. The application site was formerly occupied by a two storey detached dwelling house that dated from the 1920's. The property was demolished as part of the redevelopment of the site by the erection of a replacement dwelling approved by LBM Planning Permission Ref.15/P3909 on (06/05/2015).

2.2 The application site is located in the Merton (Wimbledon West) Conservation Area (Sub-Area 16 (Grosvenor Hill)) and has a PTAL rating of 6a, which means it has excellent access to public transport. The site is also located in a Controlled Parking Zone (Zone VC) and an Archaeological Priority Zone.

3. **CURRENT PROPOSAL**

3.1 The current application seeks an Amendment to LBM Planning Permission Ref.15/P3909 (Dated 6/5/2016) in respect of an increase in height of single storey rear section of the building, provision of additional door opening in side elevation at ground floor level, additional window in side elevation at first floor level and increase in size of window at first floor level within rear elevation and revised design to glazed doors to ground floor rear elevation. Full details of the approved scheme are set out below:

3.2 As constructed the house is set back from the site frontage by between 6.2 and 8.2 metres. The house is between 8 and 10 metres in length (with a staggered foot print) and between 6 and 9 metres in width. The house is sited 300mm away from the boundary with 12 Grosvenor Hill and between 1 and 4 metres away from the boundary with Mulberry Cottage. The main two storey section of the building has an eaves height of between 6 and 6.5 metres and would have a pitched roof with a ridge height of 9.8 metres. To the rear of the building is a flat roofed single storey section with an overall height of 4 metres.

3.3 Internally, at basement level a gym, games room, cinema room, plant/store room and hallway would be provided. At ground floor level, an entrance hall, living room, study and living/kitchen/dining room would be provided. At first floor level three bedrooms would be provided, with a further two bedrooms formed within the roof space.

3.4 Off-street car parking for two cars would be provided within the front curtilage (accessed from Grosvenor Hill) together with refuse and recycling storage.

3.5 On the date of the case officer's site visit the main shell of the building was substantially complete (including basement and roof).

4. **PLANNING HISTORY**

4.1 In May 2016 Planning Permission was granted for the demolition of the existing building and erection of a new dwelling house including basement (LBM Ref.15/P3909).

- 4.2 In April 2017 an application for discharge of planning conditions 3,4, 5, 11, 12, 13, 14, 15, 16, 17,19, 20 and 21 attached to LBM Planning Permission 15/P3909 was refused (LBM Ref.17/0645). The application was refused on the grounds that the information submitted was not sufficient to discharge the conditions.
- 4.3 In November 2017 an application for discharge of planning conditions 3,4, 5, 11, 12, 13, 14, 15, 16, 17,19, 20 and 21 attached to LBM Planning Permission 15/P3909 was granted (LBM Ref.17/0645).

5. **CONSULTATION**

- 5.1 The application has been advertised by site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 10 letters of objection have been received. The grounds of objection are set out below:-
- 5.2
- The building completed to date is larger than the original plans which were originally granted planning permission.
 - The basement causes concern with regard to drainage and providing support for the three floors above it, plus if the roof space is enlarged it will not align with the walls/structure above.
 - Various windows seem larger than the original plans.
 - The height of the ground floor rear section of the building has increased in height to around 4.05 metres from the agreed 3.5 metres.
 - The change in design of the patio doors includes a substantial bulkhead above the doors with an increase in height and depth and is a clear deviation to the original design and has a detriment effect upon the privacy of neighbours.
 - The parapet detail is visually intrusive.
 - The 'stepping in' of the west flank wall has been reduced which means that part of the west wall is now closer to 12 Grosvenor Hill.
 - The first floor rear bathroom window is now larger.
 - The new layout of the basement has meant that the northern boundary wall has moved 2 metres towards the front of the house and the southern boundary wall has moved a similar distance the south.
 - The rear garden levels have significantly increased.
 - West facing windows should be obscure glazed.
- 5.3 Wimbledon Society
The Wimbledon Society note that the new house is substantially complete. The Wimbledon Society would urge the Council to impose conditions to ensure the privacy of neighbouring properties and to prohibit the use of the flat roof area. It is understood that the roof already has a parapet around it and this must be removed to ensure that the roof cannot be used to the inconvenience of neighbouring properties. To further ensure the privacy of neighbours Conditions should require the use of opaque glass in windows facing adjoining properties and that those windows are fixed and not capable of being opened.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change), CS16 (Flood Risk Management), CS20 (Parking, Servicing and Delivery).

6.2 Sites and Policies Plan (July 2014)

DM D2 (Design Considerations in all Developments), DM D4 (Managing Heritage Assets), DM F1 (Support for Flood Risk Management), DM F2 (Sustainable Urban Drainage Systems (SUDS)) and DM T3 (Car Parking and Servicing Standards),

6.3 The London Plan (2016)

The relevant policies within the London Plan are 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.2 (Minimising Carbon Dioxide Emissions), 5.3 (Sustainable Design and Construction), 6.13 (Parking), 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Architecture).

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations the impact of the proposed revisions to the design of the previously approved dwelling house upon the character and appearance of the Conservation Area, neighbour amenity and parking and sustainability issues.

7.2 Design/Conservation Issues

The principle consideration is the effect of the changes to the design of the approved scheme upon the character and appearance of the Merton (Wimbledon North) Conservation Area. The main change from the original approval is that the height of the rear/side extension has increased by 400mm from 3.6 metres to 4 metres. The overall height of the building is the same as the approved planning drawings. The west side wall at the rear steps in by 600mm compared with the 1000mm shown on the approved drawings and the side wall as constructed is 1200mm from the side boundary with Mulberry Cottage. In terms of the proposals impact upon the Wimbledon West Conservation Area, the main bulk and massing of the dwelling has previously been considered to be acceptable under the previous planning permission. Although a number of changes have been made to the previously approved scheme, the amendments would still result in a high quality of design that complies with the aims of policies DM D2 (Design Considerations in all Developments) and DM D4 (Managing Heritage Assets).

7.3 Neighbour Amenity

The concerns of the objectors are noted. The main change to the approved scheme is to the height of the single storey rear section of the building which as constructed, has an overall height of 4 metres compared with the 3.6 metre

height as shown on the approved plans. However, the 400mm increase in height of the rear section of the building would not affect the amenities of either Mulberry Cottage or 12 Grosvenor Hill. Although there has been a slight increase in the foot print of the building towards the front and revisions to windows, overall the changes are considered to be acceptable. Although concerns have been raised regarding potential overlooking from the rear, no balcony or terrace is proposed at first floor level and the outlook from the rear windows is similar to that already approved. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.4 Basement Construction

The applicant submitted a Basement Construction Method Statement with application 15/P3909 demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties. A planning condition regarding basement construction was imposed on planning permission LBM Ref.15/P3909 (Dated 06/05/2016) and details pursuant to the condition was discharged by application LBM Ref.17/P0645 (Dated 26/04/2017). The changes to the basement are not considered to significantly different to that already approved and officers raise no concerns in this regard. The applicant has outlined that the basement has increased so that it aligned with the external walls of the ground floor above.

7.5 Parking

The proposal will provide two off-street car parking spaces, which is the same as the previous house that occupied the site. The parking provision is therefore considered to be acceptable. Although the site is within a Controlled Parking Zone and has excellent public transport accessibility (PTAL rating of 6a) it is considered that the development would not result in a net increase in residential units that a S.106 Agreement for permit free parking would be necessary in this instance. The proposal is therefore considered to be acceptable in terms of policy CS20 (Parking, Servicing and Delivery).

7.6 Sustainability Issues

In terms of sustainability, the previous planning permission LBM Ref.15/P3909 included a sustainability condition in respect of CO2 reduction and water usage. This condition has not been discharged and an appropriate condition would be required to be imposed on any grant of planning permission.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The alterations to the previously approved planning permission LBM Ref.15/P3909 (Dated 06/05/2016) are considered to be acceptable in design

terms and the amendments would not give rise to material harm to neighbour amenity. The changes to the previously approved scheme would also preserve the character and appearance of the Merton (Wimbledon West) Conservation Area. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Details of Site Surfacing)
5. C.1 (No Permitted Development)
6. C.2 (No Permitted Development - Windows and Doors)
7. C.4 (Obscure Glazing – First Floor Windows-West Elevation)
8. Before the development is first occupied, the windows in the rear elevation at second floor level shall be glazed with obscure glass and fixed shut below 1.7m internal floor height and shall be permanently maintained as such thereafter.

Reason for condition: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan Policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and DM D3 of Merton's Sites and Policies Plan 2014.

9. C.8 (No Use of Flat Roof)
10. F.5 (Tree Protection)
11. F.8 (Site Supervision-Trees)
12. F.9 (Hardstanding)
13. H.6 (Provision of Cycle Parking)
14. H.9 (Site Working)

15. No development approved by this permission shall be commenced until a scheme for the provision of groundwater and surface water drainage has been submitted to and approved in writing by the local planning authority. The drainage scheme shall dispose of water by means of a sustainable drainage system (SuDs) to ground, watercourse or sewer in accordance with the drainage hierarchy contained in the London Plan (Policies 5.12 and 5.13) and the advice contained within the National SuDs Standards.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Polices Plan 2014.

16. No development approved by this permission shall be commenced until a detailed Basement Construction Method Statement has been submitted produced by the contractor and reviewed/agreed by a chartered structural engineer. Construction working drawings including sequence of construction and temporary support drawings shall be submitted.

Reason: To ensure that structural stability of adjoining houses is safeguarded and neighbour amenity is not harmed and to comply with policy DM D2 of Merton's Sites and Polices Plan 2014.

17. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.'

Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011

18. INFORMATIVE:
Carbon emissions evidence requirements for Post Construction stage assessments must provide:
-Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and compliance with the 19% improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name; registration number, assessment status, plot number and development address); OR, where applicable:
-A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND
-Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation

Water efficiency evidence requirements for post construction stage assessments must provide:

- Documentary evidence representing the dwellings 'As Built'; detailing:
 - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
 - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
- Water Efficiency Calculator for New Dwellings; OR
- Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'

19. INFORMATIVE

The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link:

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current-legislation/partywallact>

20. In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- i) Offering a pre-application advice and duty desk service.
- ii) Where possible, suggesting solutions to secure a successful outcome.
- iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

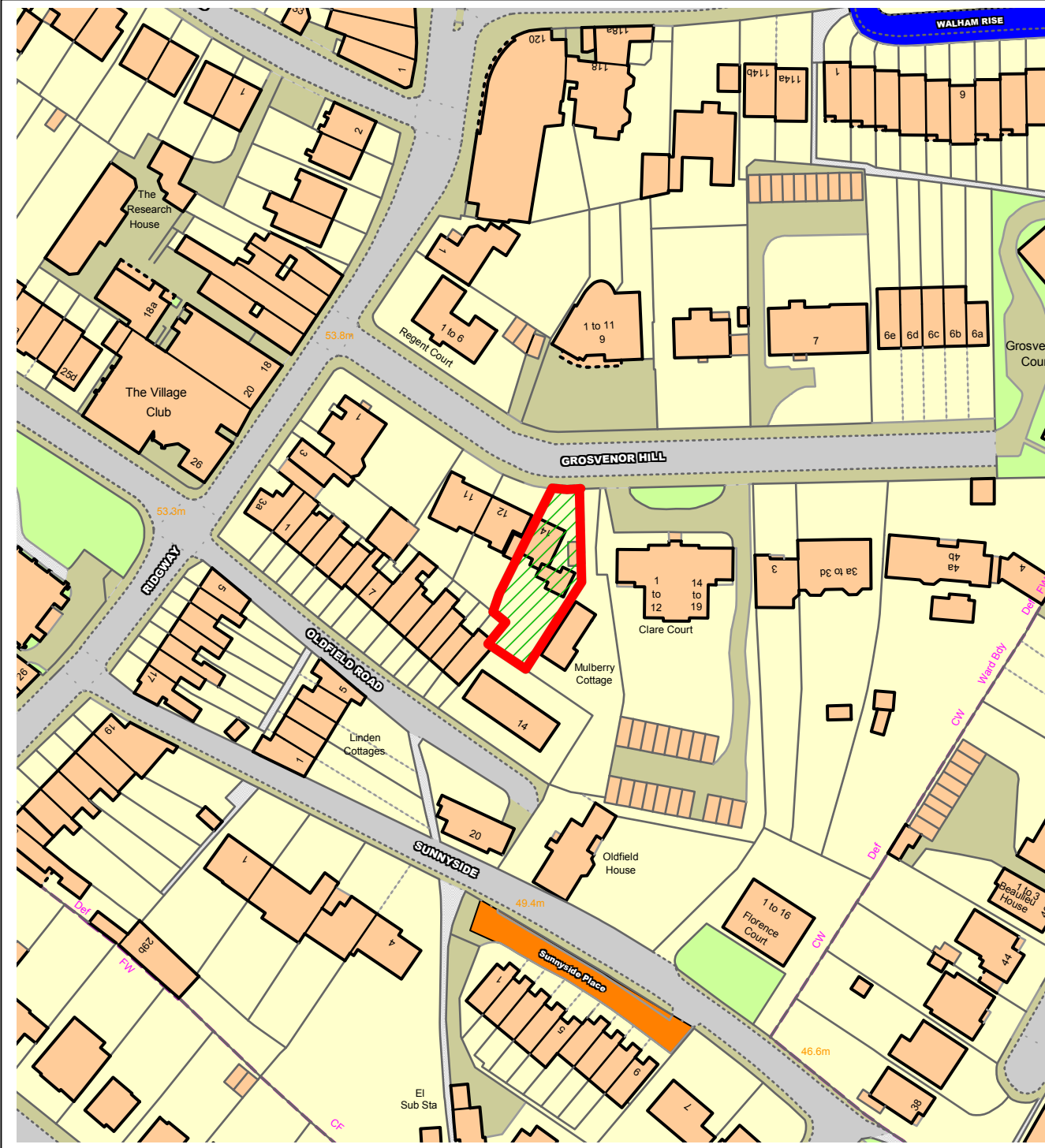
21. INFORMATIVE

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<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/current-legislation/partywallact>

[Click Here](#) for full plans and details related to this application

NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.

DATE VALID

19/P1799

05/06/2019

Address/Site: Oakleigh, Herbert Road
Wimbledon London
SW19 3SH

Ward: Dundonald

Proposal: TWO STOREY REAR EXTENSION AND CHANGE OF
USE TO FACILITATE 15 BEDROOM, HOUSE IN
MULTIPLE OCCUPATION (HMO)

Drawing No.'s: 19007-A-03-01, 19007-A-05-01, 19007-A-3-01 Rev 1.

Contact Officer: Kirti Chovisia (020 8274 5165)

RECOMMENDATION

Grant planning permission subject to conditions and S106 Agreement.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 10
- External consultations: 0
- Controlled Parking Zone: Yes
- Conservation Area: No

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number and nature of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at Oakleigh, Herbert Road in Wimbledon. This site is located near the start of Herbert Road adjacent to Hartfield Road and currently contains a two storey semi-detached dwelling with accommodation in

the roof and detached double garage to the northeast side, use as car parking for the host dwelling.

2.2 The surrounding area in the vicinity of the application site is predominately characterised by two storey semi-detached or terraced dwellings.

2.3 The site is not located within a Conservation Area nor is it a Listed Building.

3. CURRENT PROPOSAL

3.1 This application seeks planning permission for:

- Two-storey rear extension incorporating ground floor rear extension to facilitate change of use to 11 bedroom HMO.
- Detail dimension:

3.2 Ground floor extension: 7m width x 6.7m depth x 3.7m
First floor extension: 5.7m width x 4.7m depth x 3.8m

The ground floor would have three bedrooms, two bathrooms and a kitchen/dinning with living area;

The first floor would have four bedrooms, two bathrooms, a kitchen and a storage room;

The second floor would have four bedrooms and a bathroom.

- Internal alterations to facilitate the HMO.

3.2 Amendments: the application was amended during the assessment of the planning application to reduce the size of the rear two-storey extension and reduce the number of bedrooms from 15 to 11 bedrooms. Further internal amendments include the provision of an additional kitchen at the first floor level.

4. PLANNING HISTORY

4.1 07/P1821 - Erection of a two-storey rear extension and a single storey rear extension - Grant Permission subject to Conditions; 30-08-2007

4.2 10/P1934 - Change of use from existing dwellinghouse (Class C3) to private medical clinic (class d1) involving demolition of 2 garages - Refuse Permission; 26-10-2010

4.3 11/P0601 - Application for a lawful development certificate for the proposed erection of a hip to gable roof extension incorporating rear mansard with dormer windows and 4 x rooflights to front roof slope - Issue Certificate of Lawfulness; 14-06-2011

4.4 19/P1942 - Erection of a 3 bedroom dwellinghouse - Refuse Permission 19-08-2019

5. CONSULTATION

Public consultation was undertaken by way of post sent to neighbouring properties. 20 representations were received. Further, a re-consultation was undertaken on the amended plans and further 17 objections were received. The summary of the objections are as follows:

- Loss of family dwellinghouse;
- overdevelopment and overcrowding of the site resulting in higher risks of negative effects on the neighbourhood including parking demand, lack of cycle parking, refuse storage, increase in load on the sewerage for the street from a property, increased noise due to the many tenants living in the large HMO, increased antisocial behaviour;
- An increase in vandalism including damage to property and environmental damage, overuse of the Green at the end of the cul-de-sac;
- Impact on the character of the area and social cohesion of the street;
- Poor amenity and substandard kitchen and living area;
- design and impact on the neighbouring properties with respect to intrusion on privacy;
- Impact on neighbouring amenities with respect to loss of light, overshadowing of surrounding gardens; height of the building; too close to neighbouring gardens; set an undesirable precedent; overbearing; highly dense; loss of outlook; loss of privacy and gardens; noise pollution and visually intrusive;
- Additionally, a tree has been removed from the site prior to the submission of the application;
- Lack of accommodation standards;
- MET Police: No provision for sufficient refuse storage and secured cycle parking. Impact of the proposal on safety and security of all residents. There is no mention of security considerations in the amended proposal.
- The residential communal entrance should be video access controlled SBD approved entries, tested with the appropriate locking mechanisms in situ. The video access should preferably be linked to a dedicated monitor/screen within the residence.

Revised comments:

- The amended proposal indicates refuse storage and secured cycle parking. There is no mention of security considerations in the amended proposal. Impact of the proposal on safety and security of all residents.
- The residential communal entrance should be video access controlled SBD approved entries, tested with the appropriate locking mechanisms in situ. The video access should preferably be linked to a dedicated monitor/screen within the residence.

6. POLICY CONTEXT

- 6.1 NPPF - National Planning Policy Framework (2019):
Part 5 Delivering a sufficient supply of homes
Part 12 Achieving well-designed places
- 6.2 London Plan Consolidated 2016:
3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
3.8 Housing choice
7.4 Local character
7.6 Architecture
- 6.3 Merton Sites and Policies Plan July 2014 policies:
DM D2 Design considerations in all developments
DM D3 Alterations and extensions to existing buildings
DM H2 Housing Mix
DM D4 Managing heritage assets
DM H5 Student housing, other housing with shared facilities and bedsits
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
- 6.4 Merton Core Strategy 2011 policy:
CS 8 Housing Choice
CS 9 Housing provision
CS 11 Infrastructure
CS 14 Design
CS 17 Waste management
CS 18 Transport
CS 20 Parking servicing and delivery

7. PLANNING CONSIDERATIONS

- 7.1 The planning considerations for the proposal relate to the principle of development impact of the proposed works on the character and appearance of the host building and surrounding area, and the impact upon neighbour amenity, highways and parking issues, refuse and cycle storage.

Principle of Development

- 7.2 Policy CS 8 states that the Council will seek the provision of a mix of housing types, sizes and tenures at a local level to meet the needs of the all sectors of the community. This includes the provision of family sized and smaller housing units, provision for those unable to compete financially in the housing market sector and for those with special needs. Property managed and regulated Houses in Multiple Occupation can offer good quality affordable accommodation to people who cannot afford to buy their own homes and are not eligible for social housing.
- 7.3 Policy DM H5 of the Site and Policies (July 2014) aims to create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type in the borough. The policy states

that Houses in Multiple Occupation Housing will be supported provided that the following criteria are met:

- i. The proposal will not involve the loss of permanent housing;

The current lawful use of the existing application property is as a single dwellinghouse. The current application involves the use of existing rooms following the proposed two-storey and ground floor extension to accommodate the change of use. A house in multiple occupation is a form of permanent housing. Paragraph 2.59 in the Supporting text to the policy outlining that short stay accommodation is intended for occupancy for permits of less than 90 days. The proposal is therefore, considered acceptable in regards to this criteria.

- ii. The proposal will not compromise the capacity to meet the supply of land for additional self-contained homes;

The current application involves the use of existing building following proposed two-storey extension to improve the shared facilities in the existing HMO. The proposal will therefore not compromise any capacity to meet the supply of land for additional self-contained homes.

- iii. The proposal meets an identified local need;

The Merton Strategic Housing Market Assessment was commissioned by the Council to guide the Council's future housing policies including the adopted Sites and Policies Plan.

The report of the Housing Market Assessment findings advises that

“Much of the growth of extra households in both the low and high estimates is expected to be single persons. For the low estimates there is projected to be a rise of 6,900 in number of non-pensioner single person households and 1,900 single pensioners in the period 2006-2026. The high estimates show there are projected to be rises of 7,900 non-pensioner single person households and 2,600 single pensioners”.

The assessment further advises that

“The implication of this situation for younger person single households is that they create demand for the private rented sector and this in turn drives its growth. Given that the income of many single people is below the threshold for market housing there would be a considerable demand for intermediate affordable housing”.

The Housing Market Assessment found that much of the growth of extra households is expected to be single persons. This is considered to represent an identified local need for the accommodation that is proposed as part of the current planning application, which aims to provide “affordable shared accommodation to working professional people...”.

- iv. The proposal will not result in an overconcentration of similar uses detrimental to residential character and amenity;

The application site is in an area of predominantly family housing and the submitted proposal for the house in multiple occupation will increase the range of residential accommodation that is available locally. The proposal will not result in an overconcentration of similar uses and will not be detrimental to residential character. The impact of amenity is considered later will this assessed further later in this report.

- v. The proposal complies with all relevant standards;

The proposal complies with relevant standards and the proposed two-storey rear extension will help improve the accommodation facilities. Officers have had regards to the guidance produced by Merton Council on Houses in Multiple Occupation. Officers have sought amendments to help compliance with the guidance, including provision of first floor kitchen, reduction in number of bedrooms from 15 to 11 including living room provision and increase site area to incorporate garage and garden to the space.

- vi. The proposal is fully integrated into the residential surroundings.

The current application does involve a two-storey rear extension; however, the extension is suitably designed to respect the visual amenities of the area. Internal alterations only involve the provision of more kitchen area, living area and toilet facilities. It is considered that the proposal is fully integrated into the residential surroundings.

7.4 The Mayor of London Supplementary Planning Guidance (2016) on housing advises at paragraph 3.4.1 “There are 21,000 mandatory licensable HMOs in London and an estimated 195,000 in total. Collectively, they are a strategically important housing resource, providing flexible and relatively affordable accommodation through the private market”.

7.5 The Mayor of London Supplementary Planning Guidance (2016) on housing advises that “Outside London they are sometimes associated with concentrations of particular types of occupier e.g. students, leading to concerns about the social mix of some localities. In London, the occupier profile tends to be more broadly based and HMOs play a particularly important role in supporting labour market flexibility (especially for new entrants), and in reducing pressure on publicly provided affordable housing. However, as elsewhere in the country, their quality can give rise to concern”.

7.6 The proposed extensions and change of use to HMO is considered to be acceptable.

Character and Appearance

8.1 London Plan Policies 7.4 and 7.6, Core Strategy Policy CS14 and SPP Policies

DMD2 and DMD3 require well-designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. SPP policy DM D3 further seeks for roof extensions to use compatible materials, to be of a size and design that respects the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches unless they are a specific feature of the area. Part 7 of the NPPF, reiterates the importance of achieving well designed buildings.

- 8.2 It should be noted that the proposal has been amended to reduce the size of the two-storey rear extension and reduce the number of bedrooms from 15 to 11 with internal alterations. The proposed amended two-storey rear extension would accommodate living area and kitchen to facilitate the 11 bedroom HMO.
- 8.3 It is considered that the proposed two-storey rear extension is acceptable in terms of its height and projection. It would be built up to the side boundary with the neighbouring property Selsey Herbert Rd to the south at ground floor level only. However, the extension ridge level has been set below the main ridge level and the side of the extension would be inset 1.4m at the first floor level from the side of Selsey Herbert Road. It is considered that the extension would not appear excessively large or overbearing. The design of the extension is appropriate in terms of form, scale and would not detract from the character of the existing dwelling. Matching materials would be used and this is considered acceptable. The depth of the two-storey rear extension has been reduced and is considered to be in keeping with the scale, form and design of the surrounding area.
- 8.4 The extension is positioned to the rear of the property, with limited view from the public domain, hence would not have a detrimental impact on the wider character and appearance of the original property or the street scene as a whole. The proposal is accordingly considered acceptable in terms of visual amenity. Formal bin storage facilities would be provided at the front of the property behind the garage and this is considered suitable, limiting their wider visual impact.
- 8.5 Overall, the proposed extensions and internal alterations are considered acceptable and the increase in bulk of the building would be in keeping with the neighbouring properties. The proposed extension would help accommodate the HMO. The proposal is considered to comply with Policies DMD2 and D3, and would not cause harm to the character of the area or the setting of the nearby Conservation Area.

Neighbouring Amenity

- 8.6 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

Selsey Herbert Road (to the south)

- 8.7 Selsey Herbert Road has an existing single storey rear extension, projecting around 7m, and their main dwellinghouse finishes beyond the rear building line of Oakleigh Herbert Road. The two-storey rear extension would not project further than the rear building line of its neighbour's Selsey Herbert Road – in fact sitting slightly behind. Therefore, with regards to amenity, the proposed rear extensions would be similar in depth to the neighbouring projection, and would have little impact on the amenity of this neighbour in terms of light and outlook.

No.63 to 69 Hartfield Road (to the North and North-East)

- 8.8 It is considered that the proposed two-storey rear extension would not be a detrimental impact on the outlook or daylight/sunlight of the occupiers of the adjoining and surrounding properties no.63 to 69 Hartfield Road. The extension would be set well back from the shared boundary with these properties. The rear extension would remain on the same flank wall building line as existing, aligned with a raised eaves height and ridge height. It is considered that due to the remaining separation distance to the north boundary, the proposal would not cause an overbearing impact, harmful sense of enclosure or loss of light to the gardens to the north and north-east.
- 8.9 It is recommended that the side facing window at first floor level be obscure glazed to protect the privacy of the adjoining building, and this could be secured by a suitably worded condition.
- 8.10 To the rear, the extension would not result in any additional overlooking than what would currently be experienced from first floor windows and would remain sufficiently separated from the properties fronting Hartfield Road to maintain privacy into habitable rooms.
- 8.11 Given the scale, form and position of the proposed extension along with the directional outlook from the proposed side window (which will be obscure glazed), it is not considered the proposal would unduly impact upon the amenity of neighbouring properties. Bin and cycle storage are in appropriate location on site which would not cause amenity concerns.
- 8.12 Overall, the proposed extensions are not considered to have a detrimental impact upon the neighbouring amenity and is considered to comply with Policies DMD2 and DMD3.

9. Transport and parking

- 9.1 Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management. Policy DM T3 seeks to ensure that the level of residential and non-residential parking and servicing provided is suitable for its location.
- 9.2 The current proposal would increase the number of bedrooms/occupants. Additionally, the dwelling benefits with double garage and sufficient rear

amenity area for Car parking and Cycle storage. The proposal will increase the number of occupants on the site and would give rise to additional parking pressures. Officers therefore, consider that the development is required to be permit free, and therefore, no occupant can obtain parking permits.

10. Refuse and recycle storage

- 10.1 Refuse storage is indicated to be provided at the side of the site. The space provided for bin storage is considered acceptable. However, in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy a condition will be added to ensure that the details of the refuse and recycling storage are submitted to the Council.

11. Standard of Accommodation

- 11.1 The proposal would increase the communal living spaces, provides additional bathrooms and two ensuite facilities. The proposal would enhance the quality of accommodation at the site. The proposal would provide good sized individual bedrooms and good shared facilities. Further, large communal garden is proposed.

Other matters

- 11.2 Representations received have raised issues concerning the sewerage waste treatment. These matters are not covered under the planning consideration; however, should additional connections to the sewer network be required then the applicant would need to consent with Thames Water. Party Wall notice would also be served should the proposal involve construction works toward the boundary. An appropriate condition regarding construction times/days can be imposed. Third party wall matters are dealt with outside of the planning process.

12. Conclusion

- 12.1 The scale, form, design, positioning and materials of the proposed two-storey rear extensions and internal alteration to facilitate an 11 bed HMO are not considered to have an undue detrimental impact upon the character or appearance of the surrounding area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies DMD2, DMD3, and DM H5 of the Adopted SPP 2014, CS8 and CS14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

13. Recommendation

Grant planning permission subject to S106 agreement (car parking permit free) and the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans

3. B3 External Materials as specified
4. C02 No Permitted Windows
5. C03 Obscured Glazing first floor side window
6. C06 Refuse & Recycling storage
7. Cycle storage
8. Hours/days of constructions
9. No use of flat roof
10. The accommodation hereby permitted shall have no more than 11 bedrooms and laid out in strict accordance with the approved drawing number: 19007-A-03-01 Rev 4.
11. Prior to commencement of development, security measures in line with the requirements of letter by MET police dated 5th July 2019.
12. Note to Applicant – approved schemes
13. Informative – Third party wall
14. Informative – HMO licence required, etc

[Click Here](#) for full plans and documents related to this application

NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE

14 November 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P1173	28/03/19
Address/Site	Land to the rear of 111 Kenilworth Avenue, Wimbledon, SW19 7LP
Ward	Wimbledon Park
Proposal:	Erection of a two bed dwelling house with basement.
Drawing Nos	FPA/202, FPA/203, FPA/204, FPA/206, (Revision A), FPA/205, SV/102, SV/101, SV103, SV104, FPA/201, FPA/200, Surface Water Drainage: Management of Surface Water Run-off & Sustainable Design Report (Revision A June 2019), Basement Impact Assessment (March 2019 Revision A June 2019), Energy & Water Statement Ref: Z29900, Technical Report – Daylighting & Sunlight Analysis Ref: Z29900,
Contact Officer:	Charlotte Gilhooly (020 8545 4028)

RECOMMENDATION

GRANT Planning Permission subject to conditions and S106 Agreement.

CHECKLIST INFORMATION.

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 5
- External consultations: 1
- Internal consultations: 4
- Controlled Parking Zone: Yes

1. INTRODUCTION

The application has been brought to the Planning Applications Committee due to the number and nature of objections received.

2. SITE AND SURROUNDINGS

The application site comprises the rear of a two storey terraced dwelling which backs onto Strathearn Road in Wimbledon Park. The surrounding area is mostly residential in character with railway tracks running parallel to Strathearn Road. The current site (111 Kenilworth Avenue) is occupied by a two storey terraced dwelling with a shed in the rear garden. The building is not located in a Conservation area and is not a listed building. The site is in a Controlled Parking Zone, has a PTAL rating of 2 (on a scale of 0 to 6, with 0 being the worst) and adjoins an area of land which is safeguarded for Wimbledon Underground. There are no further constraints on the site.

The immediate surrounding area is fragmented with immediate neighbouring properties of different plot widths, different heights and architectural styles. There is a newly built dwelling to the immediate south of the site.

The application has been amended during the application process and the height of the single storey rear extension has been reduced by 22cm.

3. **CURRENT PROPOSAL**

This application seeks planning permission for the erection of a two bedroom dwelling house with a basement and a single storey rear extension at the rear of 111 Kenilworth Avenue. The proposal will be:

- Two storey end of terrace dwelling: 4.55m wide, 9.38m deep with an eaves height of 5.42m and a maximum ridge height of 7.4m.
- Basement: Will cover an area of 65.16sqm and will be 12.38m in length, 2.8m high and 4.29m wide.
- Single storey rear extension: 6m deep, 2.75m high and 4.25m wide.

Proposed materials include slate roof tiles, brick to first floor, render to ground floor and first floor flank wall, stone coping, GRP flashing, grey aluminium windows, with timber doors and a glass balustrade to the front elevation.

Access to the dwelling would be from Strathearn Road, with a front forecourt for bike and bin storage. A small rear outdoor amenity space would be provided.

4. **PLANNING HISTORY**

- 04/P1235: Loft conversion, involving the erection of a rear mansard roof extension. Grant permission subject to conditions 05-08-2004.
- 18/P1355: Erection of a 2 bed dwelling house and associated works at land at the rear of 111 Kenilworth Avenue. Withdrawn.

5. **CONSULTATION**

Consultation letters were sent to neighbouring properties. Six objections were received which are summarised below:

5.1 Character

- The proposal will result in over development of the area in what is otherwise known as 'garden grabbing'.

- The proposal will set a precedent for neighbouring properties 113 and 117 Kenilworth Avenue which will result in over development and affect key services in the borough.
- Development of rear gardens will have a detrimental impact on biodiversity in the area.
- The render to the front and rear elevations is not in keeping with the existing neighbouring houses.

5.2 Amenity

- The proposal will have a detrimental impact on the amenity of 46 Strathearn Road.
- The proposal will block light into the rear garden of 107 Kenilworth Avenue.
- The proposal including large basement, will cause a large amount of disruption including noise, air pollution from construction vehicles, traffic problems and vibration as well as affect the enjoyment of our flat.
- As tenants, the proposal will have a negative impact on our enjoyment of the communal rear garden, and inhibit our use of the driveway which we use to park our car and store rubbish and recycling bins.
- The proposal will have a detrimental impact on privacy.
- The proposal will have a detrimental impact on living conditions and result in additional noise.
- When 109 Kenilworth Avenue was granted planning permission we were under the impression there had to be a minimum separation distance. Has separation distances since been removed?
- The proposal will result in visual intrusion.

5.4 Drainage

There have been problems with the sewer in Starthearn Road for a number of years The drain floods when there are heavy rains. The problem will only increase with another development.

5.5 Parking

The proposal will cause additional parking problems in an already congested area.

5.6 Internal

5.6.1 Transport Planning Officer

The proposal for a new residential dwelling on the land to the rear of 111 Kenilworth Avenue.

The site lies within an area PTAL 2 which is considered to be poor. A poor PTAL rating suggests that only a few journeys could be conveniently made by public transport.

The local area forms part of Controlled Parking Zone (P2s). Restrictions are enforced from Monday to Friday between 8.30am to 6.30pm.

Car Parking: The application provides no off-site car parking. Therefore, in order to minimise the impact upon surrounding streets it is considered appropriate in this instance the development is permit free.

The appellant will be required to enter into a Sec.106 agreement with the Council to ensure the development is permit free and no resident within the development can apply for an on street parking permit in the surrounding parking zones.

Cycle Parking: Two Sheffield type cycle racks are shown to the front garden area. Additional secure bike shed is to be located in the rear garden. The cycle storage should be secure and undercover.

Refuse: Refuse storage is provided in a covered enclosure to front garden area is satisfactory.

5.6.2 Flood Risk Officer

Thames Water have outlined, that they are now happy to accommodate the additional flows into the sewer network.

The drainage engineer has confirmed that the upstand at a min height of 325mm above channel level to mitigate and reduce the risk of ponding water in the carriageway flooding the lightwell (as per section 2.3.2 of the revised report.

Before the design is finalised and constructed, they satisfy themselves/client that the surface water sewer is running and operating appropriately in discussion with Thames Water and that the scheme provides non-return valves on both the surface water and foul networks to prevent backflow from the relatively shallow sewers. On this basis, should you be minded to recommend approval, I am happy to recommend the following conditions:

Condition: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition: Prior to the commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works, to the approval of the Local Planning Authority. The construction method statement shall also detail how drainage and groundwater, will be managed and mitigated during and post construction (permanent phase) such as through passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Informative:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

5.6.3 Structural Engineer

I have now reviewed the revised CMS which demonstrate that the proposed basement can be built safely without adversely affecting the surrounding natural and built environment.

Should you be minded to recommend approval, we recommend the following conditions:

No works shall commence on site until the below documents have been submitted to and approved in writing by the planning authority:

- a) Geotechnical Investigation Report with site specific borehole information and the Allowable Bearing Capacity of soil at basement floor level and other soil parameters used in the design of the basement retaining walls.
- b) Detailed Construction Method Statement produced by the respective Contractor/s responsible for the piling, temporary works, excavation and construction of the basement. This shall be reviewed and agreed by the Structural Engineer designing the basement.
- c) Detailed design calculations of the piled retaining wall supporting the highway and adjoining properties in the temporary phase, and temporary propping works. The design of the piled wall retaining the highway boundary shall be carried out in accordance with Eurocodes. We recommend assuming full hydrostatic pressure to ground level and using a highway surcharge of 10 KN/m² for the design of the retaining wall supporting the highway.
- d) Detailed design calculations of the piles and the internal reinforced concrete lining retaining wall in the permanent phase.
- e) Section of the retaining wall supporting the highway.

- f) Propping and de-propping sequence of the temporary works produced by the appointed Contractor.
- g) Construction sequence drawings produced by the appointed Contractor.
- h) Temporary works drawings and sections of the designed basement retaining walls.
- i) Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed locations of the horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the actions required for different trigger alarms.

5.6.4 Thames Water

Proposed: 1nr residential dwelling. Foul water discharging by gravity to the existing foul water drain within the site. Surface water attenuated to 2l/s and discharging by pump to the surface water sewer in Strathearn Road.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

6. POLICY CONTEXT

- 6.1 National Planning Policy Framework (2019)
Section 4 – Promoting sustainable transport
- Section 5 – Delivering a sufficient supply of homes.
 - Section 12 – Achieving well designed places.
- 6.2 London Plan (2016)
Relevant policies include:
- 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 5.1 Climate change mitigation
 - 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable design and construction
 - 5.17 Waste Capacity
 - 6.9 Cycling
 - 6.13 Parking
 - 7.4 Local character
 - 7.5 Public realm
 - 7.6 Architecture
 - 8.2 Planning Obligations
- 6.3.1 Merton Local Development Framework Core Strategy (2011)
- Relevant policies include:
- CS 8 Housing choice
 - CS 9 Housing provision
 - CS 11 Infrastructure
 - CS 14 Design
 - CS 15 Climate change
 - CS 18 Transport
 - CS 20 Parking servicing and delivery
- 6.4 Merton Sites and Policies Plan (2014)
- Relevant policies include:
- DM D1 Urban Design
 - DM D2 Design considerations
 - DM D3 Alterations and extensions to existing buildings
 - DM EP 2 Reducing and mitigating noise
 - DM H2 Housing Mix
 - DM O2 Nature conservation
 - DM T3 Car parking and servicing standards
- 6.5 Supplementary planning considerations
- London Plan Housing SPG – 2016
 - DCLG Technical Housing Standards - nationally described space standards 2015

7. PLANNING CONSIDERATIONS

The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle storage
- Refuse
- Sustainability

7.1 Principle of development

7.1.1 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 also states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities.

7.1.2 The proposed development would comprise a three bedroom family dwelling by increasing the density on site. As the proposal involves the addition of a dwelling in a residential area and in a sustainable location, the principle of the development on the site is considered acceptable. However, it is subject to the following criteria being equally fulfilled and compliant with the planning policies referred to above. Some key considerations include the visual impact of the proposal and the impact on neighbouring amenity.

7.2 Design and impact upon the character of the area

London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals that are of the highest architectural quality and incorporate a design that is appropriate to its context, so that development relates positively to the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, thus enhancing the character of the wider area.

7.2.1 The proposed dwelling is traditional in style with some contemporary features. The roof is pitched and the building would be set back from the dominant building line and significantly set down from the height of 46 Strathearn Road's main roof (adjoining property).

The height and massing of the proposal is appropriate for its context and is therefore considered to be of a scale, form and appearance which is acceptable to the character of the site and surrounding area. Materials will involve slate roof tiles, aluminium windows, stone coping, and a timber door and glass balustrade to the front elevation. Further, the use of brickwork at ground floor with render above would be acceptable materials.

The majority of houses in Strathearn Road were built at the same time between 1916–1920 to the same architectural style. This accounts for their consistent uniformity and architectural style. While the current proposal has a different height, massing and footprint, it would not appear as a bulky addition or look incongruous. This is helped in part by its pitched roof, fenestration and the way in which it is set back from the building line. These features help the proposal to blend in with the streetscene.

7.2.2 Single storey rear extension

The single storey rear extension would be a large addition at 6m in depth but when taking into consideration the slope in the site, the extension would be set into the ground and would not appear incongruous when viewed from the rear of properties in Kenilworth Avenue or from the streetscene in Strathearn Road.

7.2.3 Basement

The proposed basement is large but would not take up more than 50% of the front or rear of the site. The principle of the proposed basement is therefore considered acceptable and compliant with policy DM D2. There are two lightwells as part of the proposal, one at the front and one at the rear elevation. At the front elevation the lightwell will be partially screened by a glass balustrade and a 1.4m high brick wall. The lightwell at the rear will not be visible from the streetscene. As such the proposed basement is not considered to be detrimental in appearance towards the host dwelling or surrounding area and is therefore considered acceptable.

7.2.4 Overall, the proposal is considered acceptable to the character and appearance of the host building and the surrounding area, including streetscene.

7.3 Neighbouring Amenity

7.3.1 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise. The properties which may be affected by the proposal include 113 Kenilworth Avenue, 111 Kenilworth Avenue, 111A Kenilworth Avenue, 109 Kenilworth Avenue and 46 Strathearn Road.

7.3.2 113 Kenilworth Avenue

There is a separation distance of approximately 12m from the rear wall of 113 Kenilworth Avenue and the rear wall of the proposal. As such the proposal is not considered to be overbearing or visually intrusive towards this neighbouring property.

It is noted the proposed window in the first floor rear elevation has the potential to cause overlooking towards this property, but as the window is small in scale and serves a stairwell, the window is not considered to cause a harmful impact. The rear window proposed would have a similar relationship to properties at the rear as those present on the rear of 46 Strathearn Road.

7.3.3 111, 111A Kenilworth Avenue

There is a separation distance of approximately 12m at ground floor level and a separation distance of 17.95m at first floor level between the rear of the proposal and the rear of 111 Kenilworth Avenue. In addition the height of the proposal is set down by approximately 1.55m from the roof ridge of the adjoining property at 46 Strathearn Road and the single storey rear extension (due to the slope in the land) would appear as a 2m high extension. The proposal is therefore not considered to cause a loss of daylight/sunlight, be visually intrusive or cause a loss of privacy towards this property.

7.3.4 46 Strathearn Road

It is noted this property has an existing single storey rear extension and this neighbouring property sits on slightly higher ground than the application site.

The proposed two storey dwelling would be set back from the front elevation and the proposed two storey rear elevation line would not go beyond that of number 46. In addition the proposed single storey rear extension would extend by 3.15m beyond 46 Strathearn Road's rear extension and would be 2.75m in height. As such because of the minimal additional depth and height of the proposal, the extension would not be overbearing, visually intrusive or cause a loss of light. This element of the proposal is therefore considered acceptable to the amenity of this neighbouring property. 46 Strathearn Road also has different land levels. As such this additional depth is not considered to be harmful to the amenity of this neighbouring property.

It is also noted the Daylight Sunlight report submitted has concluded the impact on daylight/sunlight amenity to 46 Strathearn Road would be minimal and not material.

7.3.5 109 Kenilworth Avenue

There is a separation distance of approximately 15m between the rear of this property and the rear of the proposed building. This property has a similar separation distance to that of 113 Kenilworth Avenue. As such the proposal is not considered harmful to the amenity of this property.

7.3.6 Overall, the proposal is considered acceptable to the amenity of these neighbouring properties in terms of loss of day light/sunlight, quality of living conditions, privacy, visual intrusion and noise. Appropriate conditions are proposed which remove permitted development rights for any new window or extensions to the proposed dwellings.

7.4 Standard of accommodation: internal and external spaces

7.4.1 Internal

Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat No.	No.of beds	No. of persons	No. of storey's	Required GIA (sqm)	Proposed GIA (sqm)	Compliant
1	3	4	3	90	94.14	Yes

The unit meets the London Plan Space Standards and Technical Space Standards.

7.4.2 External

In accordance with the London Housing SPG and Policy DMD2 of the Council's Sites and Policies Plan, it states that there should be 50sqm of external space provided for private outdoor space. The family dwelling would provide an outdoor amenity area of 14.9sqm. This would not meet the 50sqm requirement, however the site is a small plot and greater accommodation has been provided at basement level, which includes two external lightwells at 6sqm and 9sqm. On balance the total outdoor space of 30sqm is considered acceptable and would not warrant refusal on these grounds.

7.5 Transport, parking and cycle storage

7.5.1 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 stipulates that one cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

Bike storage is outlined on the plans in the front courtyard and in the rear garden. A condition securing its provision is recommended.

Car parking: It is recommended to have a S106 agreement in place to ensure the dwelling is permit free due to the site's location in a Controlled parking Zone and no provision on site.

7.6 Refuse

7.6.1 The following is the recommended bin capacity:

- 1x 180L wheelie bin for refuse
- 1x 180L wheelie bin for paper and cardboard
- At least 1 x 55L box for all mixed recycling – residents can request more than one.
- 23L x Outdoor kitchen caddy

7.6.2 Based on the plans provided, the Council's Transport Planner has confirmed that the cycle storage and bin storage is considered acceptable as it is considered there is sufficient space to store these at the front of the site. However as details have not yet been provided for dedicated bike and bin storage, it will need to be discharged by conditioned below.

7.7 Sustainability

- 7.7.1 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016).
- 7.7.2 As a minor development proposal, the development should outline how it will achieve a 19% improvement on Buildings Regulations 2013 Part L and submit SAP output documentation to demonstrate this improvement. The development would also need to achieve internal water usage rates not in excess of 105 litres per person per day.
- 7.7.3 The applicant has submitted an Energy and Sustainability Statement which outlines the measures proposed for the dwelling which includes:
1. Enhanced building fabric to meet Building Regulation ADL1A 2016
 2. Enhanced air tightness and thermal bridging
 3. Efficient extract ventilation system
 4. Heating and hot water will be provided by a highly efficient combi gas boiler system
 5. Efficient lighting strategy primarily using CFL or LED type fittings.
 6. Photovoltaic rooftop panel array of 0.9kWp
 7. Incorporation of low flow/ flush capacity internal water appliances to achieve less than 105litres/p/day.

An appropriate condition is recommended to secure such measures.

7.8. Developer Contributions

- 7.8.1 The proposed development would not be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

8.0. CONCLUSION

- 8.1.1 Opportunity to provide additional residential accommodation should be creatively sought, and increasing the density on the existing site is a recognized route.
- 8.1.2 On balance, and taking into consideration the inherent constraints of the site, the proposed dwelling would provide acceptable internal and external accommodation and the accompanying height, scale, form and design of the proposal would not be an incongruous addition to the character of the site, surrounding area or neighbouring amenity. The proposal would also not have a detrimental impact on highway safety or parking pressure.

8.1.3 Therefore, the scheme would adhere to the principles of the policies referred to above and it is recommended to grant planning permission subject to the attachment of relevant conditions and S106 Agreement.

9.0 RECOMMENDATION

Grant planning permission subject to a S106 Agreement securing the following: Permits to park in the controlled parking zone will be permit free.

Subject to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External Materials (as submitted)
4. C02 No permitted development (extensions and windows)
5. C06 Refuse and Cycling
6. C08 No use of flat roof
7. D11 Construction times
8. H06 Cycle parking
9. Demolition /Construction Logistics Plan (including a Construction Management Plan) in accordance with TfL guidance.)
10. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

11. No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than 2l/s), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's

policies CS16, DMF2 and the London Plan policy 5.13.

12. Prior to the commencement of development, the applicant shall submit a detailed construction method statement (CMS) produced by the respective contractor/s responsible for building the approved works, to the approval of the Local Planning Authority. The construction method statement shall also detail how drainage and groundwater, will be managed and mitigated during and post construction (permanent phase) such as through passive drainage measures around the basement structure.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

13. No works shall commence on site until the below documents have been submitted to and approved in writing by the planning authority:
 - a. Geotechnical Investigation Report with site specific borehole information and the Allowable Bearing Capacity of soil at basement floor level and other soil parameters used in the design of the basement retaining walls.
 - b. Detailed Construction Method Statement produced by the respective Contractor/s responsible for the piling, temporary works, excavation and construction of the basement. This shall be reviewed and agreed by the Structural Engineer designing the basement.
 - c. Detailed design calculations of the piled retaining wall supporting the highway and adjoining properties in the temporary phase, and temporary propping works. The design of the piled wall retaining the highway boundary shall be carried out in accordance with Eurocodes. We recommend assuming full hydrostatic pressure to ground level and using a highway surcharge of 10 KN/m² for the design of the retaining wall supporting the highway.
 - d. Detailed design calculations of the piles and the internal reinforced concrete lining retaining wall in the permanent phase.
 - e. Section of the retaining wall supporting the highway.
 - f. Propping and de-propping sequence of the temporary works produced by the appointed Contractor.
 - g. Construction sequence drawings produced by the appointed Contractor.
 - h. Temporary works drawings and sections of the designed basement retaining walls.
 - i. Movement monitoring report produced by specialist surveyors appointed to install monitoring gauges to detect any movement of the highway/neighbouring properties from start to completion of the project works. The report should include the proposed locations of the

horizontal and vertical movement monitoring, frequency of monitoring, trigger levels, and the actions required for different trigger alarms.

Informatives:

1. Carbon emissions evidence requirements for Post Construction stage assessments must provide:

Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and compliance with the 19% improvement of DER over TER based on 'As Built' SAP 10 outputs (i.e. dated outputs with accredited energy assessor name; registration number, assessment status, plot number and development address); OR, where applicable:

-A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP 10 outputs; AND Confirmation of Fabric Energy Efficiency (FEE) performance where SAP 10 section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

2. No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

3. In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:
 - i) Offering a pre-application advice and duty desk service.
 - ii) Where possible, suggesting solutions to secure a successful outcome.
 - iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

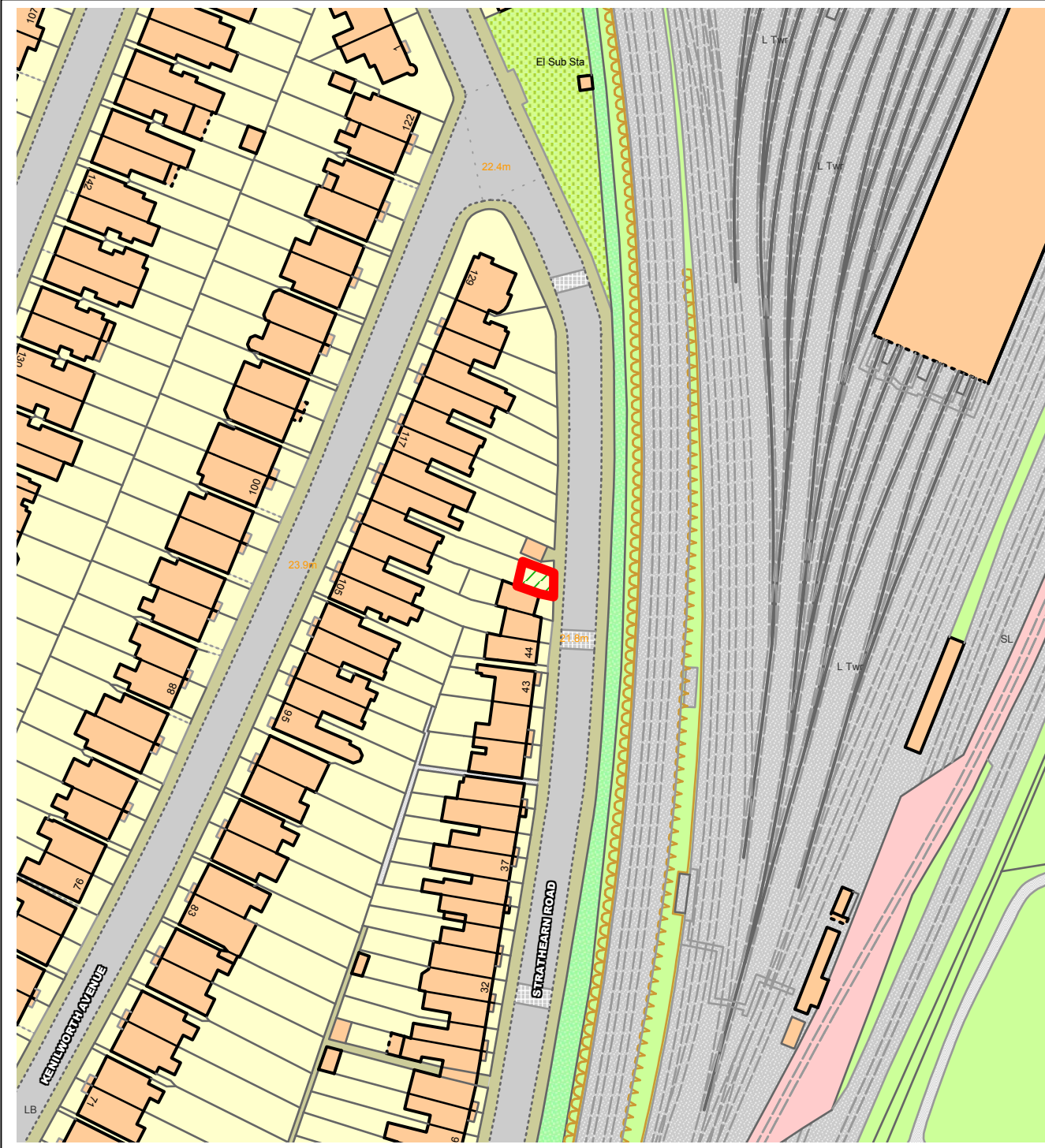
In this instance:

 - j) The application was amended during the application process and no further assistance was required.

[Click Here](#) for full plans and documents related to this application

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NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE

14 NOVEMBER 2019

APPLICATION NO.

19/P2612

DATE VALID

30/07/2019

Address/Site: 186 Martin Way, Morden, SM4 4AJ

Ward: Cannon Hill

Proposal: Erection of a 1 storey dwellinghouse to rear, with associated refuse storage and cycle and vehicle parking.

Drawing No.'s: Site location plan & 19166/05B; 19166/06B; 19166/08B; 19166/09B; 19166/10B; 19166/11B; 19166/12B; 19166/13B & 19166/14B.

Contact Officer: Tony Smith (020 8545 3144)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 12
- External consultations: 0
- Conservation area: No
- Listed building: No
- Archaeological priority zone: No
- Tree protection orders: No
- Controlled Parking Zone: No
- Flood Zone: 1
- Designated Open Space: No

1. INTRODUCTION

1.1 This application is being brought to the Planning Applications Committee for determination due to the number and scope of objections received.

2. SITE AND SURROUNDINGS

2.1 The application site (approximately 111sq.m) comprises an irregular plot of land, situated to the rear of no. 186 Martin Way, on the southern side of the

street. The site is currently in use as garden land for residential units within no.186, and features a single storey garage/storage building running along the southern boundary. The remainder of the site is made up of hard and soft landscaping.

- 2.2 186 Martin Way is a two storey semi-detached building which comprises a retail (A1) unit to the ground floor fronting the street, with a residential units located to the rear, split over ground and first floor. The retail unit currently has extant planning permission for flexible use as A1 or Sui Generis as a tattoo parlour, and there is also extant planning permission for extensions to the rear to increase the number of residential units to 3 flats over ground, first and loft level. The building has a shopfront and access door the front, a single storey part-width addition to the rear and a lean-to canopy to the eastern flank where pedestrian access is available from the street. The building is finished in pebbledash render to its elevations with windows in the front, rear and flank elevations at ground and first floor. The eastern and southern boundaries of the site run along the rear gardens of residential properties on Mossville Gardens and Ashridge Way.
- 2.3 The adjoining half of the semi-detached pair (no.188) to the west comprises a tool hire shop with a rear courtyard for the storage of goods and machinery at ground level, with residential use at first floor. The rear yard includes a single storey rear extension and a number of covered areas, and the site has vehicular access from Ashridge Way to the west, which runs to the south of the adjoining youth club and meditation centre.
- 2.4 The site is not designated as part of a Primary Shopping Frontage or within a Neighbourhood Parade. The site has a public transport accessibility level (PTAL) of 3 (0 being the lowest and 6b being the best) being 250m from South Merton Station and having multiple bus routes accessible from bus stops to the front of the site. The site is not located within a conservation area nor is it within the curtilage of a listed building.

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the erection of a single storey dwellinghouse with associated refuse storage and cycle and vehicle parking.
- 3.2 The proposed dwelling would have a hipped roof form and would be situated in the south-eastern corner of the site. The building would have a regular plot, with the ridge aligning with the southern boundary. Access and fenestration mainly focuses on the north and eastern elevations looking into a dedicated external amenity space, with high level windows and a bathroom window in the eastern and southern elevations. Two sky lights are proposed in the sloping roof.
- 3.3 Internally, the building would provide a single occupancy residential unit with a 'studio' approach to its layout, whereby a kitchen area, bedroom and living room would feature in an open setting, with a shower room and storage cupboard in the eastern corners.
- 3.4 The proposed building would have the following dimensions: 7.34m length, 6m width, 2.25m eaves height, 4m maximum height.

- 3.5 Hardstanding would be laid to the north and east of the dwelling, in the form of permeable paving to provide an off-street vehicle parking space, and a walkway to refuse/cycle stores and pedestrian access to Martin Way to the north. A section of soft landscaping would be situated to the north-west with grass and planting. A total of 42sq.m private external amenity space would be provided (excluding the off street car parking).
- 3.6 The dwelling would have rendered external walls, tiles for the roofslopes, uPVC windows/doors and timber to boundaries, gates and cycle/bin stores.
- 3.7 It should be noted that the application has been amended to reduce its height (2.8m eaves and 5.4m ridge height down to 2.25m eaves height and 4m ridge height), roof form (changed from a gable ended roof to a fully hipped roof), loss of mezzanine level and change in window pattern (whereby high level windows were included in the eastern and southern elevations and a set of folding doors to the western elevation), following officer concerns of visual impact to neighbouring properties, and overlooking to surrounding gardens.

4. PLANNING HISTORY

The planning history of the site is detailed below:

- 4.1 M/M8147: Garage – Granted 10/09/1959.
- 4.2 M/M8598: Illuminated sign– Granted 11/01/1961.
- 4.3 MER78/66: Erection of single storey extension at rear to provide additional living room. – Granted 09/06/1966.
- 4.4 MER563/70: Use of shop as a residential unit ancillary to existing accommodation above.– Granted 30/07/1970.
- 4.5 88/P1547: Display of an internally illuminated fascia sign – Granted 19/01/1989.
- 4.6 17/P3138: Application for change of use of garden to first floor flat at 186 Martin Way to form an extension to the existing plant hire yard located to the rear of 188 Martin Way – Refused 22/03/2018.

Reasons:

- 1) The proposed development would replace an open area of garden space, with an enlarged plant hire yard in proximity to the boundaries of the rear gardens of neighbouring houses and would be likely to be visually intrusive and detrimental to the visual amenities of neighbouring occupiers. The proposal would be contrary to policy DM.D2 of the Merton Sites and Policies Plan 2014.**
- 2) The proposed development, by reason of the enlargement of the operation of the plant hire yard, and its increased proximity to the boundaries of the rear gardens of neighbouring houses, has the potential to be a source of noise and disturbance to the detriment of the amenities of neighbouring residential occupiers. The proposals**

would be contrary to London Plan (2016) policies 7.15 and Merton's Sites and Policies Plan (2014) policies DM.D2 and DM.EP2.

- 4.7 19/P0146: Changes to the shop front, erection of a single storey rear extension and a rear roof extension to create 2 additional self-contained flats – Granted 09/04/2019.
- 4.8 19/P1289: Continued use as a shop (use class A1) with additional use as a tattoo parlour (use class Sui Generis) – Granted 11/07/2019.

5. CONSULTATION

5.1 Public consultation was undertaken by way of site notice and letters sent to 12 neighbouring properties. A second round of consultation was undertaken following amendments to the scheme, the outcome of the combined consultation is summarised as follows:

5.2 Representations were received from 6 households, which raised the following concerns about the development:

- Removal of trees.
- No direct vehicular access to proposed driveway.
- Drawings not true.
- Loss of privacy.
- Visual impact.
- Noise from car use.
- Noise from collection of bins.
- Setting of precedence.
- Disruption to Ashridge Way businesses / access.
- Postcode and numbering issues.
- Overdevelopment.
- Out of keeping with area.
- Noise from occupants.
- Disruption during building works.
- Drainage & infrastructure.
- Crime.

Internal consultations.

5.3 Climate Change Officer: No objection. The development would need achieve the relevant sustainability requirements, being a 19% improvement on Part L of the Building Regulations 2013 and an internal water usage not exceeding 105 litres per person per day; these requirements should be secured by condition and an informative should be included detailing this.

5.4 Transport and Highways Officers: No objection. The site is within a 'good' PTAL rating (4) with the provision of one off-street car parking space. The site provides adequate cycle and refuse storage, and a condition is requested for the implementation of the both. The proposal would not impact the existing highway network and a condition is requested for the provision of a demolition & construction method statement to ensure this.

5.5 Waste Services: No objection. Advised that as the development would be a

street level collection service, all waste must be presented for collection by the property (186 Martin Way) edge, not more than 10m from the road where the collection vehicle would be parked. Any waste not presented would not be collected, nor logged as a missed collection.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2019)

- 5. Delivering a sufficient supply of homes
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan (2016)

Relevant policies include:

- 3.3 Increasing housing supply
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.17 Waste Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 7.14 Improving air quality
- 8.2 Planning obligations
- 8.3 Community Infrastructure Levy

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS 13 Open space, nature conservation, leisure and culture
- CS 14 Design
- CS 15 Climate change
- CS 16 Flood risk management
- CS 17 Waste management
- CS 18 Active Transport
- CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

- DM D2 Design considerations
- DM D3 Alterations and extensions to existing buildings
- DM EP2 Reducing and mitigating noise
- DM F2 Sustainable urban drainage systems and; wastewater and water infrastructure
- DM T1 Support for sustainable transport

DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T4 Transport infrastructure

- 6.5 Supplementary planning considerations
London Housing SPG – 2016
London Character and Context SPG -2014
DCLG - Technical Housing Standards 2015

7. **PLANNING CONSIDERATIONS**

7.1 Material Considerations

The key issues in the assessment of this planning application are:

- Principle of development
- Need for additional housing
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, highway network, parking and sustainable travel
- Refuse storage and collection
- Biodiversity and trees
- Flood risk & climate change
- Sustainable design and construction
- CIL
- Response to objections

Principle of development

- 7.2 The National Planning Policy Framework 2019 and London Plan policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings at locations with good public transport accessibility. Policy 3.3 of the London Plan 2016 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space. Policy CS13 requires that any proposals for new dwellings in back gardens must be justified against the local context and character of the site, biodiversity value of the site, value in terms of green corridors and green islands, flood risk and climate change impacts.

- 7.3 The site is currently vacant, being historically used as garden space for residential units within the main building fronting Martin Way. The main building has an extant planning permission for the creation of two additional residential units, of which this section of the site did not form a part. Given the land has been in residential use and has residential uses adjoining, the use of this plot would not displace uses that might otherwise be safeguarded. The site has a good public transport accessibility level (PTAL) of 3 (with 0 the worst and 6b being excellent). The proposals would result in an additional residential unit, thereby meeting NPPF and London Plan objectives by contributing towards London Plan housing targets and the redevelopment of sites at higher densities.

7.4 Given the above, it is considered that use of the land for more intensive residential purposes could be supported, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents as detailed in the relevant sections below.

Need for additional housing

7.5 The National Planning Policy Framework (2019) requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

7.6 Policy 3.3 of the London Plan states that the Council will work with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025. Within this figure of 4,107 new homes, the policy states that a minimum of 411 new dwellings should be provided annually. This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The policy also states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities.

7.7 The Council's planning policies commit to working with housing providers to provide a minimum of 4,107 additional homes in the borough between 2015 and 2025 (a minimum of 411 new dwellings to be provided annually). This is an increase from the 320 dwellings annually that was set out in the earlier London Plan and in Policy CS9 of the Core Strategy. The emerging London Plan is likely to increase this annual target, however, only limited weight can be attributed at this stage.

7.8 Merton's overall housing target between 2011 and 2026 is 5,801 dwellings (Authority's Monitoring Report Draft 2017/19, p12). The latest (draft) Monitoring report confirms:

- All the main housing targets have been met for 2017/18.
- 665 additional new homes were built during the monitoring period, 254 above Merton's target of 411 new homes per year (London Plan 2015).
- 2013-18 provision: 2,686 net units (813 homes above target)
- For all the home completions between 2004 and 2017, Merton always met the London Plan target apart from 2009/10. In total Merton has exceeded the target by over 2,000 homes since 2004.

7.9 The current housing target for the London Borough of Merton is 411 annually. The recently published AMR figures show that: "688 additional new homes were built during the monitoring period, 277 above Merton's target of 411 new homes per year (in London Plan 2016)."

7.10 Against this background officers consider that while new dwellings are welcomed, the delivery of new housing does not override the need for comprehensive scrutiny of the proposals to ensure compliance with the relevant London Plan policies, Merton Local Development Framework Core

Strategy, Merton Sites and Policies Plan and supplementary planning documents.

Design and impact upon the character and appearance of the area

- 7.11 Section 12 of the NPPF, London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DM D2 and DM D3 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context, thus they must respect the appearance, materials, scale, bulk, proportions and character of their surroundings. Paragraph 1.3.61 of the London Plan Housing SPG 2016 states that *fully optimising housing potential will necessitate high quality, innovative design to ensure new development successfully responds to challenges and opportunities presented on a particular site.*
- 7.12 The proposal would be sited away from the street scene behind the existing buildings fronting Martin Way and would be single storey, with very limited views from the access path to west from Ashridge Way. As such, the only readily available views would be from the immediate adjoining plots.
- 7.13 Notwithstanding the proposals limited impact to surrounding street scenes, in the context of the surrounding built form, the building would not appear out of scale, given the presence of the two and three storey buildings to the north and west on Martin Way. Considering the siting of the proposal in relation to the abovementioned urban form, and in relation to the setting within residential rear gardens, it is not considered that the bulk or massing of the proposals would appear unduly dominant and the proposed form would be that of a typical residential outbuilding.
- 7.14 The building would utilise rendered facing walls, roof tiles and UPVC window units, which is considered to mirror the material palette of the surrounding buildings.
- 7.15 As a whole, officers consider that in context with the nature of the site, the proposal would be of an appropriate scale and bulk and would incorporate an acceptable choice of materials. It is therefore considered that the proposal would not result in a harmful impact to the street scene.
- 7.16 The proposal is considered to be acceptable in terms of the impact on the character of the area, in compliance with London Plan policies 7.4 and 7.6, Core Strategy policies CS13 & CS14 and SPP Policies DMD2 and DMD3 in this regard.

Impact upon neighbouring amenity

- 7.17 London Plan policies 7.6 and 7.15 along with SPP policy DM D2 state that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

- 7.18 A number of objections were raised from neighbouring properties in Ashridge Way and Mossville Gardens regarding the visual impact, loss of privacy and noise from the development. With regard to the visual impact on neighbouring properties, whilst the development would be sited towards the boundaries with no. 1 Ashridge Way and no 8 Mossville Gardens, it is considered that the use of a hipped roof, in addition to the modest eaves heights, would not appear unduly intrusive or result in loss of light or shadowing due to its orientation. Furthermore, the presence of the existing storage shed / garage must be taken into account, which currently extends approximately 9m in length along the southern shared boundary with no. 1 Ashridge Way. The impact of the proposal compared to the existing arrangement, which will extend at 7.4m compared to 9m, with a somewhat increased eaves height, is not considered to materially impact this neighbour's amenity.
- 7.19 Concerns were also raised regarding increased noise generation from proposed occupants and the use of the existing vehicular access for vehicle parking. Whilst it is acknowledged that there would be some increased activity in this section of the site through the introduction of a new dwelling, given the low level of occupancy (one person) it is not considered this would materially impact on neighbouring occupiers as to warrant a reason for refusal. Similarly, given the level of car parking proposed, only one car would be able to use the existing vehicular accessway at any given time, which is already in use by commercial properties to the west. Given the existing arrangement and the minimal increase in use, it is not considered there would be a materially harmful impact in terms of noise generation.
- 7.20 In terms of privacy and overlooking, the building would remain as single storey (rather than with a mezzanine level as originally proposed) which would prevent any views into neighbouring plots due to the existing and proposed boundary treatments. The proposed skylights are also angled as such that they would direct any outlook towards the sky. It is therefore recommended to include a condition requiring the implementation and retention of the proposed boundary treatments in order to safeguard this.
- 7.21 Given the above, it is not considered that neighbouring privacy would be unduly compromised as a result of the proposal. The proposal would therefore accord with London Plan policies 7.6 and 7.15 and Merton Sites and Policies Plan policy DM D2.

Standard of accommodation

- 7.22 Policies 3.5 and 3.8 of the London Plan 2016 state that housing developments are to be suitably accessible and should be of the highest quality internally and externally and should ensure that new development reflects the minimum internal space standards (specified as Gross Internal Areas) as set out in table 3.3 of the London Plan (amended March 2016) and the DCGL – Technical Housing Standards 2015.

No. of beds	No. of persons	No. of storey's	Required GIA	Proposed GIA	Compliant?
1	1	1d	37 sq.m	39 sq.m	Yes

- 7.23 As demonstrated by the table above, the proposed 1 bed, 1 person unit would meet the minimum required GIA and would therefore comply with Core Strategy policies CS8 & CS9 and London Plan Policy 3.5. It should be noted that whilst the drawings have shown a double bed, for the purposes of the Technical Housing Standards, the unit is considered as single occupancy.
- 7.24 The proposed unit is serviced by windows which are considered to offer suitable natural light, ventilation and outlook to prospective occupants in line with policy 3.5 of the London Plan (2016), policy CS.14 of the Merton Core Planning Strategy (2011) and policy DM.D2 of the Merton Sites and Policies plan (2014).
- 7.25 In accordance with the London Housing SPG, policy DMD2 of the Council's Sites and Policies Plan states that there should be 50sq.m of external amenity space provided for all new dwellings in a single, usable space. Given the proposal is only for a one bedroom unit, an outdoor area of 50sqm is not considered necessary, given the lower external space requirements of the London Plan for flats of similar occupancy. The proposal includes approximately 42sq.m outdoor amenity space which is considered appropriate for the proposed occupancy of the dwelling.
- 7.26 As a whole, it is considered the proposal would offer an acceptable standard of accommodation to occupants.

Transport, highway network, parking and sustainable travel

- 7.27 London Plan policies 6.3 and 6.12, CS policies CS18 and CS20 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management. London Plan policies 6.9, 6.10, 6.13, Core Strategy policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric charging points and to provide parking spaces on a restraint basis (maximum standards).
- 7.28 The LBM Transport Planner has reviewed this application and their comments are integrated into the assessment below.
- 7.29 The site has a 'Good' PTAL rating of 3 and proposes one off-street vehicle parking space. This level of parking would not exceed London Plan maximum standards and therefore the principle of vehicle parking is acceptable. The proposed space would be served by an existing vehicular access to the west which is currently used by the adjacent tool hire shop and the youth club/meditation centre. Concerns were raised by local residents that the site does not have direct vehicular access to this and would impede the commercial uses. The applicant has provided evidence that the site benefits from a right of way over this vehicular access, and proposed boundary treatments to allow this. Given this, and the proposed intensity of use from one vehicle, it is not considered the development would impact upon neighbouring properties.

7.30 London Plan policy 6.9 and the London Housing SPG standard 20 require that developments provide dedicated, secure and covered cycle storage, with 1 space per one bedroom units. The proposal would provide space for up to 3 cycles in a metal bike locker to the north-east. It is considered this arrangement is acceptable and a condition is recommended requiring the implementation and retention of this.

7.31 Given the backland nature of the site and the presence of commercial properties to the west, concerns were raised from residents regarding the impact of building works on the normal operation of these properties, and in particular, their rear access. In order to ensure that construction does harmfully impact this, a condition is recommended requiring the provision of a demolition & construction method statement prior to works commencing.

Refuse storage

7.32 Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.

7.33 LBM Waste Services were consulted on the application, who advised that the waste must be presented for collection by the property edge, not more than 10m from the road where the collection vehicle is parked. The development would have access to a dedicated timber storage shed to the north-west, adjacent to previously approved refuse sheds as part of extant permission for additional units at the main building. Refuse would then be taken to Martin Way on collection days via the side passage. It is considered this arrangement would be acceptable given the capacity and location of the bins. A condition is recommended requiring the implementation and retention of these facilities.

Biodiversity and trees

7.34 As per CS policy CS13(e) development of this kind should also address the biodiversity value of the site, while policy DM.D2 (ix) requires developments to ensure that trees and other landscape features are protected.

7.35 The site is that of a typical residential rear garden, comprising a mixture of hard and soft landscaping together with some semi-mature and mature trees and bushes. The site benefits from no formal nature conservation status (such as being within or adjacent to a Green Corridor) or contains any trees safeguarded by a Tree Protection Order. Given the above, it is considered that there are no reasonable grounds to resist development on the grounds of impact on biodiversity. There is a mature tree adjacent to the south-eastern corner of the plot, which would need to be removed in order to construct the dwelling. Whilst its removal would not negatively impact the character and appearance of the street scene, it is recognised that it does provide a positive amenity value to the area, and a condition is recommended requiring further details to be submitted and approved for the planting of a suitable replacement tree within the site.

Flood risk

Policy 5.13 of the London Plan 2016, policy CS13(e) and CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014 require that developments do not increase the risk of fluvial and

pluvial flood risk and aim to reduce surface water run-off and to reduce pressure on the surrounding drainage system.

The site is designated as being at low risk of flooding, being within Flood Zone 1 and part of the site having a 1 in 1000 risk of surface water flooding. The proposal also would be built upon land which already exhibits a permanent structure in the form of the existing garage. As such, it is not considered the proposed dwelling would present an unacceptable increased risk of river or surface water flooding. It is noted that an increased level of hard landscaping would arise, however, this is indicated as being permeable, and a condition is recommended to ensure this.

Climate change, sustainable design and construction

7.37 London Plan policy 5.3 and CS policy CS13 & CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

7.38 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres per person per day. Climate Change officers recommend to include a condition and informative which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

Community Infrastructure Levy

7.39 The proposed development would be subject to the Community Infrastructure Levy (CIL). This would require a contribution of £115 per additional square metre of floorspace to be paid to Merton Council and an additional £60 per additional square meter to be paid to the Mayor.

7.40 Responses to objections

The majority of the issues raised by objectors are addressed in the body of the report but in addition, the following response is provided:

- The majority of trees referenced are outside of the application site and not under the applicant's control, with only one mature tree in the south-eastern corner within the site. Given the tree is not protected, it is acknowledged that it could be removed without the need for planning or tree works permission.
- It is not considered the granting of permission in this case would set precedent for similar developments in the area. Each application is assessed on its own merits and context, and would not influence any future decisions.
- The potential postcode and numbering of the proposed dwelling is not a material consideration, however, an informative is recommended to inform the applicant of the process.
- The site as shown on the drawings has been confirmed against Council mapping systems.
- Impacts on infrastructure would be dealt with the relevant agencies.

8. CONCLUSION

- 8.1 Officers consider the proposed backland dwelling is acceptable in principle, providing a residential development at an increased density whilst not conflicting with other policy considerations within policy CS 13 of the Core Strategy 2011. The proposal, as amended, is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials and would not have a harmful impact on the visual amenities of the area. The proposal would not unduly impact upon neighboring amenity. The proposal would not unduly impact upon the highway network, including parking provisions. The proposal would achieve suitable refuse and cycle storage provisions, and would incorporate adequate measures to address climate change, sustainability and the replacement of a mature tree, subject to conditions.
- 8.2 The proposal is considered to accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations which would warrant a refusal of the application.

RECOMMENDATION

Grant planning permission subject to conditions.

Conditions:

- 1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
- Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].
- Reason: For the avoidance of doubt and in the interests of proper planning.
- 3) Standard condition [Materials]: The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
- 4) Amended standard condition [Boundary treatment]: The dwelling hereby approved, shall not be occupied until all boundary walls, fences or screening as

shown on the approved plans have been carried out. The walls, fencing and screening shall be permanently retained thereafter.

Reason: To ensure a satisfactory and safe development, and to ensure adequate garden space is provided for the proposed dwelling, in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

- 5) Standard condition [Refuse storage] The development hereby approved shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 6) Standard condition [Cycle storage]: The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

- 7) Non-standard condition [Sustainability]: No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions not less than a 19% improvement on Part L of the Building Regulations 2013 and internal water usage of not more than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.

- 8) Amended standard condition [Demolition & Construction Method Statement]: No development shall take place until a Demolition and Construction Method Statement has been submitted to, and is approved in writing, by the Local Planning Authority to accommodate:
- Parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of construction plant and materials;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- Wheel cleaning facilities
- Measures to control the emission of dust, dirt, smell and other effluvia;
- Measures to control the emission of noise and vibration during construction/demolition
- Non road mobile machinery compliance
- A scheme for recycling/disposing of waste resulting from demolition and construction works

The approved details must be implemented and complied with for the duration of the demolition and construction period.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area, and to comply with the following Development Plan policies for Merton: policies 6.3, 6.14 & 7.15 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policies DM T2 & DM EP2 of Merton's Sites and Policies Plan 2014.

- 9) Standard condition [External Lighting] Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.

- 10) Standard condition [Hardstandings]: The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2016, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.

- 11) Standard condition [Timing of construction]: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2016 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

- 12) Standard condition [Removal of PD rights]: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be

carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 13) Amended standard condition [Replacement tree]: No work shall be commenced on site until a tree survey has been submitted to and approved in writing by the Local Planning Authority which indicates the suitable replacement of the mature tree located within the south-eastern corner of the site. The tree shall be replaced by a semi-mature tree of the same species (or as otherwise agreed with the Local Planning Authority), in a suitable location as agreed with the Local Planning Authority at the conclusion of site works, or within the first available planting season, whichever is the sooner. The identified tree shall be maintained, with replacements if necessary, to the satisfaction of the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the amenities of the area and to comply with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

Informatives:

- 1) INFORMATIVE
In accordance with paragraphs 38 and 39 of the National Planning Policy Framework 2018, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance, the application has been amended following concerns from Officers and the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.
- 2) INFORMATIVE
Carbon emissions evidence requirements for Post Construction stage assessments must provide:
- Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address); **OR**, where applicable:
 - A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; **AND**

- Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation
- 3) **INFORMATIVE**
Water efficiency evidence requirements for Post Construction Stage assessments must provide:
- Detailed documentary evidence representing the dwellings 'As Built'; showing:
 - The location, details and type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment); and
 - The location, size and details of any rainwater and grey-water collection systems provided for use in the dwelling; along with one of the following:
 - Water Efficiency Calculator for New Dwellings; **or**
 - Written confirmation from the developer that the appliances/fittings have been installed, as specified in the design stage detailed documentary evidence; **or**
 - Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'
- 4) **INFORMATIVE**
No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
- 5) **INFORMATIVE**
This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at the London Borough of Merton:
Street Naming and Numbering (Business Improvement Division)
Corporate Services, 7th Floor, Merton Civic Centre, London Road,
Morden, SM4 5DX
Email: street.naming@merton.gov.uk

[Click Here](#) for full Plans and Documents related to this application

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NORTHGATE SE GIS Print Template



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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO. DATE VALID

19/P1981

10/05/2019

Address 33 Queen's Road, Wimbledon, SW19 8NP

Ward **Trinity**

Proposal: Demolition of garage and erection of a 3 storey side extension and two storey rear extension in connection with the refurbishment/conversion of the property (containing 4 existing flats) to provide 3 additional flats (Total 7 flats).

Drawing Nos 19004-A-03-01Rev 2, 19004-A-03-02 Rev 2, 19004-A-04-01 rev 3, Design and Access Statement (Dated May 2019), Heritage Impact Assessment (Dated July 2019) and Planning, Heritage and Transport Statement.

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions and completion of S.106 Agreement

CHECKLIST INFORMATION

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental Impact Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 8
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 This application has been brought to the Planning Applications Committee due to the number and nature of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a semi-detached building containing 4 flats situated on the south side of Queen's Road in Wimbledon. The property is currently occupied as four flats. The application site is within the Merton (South Park Gardens) Conservation Area. The surroundings comprise commercial buildings opposite to the north and residential to the remainder.

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the demolition of the existing garage and erection of a three storey side extension and two storey rear extension in connection with the refurbishment/conversion of the property (containing four existing flats) to provide three additional units (total 7 flats). As originally submitted the application proposed a larger side/rear extension. However, following discussions with officer's, the size of the extension was reduced. Full details of the current proposal are set out below:
- 3.1 The proposed three storey side extension would be set back from the front elevation of the building by 1 metre. The extension would have an eaves height of 7 metres and a hipped roof with a ridge height of 9.5 metres. The extension would be 2.8 metres in width and 11 metres in length (including ground floor). The three storey side extension would be set off the boundary with 31 Queen's Road by 1.2 metres.
- 3.2 The proposed two storey rear extension would involve rebuilding and extending the existing two storey rear wing of the building. The resulting rear section of the building would be between 5.2 and 7.7 metres in width and 11.5 metres in length at ground level, reducing to 10.2 metres in length at first floor level and 8 metres in length at second floor level. The rear extension would have an eaves height of 6.5 metres and a pitched roof with a ridge height of 9 metres. The rear extension would be set into the ground by 0.5m.
- 3.2 The side extension would incorporate a dormer window to the front elevation (to match the existing front dormer) and a further dormer would be incorporated into the roof of the three storey side extension. A single dormer window would be provided within the roof of the two storey rear extension.
- 3.3 Internally, at ground floor level 3 x one bedroom flats would be provided. At first floor level 1 x one bedroom (with study room) and 1 x two bedroom flats would be provided. At second floor level 1 x one bedroom and 1 x 2 bedroom flats would be provided.

Flat	GIFA	London Plan Standard	Amenity Space
A. 1 bed/2 person	50m ²	50m ²	None
B. 1 bed/2 person	54m ²	50m ²	8m ²
C. 1 bed/2 person	50m ²	50m ²	12m ²
D. 1 bed/2 person	60m ²	50m ²	None
E. 2 bed/4 person	81m ²	70m ²	9m ²
F. 1bed/2 person	52m ²	50m ²	None
G. 2bed/3 person	70m ²	61m ²	9m ²

Although flats A, D and F would not have any private amenity space the development would provide 53 m² of communal amenity space within the former rear garden of the property.

4. **PLANNING HISTORY**

- 4.1 In August 1960 planning permission was granted for the erection of a garage and store (Ref.WIM5142).
- 4.2 In September 1985 planning permission was granted for the formation of a self-contained flat at first floor level (Ref.MER916/85).
- 4.3 In September 2005 planning permission was granted for the formation of a two-bedroom flat in place of the existing one-bedroom flat (LBM Ref05/P2157).
- 4.4 In April 2007 a planning application was submitted for the erection of a three storey side extension accommodating two self-contained flats to provide a total of six flats (LBM Ref.07/P0917). However, the application was withdrawn by the applicant on 3 August 2007.
- 4.5 In December 2007 planning permission was refused under delegated powers for the erection of a three storey side extension to the property (used as four flats) to provide two additional flats with enclosed rear access staircase (LBM ref.07/P3060). Planning permission was refused on the grounds that: -

'The proposed side extension would by reason of its size and design constitute an unneighbourly form of development that would be detrimental to neighbour amenity in terms of visual intrusion and overlooking, and would also result in the loss of symmetry to the pair of semi-detached houses and be detrimental to the character and appearance of the Merton (South Park Gardens) Conservation Area contrary to policies BE.1 (Conservation Areas:

New Development, Change of Use, Alterations and Extensions), BE.15 (New Buildings and Extensions: Daylight, Sunlight, Privacy, Visual Intrusion and Noise) and BE.23 (Alterations and Extensions to Buildings) of the Adopted Merton Unitary Development Plan (October 2003).'

5. **CONSULTATION**

5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 18 letters of objection have been received. The grounds of objection are set out below: -

- The officer's refusal of planning application LBM Ref.07/P3060 is fully supported. The current proposal is for a larger extension than that previously refused. The current application should be refused on the same grounds.
- The current application is worse than the previous refusal.
- The current proposal is for an enormous three storey wrap around extension (side and rear) which would obliterate the rear garden.
- The side extension would be very close to the boundary with 35 Queen's Road.
- The application site is within the Merton (South Park Gardens) Conservation Area. Although other properties have been extended they have been mainly single storey and more limited wrap-arounds. The type of extension proposed would fundamentally alter the character of the Conservation Area.
- The proposal would represent over development of the site and is out of keeping with its neighbours.
- The proposal would devour a small garden and heavily impinge upon the immediate environment. Furthermore, the decorative state of the existing building does not give confidence as to how the development would affect the locality.
- The scale of the development is out of character with the conservation area.
- The proposed extensions are not sympathetic to the character of the area. The roof height is different as are window design and proportions.
- Only three parking spaces are proposed which will result in further parking pressure in the area. If permission is granted the development should be 'permit free'
- The proposal would result in overlooking and loss of light to neighbouring properties.
- The property was formerly a family home. The increase in the number of occupants will result in an increase in noise and disturbance.
- the proposal would set an unsatisfactory precedent for the Conservation Area.
- The proposal will result in the loss of symmetry to the pair of semi-detached properties as it is not visually in keeping in its size and design.
- Other extensions have been single storey or been moderate in size.
- Beautiful Victorian houses are being eroded and destroyed rather than being renovated and maintained.
- Part of the character of this part of the South Park Gardens Conservation Area is the quality of buildings and the repeated pattern of semi-detached dwellings separated by spaces which are filled with greenery. There is a leafy

road frontage through which continues to the spaces between the houses through which the trees in the substantial rear gardens are glimpsed.
-The proposal would be a monstrous addition which would be visible from Prince's Road.

5.3 Conservation Officer

33 Queens Road is in the South Park Conservation Area. It forms part of a pair of semi-detached houses. Number 25 to 47 are six pairs of semi-detached houses of very similar design forming this section of Queen's Road which results in very strong group value and street rhythm. These pairs of houses have fine distinctive features including recessed arched porches, two storey canted bays topped with rendered balustrades and ornamental corncicing. Above the bays the second floor they have a single arched window. Contrasting decorative brickwork strings feature along with the moulded capitol features on front porches and on the bay windows mullions. The ornamental bargeboards, the small front facing dormers, tall chimneys and decorative ridge tiles all make to contribute to the character of these semi-detached houses. Single storey garages are sited between many of the pairs which are bridging the original wide spaces between the pairs. As the garages are low the feeling of space and views between are preserved.

These semis are considered so impressive that they are featured on the cover of the South Park Gardens Character Assessment. The applicant has identified no. 41 as having a three storey side extension. This was built in 1984 which was the year that the South Park Gardens Conservation Area was designated. This extension was granted planning permission before designation and would not have received permission later. Although the brickwork is just acceptable, the fenestration is unsympathetic. Overall this is not an example to be emulated. I welcome a proposal which will restore the features and character of one of these buildings but not at the cost of the total loss of the space between the properties and the loss of symmetry of these pairs. It will take a careful design to add to a side extension which maintains the space between the properties and does not to impact negatively on the symmetry of the existing houses. Therefore, the application in its current form would not be supported of officers.

5.5 Amended Plans

The applicant submitted amended plans to address Officer's concerns. The width of the three storey side extension has been reduced to maintain a gap between the flank wall and the site boundary, the two storey rear extension has been reduced in height (with the upper floor level being accommodated within the roof space), the number of new flats reduced from four to three (to provide a total of 7 flats within the development) and the design of the frontage treatment revised to provide two off-street parking spaces, bin stores and landscaping. A reconsultation has been undertaken on the amended plans on 8/10/2019 and a further 6 letters of objection have been received. The grounds of objection are set out below: -

-The proposal is still unneighbourly and would be an overdevelopment of the site.

- The proposal would be detrimental to the character of the Conservation Area.
- These are big beautiful houses built in the 1870's and we are lucky that the South Park Gardens Conservation Area still retains many original handsome houses and gardens which give it its character, because over the years the planning process has been applied positively. To date the character for which the area was designated a Conservation Area is still there.
- If the current scheme were allowed, it will open the door for many more and the character of the Conservation Area will be gone forever.
- The only change is a reduction in size of flats E and G. There has been no change to outdoor amenities, parking or bin spaces.
- Proposal would set a bad precedent.
- The proposal would be out of character and damage the South Park Gardens Conservation Area and neighbouring/adjoining properties.
- There are no windows in bathrooms to the flats.
- What little external space is given over to paving and cycle storage.
- Insufficient space for refuse storage.
- The development provides only three parking spaces for 7 flats which will further burden the area that suffers from a shortage of parking spaces and add to traffic generation.
- The proposal would affect light to 35 Queen's Road and also result in loss of privacy.
- The proposal by virtue of its height, depth, width and design would be unsympathetic and visually intrusive.
- The rear extension would be overly dominant and unneighbourly.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS8 (Housing Choice), CS9 (Housing Provision), CS14 (Design), CS15 (Climate Change) and CS20 (Parking).

6.2 Sites and Policies Plan (July 2014)

DM H2 (Housing Mix), DM O2 (Nature Conservation, Trees, Hedges and Landscape Features), (DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets), DM F2 (Sustainable Urban Drainage Systems (SuDS) and: Wastewater and Water Infrastructure), DM T1 (Support for Sustainable and Active Travel), DM T2 (Transport Impacts of Developments) and DM T3 (Car Parking and Servicing Standards).

6.3 The London Plan (2016)

The relevant policies within the London Plan are 3.3 (Increasing London's Housing Supply), 3.4 (Optimising Sites Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.1 (Climate Change Mitigation), 5.3 (Sustainable Design and Construction), 7.4 (Local Character) and 7.8 (Heritage Assets and architecture).

6.4 NPPF (2019).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern Design/impact on Conservation Area, Standard of Residential Accommodation, impact on Neighbour Amenity, Trees, Parking and Sustainability Issues.
- 7.2 Design/Conservation Issues
Policy DM D4 (Managing Heritage Assets) of the Adopted Merton sites and Policies Plan (2014) sets out the Council's policy on developments with Conservation Areas and/or affecting a Heritage Asset. The current application involves alterations and extensions to a Victorian semi-detached property situated within the Merton (South Park Gardens) Conservation Area. The Conservation Area Character assessment identifies the application property as making a positive contribution to the character and appearance of the Conservation Area, being one of six pairs of dwellings with a very strong group value and street rhythm. There is an existing large three storey side extension to 41 South Park Road, however this extension dates from 1984 prior to the designation of the Conservation Area and is not considered to be sympathetic to the host building. Planning permission has previously been refused for the erection of a three storey side extension to form an additional two flats in December 2007 (LBM Ref.07/P3060). The extension was refused on the grounds of its size and design and was considered to constitute an unneighbourly form of development that would be detrimental to neighbour amenity in terms of visual intrusion and overlooking. Whilst the previously refused scheme had a smaller footprint than the current proposal, the previous scheme had six windows to habitable rooms and the entrance doors within the side elevation, facing onto 33 Queen's Road and incorporated a partially enclosed steel external staircase which was considered to be of poor quality design.
- 7.3 Although the extensions currently proposed have a larger footprint and are more extensive, the amended design of the extensions has address concerns initially raised by officer's. The three storey side extension has now been set back from the front elevation and set away from the boundary and is now in more proportion to the host building and would provide an acceptable subordinate addition to the street scene. The two-storey rear extension has been reduced in height, with the second floor accommodation provided within the roof space. The number of windows within the side elevations of both extensions has also been reduced. The number of parking spaces has been reduced from three to two and the frontage would be landscaped. Although the proposal would result in the loss of part of the 'gap' between properties the side elevation of the three storey extension would be sited 1.2 metres away from the boundary and a gap between the application property and 33 Queen's Road would be maintained.
- 7.4 The proposed extensions and alterations form part of the refurbishment of the original dwelling house which is a poor state of repair. Although the proposed rear extension would be a large addition to the existing building, the extension would be set down from the existing building and would be constructed of matching facing materials. With the width of the rear extension reduced and its gable end, the extension would reflect the character of the host building.

The increase in depth of the top floor gable end by 2.5 metres is considered to be acceptable in this instance. The stepped design of the rear elevation also helps to reduce its scale and appearance. It is therefore considered that the current proposal is acceptable and would preserve the character and appearance of the Merton (South Park Gardens) Conservation Area and is acceptable in terms of policy DM D4.

7.5 Standard of Residential Accommodation

The Gross Internal Floor Area of each flat complies with or exceeds the minimum floor space standard as set out in the London Plan. All of the flats have a reasonable internal layout and outlook, albeit that the windows in flat B (ground floor) are on the side and rear elevations of the extensions. However, the windows in flat B would be within two pairs of patio doors that would open onto a private courtyard. It is therefore considered that the layout of flat B is acceptable. In terms of amenity space, although flats A, D and F would not benefit from a balcony or terrace, the development would provide 53m² of communal garden area. Further, the site lies in very close proximity to the Town Centre where future occupiers can gain easy access to amenities in the town. The proposal is therefore considered to be acceptable in terms of policy DM D2.

7.6 Impact upon Neighbour Amenity

Policy DM D2 (Design Considerations in all Developments) is the relevant policy relating to neighbour amenity. The policy seeks to ensure that new development does not have an adverse impact upon daylight/sunlight or privacy to occupiers of neighbouring properties and that new development is compatible with the character of the surrounding area. As originally submitted officers were concerned at the impact of the flat wall of both the three storey side extension and the two storey rear extension upon the amenities of the occupiers of 31 Queen's Road and 35 Queen's Road. However, the width of the three storey side extension was reduced so that the extension is sited 1.2 metres away from the boundary with 31 Queen's Road. The height of the two storey rear extension has been reduced (with the second floor accommodation being provided within the roof space) through stepping down the rear extension into the ground. This has resulted in a reduction in height and the removal of several windows from the side elevation of the two storey rear extension that faced towards 35 Queen's Road. Although rear balconies/terraces are proposed, the side elevation of the nearest residential property, 2 Prince's Road is over 16 metres away and at an oblique angle to the rear garden boundary with the application site. The rear boundary is also screened by trees that would be retained as part of the development and additional planting undertaken. The relationship between the application site and 2 Prince's Road is therefore considered to be acceptable. The reduced bulk and massing of the rear extension has improved the relationship between the rear extension and 35 Queen's Road and the proposed extension is not considered to be harmful to the amenities of 35 Queen's Road. It is however, recommended that a balcony screening condition be imposed to prevent any sideways views from the balconies/terraces into gardens of numbers 31 and 35 Queen's Road. The proposal is therefore considered to be acceptable in terms of policy DM D2.

7.7 Trees

The Council's Tree officer has no objections to the proposed development subject to a landscaping/planting scheme being implemented. The applicants have submitted a Tree Report which has identified several trees to be removed from the rear of the site. However, the trees are not considered to be of significant amenity value and/or are in poor condition.

7.8 Parking/Cycle Parking and Bin Storage

The amended proposal would provide two off-street car parking spaces within the front curtilage. The applicant has confirmed that the additional three flats would be designated 'permit free' secured through a S.106 Agreement. The development would also provide secure cycle storage for 14 bicycles within the communal rear garden. The proposal is therefore considered to be acceptable in terms of policy CS20. The bin store is indicated at the front of the site. Officers consider this to be a suitable location and details of appropriate containers for the bins can be secured by condition.

7.9 Sustainability

Policy CS15 (Climate Change Mitigation) seeks to ensure that new development is constructed in a sustainable manner and incorporates energy saving measures. In terms of sustainability the proposed extensions and the refurbishment of the existing building would include high standards of insulation to ensure low energy use. Planning conditions in respect of sustainable drainage and energy efficiency would ensure compliance with the policy.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The amended proposal has address officer's concerns regarding the design scale and massing of the extensions to the original building. The proposal brings benefits of 7 new residential flats in a sustainable location. The amended proposal has also reduced the total number of residential units from eight to seven units with an improved internal layout and external appearance. The amended proposal would not result in material harm to occupiers of neighbouring properties and the proposal is considered to be acceptable in design terms. The amended proposal would also preserve the character and appearance of the Merton (South Park Gardens) Conservation Area. Accordingly, it is recommended that planning permission be granted subject to completion of a S.106 Agreement that the development be designated 'permit free' and conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to completion of a S.106 Agreement and Conditions

Covering the following heads of terms: -

1. That the three additional flats be designated 'permit free'
2. The developer pay the Council's legal and professional fees in drafting, completing and monitoring the legal agreement, and

subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development-Windows and Doors)
7. C.4 (Obscure Glazing-First Floor Windows and Second Floor Dormer Windows in Side Elevations)
8. C.7 (Refuse and Recycling)
9. C.8 (No Use of Flat Roof Apart from Designated Terraces)
10. C.9 (Balcony Screening)
11. D.9 (No External Lighting)
12. D.11 (Hours of Construction)
13. F1 (Landscaping)
14. H.4 (Provision of Parking)
15. H.7 (Provision of Cycle Parking)
16. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water

by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2011, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014.

17. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.'

Reason for condition: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011

18. H.9 (Construction Vehicles)

19. INF1 (Party Wall Act)

20. INFORMATIVE:

Carbon emissions evidence requirements for Post Construction stage assessments must provide:

-Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and compliance with the 19% improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name; registration number, assessment status, plot number and development address); OR, where applicable:

-A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND

-Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation

Water efficiency evidence requirements for post construction stage assessments must provide:

-Documentary evidence representing the dwellings 'As Built'; detailing:

-the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);

-the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:

-Water Efficiency Calculator for New Dwellings; OR

-Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'

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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.
19/P3003

DATE VALID
14/08/2019

Address/Site 41 Quintin Avenue, Wimbledon Chase SW20 8LD

Ward **Merton Park**

Proposal: Erection of a single storey side extension with balconied roof terrace above, alterations to elevations and rear extension roof and erection of detached garden shed.

Drawing Nos LP01, P 10 Rev A, P12, P13 Rev A, P15 Rev A, P 16, P17, P18 and Design and Access Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted: No
- Number neighbours consulted: 6
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No
- Conservation Area: Yes (Wimbledon Chase)

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee as the applicant is a Council employee.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises an end of terrace two storey dwelling house situated on the west side of Quintin Avenue. The application property dates from the 1950's and differs in style from the Edwardian houses elsewhere in Quintin Avenue. The application property is not listed but is within the Merton (Wimbledon Chase) Conservation Area and is within a Controlled Parking Zone (Zone 5F).

3. **CURRENT PROPOSAL**

- 3.1 The current proposal involves the erection of a single storey side extension with balconied roof terrace above, alterations to elevations and rear roof extension and erection of a detached garage. The proposal involves amendments to the design of the extension previously approved by LBM Planning Permission Ref.16/P2874 (Dated 8/09/2016) which are substantially complete. The main changes are: -

Front Elevation

- Porch removed and replaced with projecting canopy.
- Front door widened with glazed side panel.
- Front window to living room changed to larger corner window.
- Vertical window to rear living room changed to horizontal high level windows.
- New glazed side door to living room.

Side elevation

- Small side window and existing front door to be replaced with French doors. Window to bedroom replaced with French doors.
- Ground floor rear living room extended with high level windows and balcony to bedroom above.
- Existing side window to front living room replaced with corner window.

Rear Elevation

- Extended living room has sliding doors to rear.
- Sliding folding doors changed to sliding door and sliding windows.
- Roof profile lowered to new two storey extension revised with lowered section beneath dormer window to second storey.

4. **PLANNING HISTORY**

- 4.1 In June 2005 a Certificate of Lawfulness for proposed internal alterations and alterations to existing windows at ground floor level on rear and side elevations (LBM Ref.05/P1045).
- 4.2 In November 2009 planning permission was refused for the erection of a single storey side extension and hip to gable roof extension including installation of a rear dormer window (LBM Ref.09/P2130).
- 4.3 In June 2013 planning permission was refused for the erection of front and side boundary timber fence, erection of new entrance porch, replacement of

all existing windows with double glazed units and replacement of front door and formation of new driveway (LBM Ref.13/P1232).

- 4.4 In September 2016 planning permission was granted for the erection of a two storey side extension, erection of a rear roof extension with the installation of three roof lights to the front roof slope, canopy over front door, replacement windows and associated landscaping involving alterations to garden room, fencing, gates and driveway (LBM Ref.16/P2874). This permission has predominately been completed.
- 4.5 In January 2017 planning permission was granted for the relocation of proposed garden room (Amendment to LBM Planning Permission Ref.16P2874) and erection of side gate (LBM Ref.16/P4711).

5. **CONSULTATION**

- 5.1 The application has been advertised by Conservation Area site and press notice procedure and letters of notification to occupiers of neighbouring properties. In response 2 objections have been received. The grounds of objection are set out below: -

-A garden shed has been built and appears larger than shown on the drawings.

-The occupier of 41 Quintin Avenue states that the balconied roof terrace will result in loss of privacy as it would directly overlook the garden and rear rooms of number 46 Quintin Avenue.

-The proposal is overdevelopment of the site, as the current application follows others which taken together with the latest application have resulted in a significant increase in building density in what is a conservation area.

-The detached garden building has already been constructed.

-The proposed side extension with balconied roof terrace will change the outlook from 41 Quintin Avenue, reducing views over Wimbledon Chase.

-The occupier of 44 Quintin Avenue states that whilst there are no objections to the ground floor alterations, the plot is now overdeveloped.

-The garden building has been constructed and the building differs from that shown on the plans.

- 5.2 A representation has been received from the swift conservation group who state that the proposal provided an opportunity to provide artificial nests/bird boxes for swifts which are endangered species.

6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Strategy (July 2011)
CS14 (Design).

- 6.2 Sites and Policies Plan (July 2014)
DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets)

6.3 The London Plan (March 2016)
The relevant policies within the London Plan are 7.4 (Local Character), 7.4 (Local Character) and 7.8 (Heritage and Archaeology).

6.4 NPPF (2019)

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design/visual impact and neighbour amenity issues.

7.2 Design/Conservation Issues

The conservation consideration is the visual impact of the proposal upon the character and appearance of the Merton (Wimbledon Chase) Conservation Area. In this instance planning permission has previously been approved (LBM Ref.16/P2874) for alterations and extensions to the existing dwelling house and the current application seeks revisions to the previously approved scheme. Unlike many of the houses within the Wimbledon Chase Conservation Area which are Edwardian, the application property dates from the 1950's and the revisions to the design of the previously approved extensions have been designed to complement the dwelling house. There are no design or Conservation Area objections to the 'infilling' of the void behind the boundary wall and the existing house and forming a side balcony facing towards Wimbledon Chase open space. It is also proposed to alter the profile of the rear section of the roof of the approved two storey rear extension, which would result in a lower roof line than previously approved. A detached garden shed also forms part of the current application and although no elevation drawings have been submitted in respect of the shed the footprint of the shed is considered to be acceptable. The replacement of the porch with a canopy and revisions to window design and proportions and the installation of a new window within the front gable and associated changes to the fenestration are considered to be acceptable in design terms and the proposal would preserve the character and appearance of the Merton (Wimbledon Chase) Conservation Area and accords with policies CS14 (Design), DM D2 (Design Considerations in all Developments) and DM D3 (Alterations and Extensions to Existing Buildings) and DM D4 (Managing Heritage Assets).

7.3 Neighbour Amenity

The principle change to the previously approved scheme is the enclosure of the area behind the existing side boundary wall and the house to enlarge the ground floor room and the formation of a front terrace and alterations to the fenestration including a new window in the existing front gable and installation of French doors. The concerns of the neighbour in Richmond Avenue are noted. However, the main works are to the north elevation of the building facing Wimbledon Chase. Although the proposed terrace would partly project beyond the west elevation, this is at an angle and positioned at a reasonable distance from neighbouring gardens and windows. The main view from the terrace would be across Wimbledon Chase open space to the north. The terrace is also to the master bedroom and is not therefore likely to be used as the principle amenity space for the dwelling house. The garden shed shown of

the submitted plans was nearing completion when the case officer visited the application site. However, although shown on the submitted plans the timber shed does not itself require planning permission as it would fall within the category of 'permitted development' by virtue of its size. However, conditions will be attached securing final elevational details of the shed. The rear roof alterations exposes the rear dormer to greater view however, this is not considered to result in any harmful impact. It is therefore considered that due to the separation distance between the properties in Richmond Road and the application site that the proposed revisions to the approved extensions to 41 Quintin Avenue are acceptable in in planning terms and would not harm neighbour amenity. The proposal is therefore considered that the proposal is acceptable in terms of policy DM D2 (Design Considerations in all Developments).

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The revisions to the design of the extensions previously approved under LBM Planning Permission Ref.16/P2874 (Dated 08/09/2016) are considered to be acceptable in design terms and would not harm neighbour amenity. The proposals would also preserve the character and appearance of the Merton (Wimbledon Chase) Conservation Area. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions: -

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.3 (External Material as Specified)

[Click Here](#) for full plans and documents related to this application

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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P1845	10/05/2019
Address/Site	Ravensbury Estate, Morden, CR4 4DT
Ward	Ravensbury
Proposal:	Application for approval of reserved matters (appearance & landscaping) for Phases 2 to 4 following outline permission 17/P1718 for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (c3 use class); provision of replacement community centre (up to 160 sqm of use class d1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury grove and along Hengelo Gardens.
Drawing Nos	See Appendix A
Contact Officer:	Sam Lowther (0208 545 3693)

RECOMMENDATION

Grant approval of reserved matters and conditions.

CHECKLIST INFORMATION.

- Heads of Agreement: N/A
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: Yes
- Number of neighbours consulted: 633
- External consultations: Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Sport England (SE), Department of

Communities and Local Government (DCLG), Network Rail, Metropolitan Police, NHS England, Merton CCG, Historic England Greater London Archaeological Advisory Service, British Telecom, National Grid, Natural England, Thames Water, London Power Networks, Wimbledon Society, Wimbledon Park Residents Association, and Haydons Bridge Residents Association, Ravensbury Residents Association.

- Conservation Area: No, however adjoins the Coppermill Lane sub-area of the Wandle Valley Conservation Area
- Public Transport Accessibility Level (PTAL): Level 3 (moderate)/2 (poor) on the TfL Information Database (On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility)

1. INTRODUCTION.

- 1.1. On March 8th 2018, outline planning permission was granted by PAC for the regeneration of the Ravensbury Estate Phases 2-4 including matters relating to scale, layout and access. Following PAC approval, the outline planning application was referred to the Mayor of London and the Secretary of State who subsequently recommended the application be determined by Merton Council.
- 1.2. The decision for the outline planning application was subject to a Section 106 Legal Agreement being signed and finalised. Officers can confirm that the s106 Legal Agreement between Clarion and Merton was signed on 29th April 2019. Following the signing of the s106 agreement, the Council issued the decision notice for the outline planning application on April 29th 2019.
- 1.3. This application now seeks approval of reserved matters relating to appearance and landscaping of phases 2-4 following the approval of outline planning permission.
- 1.4. The application is brought before PAC due to the number and content of representations. Officers also consider it is appropriate for the development to be determined by Committee due to the scale and complexity of the proposals which concern the Council's involvement in subsequent purchase notices being served.

2. SITE AND SURROUNDINGS.

- 2.1. The Ravensbury Estate covers a total area of 4.58 hectares (including the first phase which has secured a separate planning permission (ref: 16/P1968). The phase 2-4 application site comprises 3.21 hectares. The estate is situated alongside the River Wandle, between Morden Hall Park and Ravensbury Park with Morden Road wrapping around its western and northern perimeters.
- 2.2. The Phases 2-4 application site currently contains 97 residential units which are a mixture of two storey semi-detached and terraced family sized houses as well as flats.
- 2.3. There is an existing community room on the estate (within the outline application boundary), situated at ground floor level, along Ravensbury Grove

(western side). The community room provides approximately 84.5 sqm of floorspace. Surrounding the residential properties are areas of amenity grassland, informal planting beds, scattered semi-mature trees and hard standing consisting of pavements, roads and car parking.

- 2.4. The site has a PTAL rating of up to 3 providing a moderate level of access to public transport links. The site is located a short walking distance from a number of bus stops, which are served by multiple bus routes to a range of destinations. Belgrave Walk and Phipps Bridge Tramlink stops are also located within 500m walking distance. Morden Underground Station is a 15-minute walk from the site.
- 2.5 The Estate forms one of the three housing estates allocated for development in Merton's Estates Local Plan DPD. The LBM policies map shows that the site falls within an Archaeological Priority Zone and a small section of land that runs along the eastern part of the site is identified as being within the Wandle Valley Conservation Area. There are Grade II Listed Buildings in the vicinity of the site as well as locally listed buildings. The Grade II Listed White Cottage, Grade II Listed Morden Lodge and Grade II Registered Morden Hall Park lie across Morden road to the North and West of the site whilst the Grade II Listed Ravensbury Mill lies to the South West corner fronting Morden Road. Large areas of the site fall within Flood Zone 3 with a small area located within Flood Zone 2 at the bottom of Ravensbury Grove. To the south, there is a small area of designated Open Space (on the first phase site – outside the outline application boundary), and adjacent to the Estate to the south is a Green Chain, Metropolitan Open Land and the Wandle Valley Regional Park buffer. The area to the south and east of the Estate is designated Local Nature Reserve, Metropolitan Open Land, and Metropolitan Site of Importance for Nature Conservation, Open Space and Green Corridor.

3. CURRENT PROPOSAL

- 3.1 The outline permission (17/P1718) granted the principle of the development as well as matters relating to layout, scale and access. This reserved matters application seeks approval of appearance and landscaping matters in relation to:
- the demolition of all buildings and structures and the erection of buildings from two to four storeys to provide 179 residential units (C3 Use Class);
 - a new community centre comprising of 159 sq.m of use class D1 floorspace;
 - provision of new public realm;
 - 161 car parking spaces;
 - 311 cycle parking spaces;
 - provision of new lighting;
 - associated highway works, utility works and;
 - landscaping works.

3.2 The applicant was also required to submit strategies with the first reserved matters application following the approval of the outline permission (17/P1718) by relevant conditions. This is the first reserved matters application to be submitted and therefore satisfies these requirements. These strategies relate to:

- Housing Accommodation Schedule;
- Urban Design Strategy;
- Phasing Strategy;
- Noise and Vibration Strategy;
- Overarching Refuse Strategy;
- Transport Strategy;
- Accessibility Strategy;
- Electric Vehicle Charing Infrastructure Strategy;
- Overarching Lighting Strategy;
- Levels Plan;
- Overarching Energy & Sustainability Strategy;
- Overarching Surface Water & Foul Drainage Strategy;
- Overarching Arboricultural Method Statement;
- Tree Protection Plan.

3.3 The submission with respect to appearance comprises detailed plans and elevations and annotated to reveal indicative material types for all units. A draft schedule of materials has also been provided and demonstrated in the submitted design and access statement.

3.4 With respect to landscaping the submission comprises a landscape strategy plan and a detailed plan showing proposed tree and shrub locations to be provided within the development site. The landscape strategy submitted with the reserved matters application also shows the existing trees that are to be retained.

4. PLANNING HISTORY

4.1 The most significant planning applications relating to the Ravensbury Estate other than minor works are noted below;

4.2 19/P1841 – November 2019 - approval of non-material amendments to LBM outline permission (17/P1718) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (c3 use class); provision of replacement community centre (up to 160sqm of use class d1 floor space); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.

The changes relate to:

Condition 3 Approved plans, and provide for rationalisation of and some minor amendments to houses types, highway adjustments, improvements and amendments to amenity spaces and replacement of three houses with a small flat block;

Condition 11 Flood risk assessment;

Condition 12 floodplain compensation scheme;

Condition 13 Finished floor levels; and

Condition 14 Flood warning and evacuation plan with the amended conditions incorporating/referencing an up to date addendum submitted by the applicant's flood risk specialists having been developed in consultation with both Council officers and the Environment Agency.

- 4.3 19/P2080 – August 2019 - Discharge of conditions 7 (energy & sustainability strategy) and 20 (refuse strategy) attached to LBM planning permission 17/p1718 relating to - Outline planning application (with layout, scale and access for approval, except in relation to parameter plans for height) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.
- 4.4 17/P1718 – April 2019 - Outline planning permission granted (with layout, scale and access for approval, except in relation to parameter plans for height) (and s106 completed) for the regeneration of the Ravensbury Estate (on land to the west of Ravensbury Grove) comprising the demolition of all existing buildings and structures; erection of new buildings ranging from 2 to 4 storeys providing up to 180 residential units (C3 Use Class); provision of replacement community centre (up to 160 sqm of Use Class D1 floorspace); provision of new public realm, landscaping works and new lighting; cycle parking spaces (including new visitor cycle parking) and car parking spaces, together with associated highways and utilities works. Landscaping works are also proposed to the east of Ravensbury Grove and along Hengelo Gardens.
- 4.5 16/P2354 - May 2017 - Full Planning Permission granted - Land at Ravensbury Grove Mitcham - provision of 36 temporary parking spaces on grass verges and land within the curtilage of numbers 2-18 and 36-50 Ravensbury Grove on either side of the road, with dropped kerbs, vehicular access and associated landscaping.
- 4.6 16/P1968 - May 2017 - Full Planning Permission granted (and S106 completed) - 64-70 Ravensbury Grove, Ravensbury Garages and adjacent Land Mitcham - demolition of garages on Ravensbury grove and existing flats at 64-70 Ravensbury Grove and the redevelopment of site to provide 21 residential units (c3 use) - comprising 14x flats and 7x dwellinghouses with the 14 flats split into 2 x part three, part four storey buildings. Provision of

associated vehicular access, parking, cycle and refuse storage and landscaping – Grant Permission subject to S106 and conditions - 09/05/2017

4.7 08/P2084 - October 2018 - Application withdrawn - Garages adjacent 11 Ravensbury Grove - outline planning application for the construction of 9 three storey houses (7 x 3 bedroom and 2 x four bedroom) on the site of disused garages (access layout and scale to be considered).

5. CONSULTATION

5.1 This Reserved Matters Planning Application was the subject of the following consultations;

- Conservation Area Consultation;
- (Majors) Reserved Matters Planning Application Consultation;
- (Majors) Advertised as a departure application for public consultation.
- Site and press notices.

Neighbour Consultees

5.2 633 neighbours were consulted on this application. 1 objection and 1 petition in total have been received.

5.3 1 objection was received during the consultation period. 1 petition was received with 92 responses objecting to the proposals and 8 supporting the proposals. These responses have been summarised below.

Objections received	Officers response
<p>The proposals would:</p> <ul style="list-style-type: none"> • strip the site of existing trees; • 13 trees along Morden Road are of amenity value and should be retained; • The landscaping proposals are generous and expensive to maintain in the long term. 	<p>The submitted plans confirm that 52 trees would be removed in order to facilitate the development and 120 new trees would be introduced throughout the site which would result in an uplift of 68. Given the proposals would significantly increase the amount of trees throughout the Estate, the proposal would enhance landscaping throughout the site. The Council’s Arboriculture Officer has reviewed this approach and is considered to be acceptable. Furthermore, condition 30 of the outline planning permission (17/P1718) ensures that a comprehensive landscaping strategy must be submitted to and approved by the Council prior to the commencement of each phase of development.</p> <p>A line of mature trees fronting Morden Road are categorised as B1 and are located within the frontages of existing properties along the North of the site. These are acknowledged to be of amenity value. Due to layout constraints and difficulties accessing the proposed</p>

	<p>driveways along Morden Road and the desire to deliver the maximum amount of homes, it has not been possible to retain these as part of the proposal. Through pre application discussions with the Councils Arboricultural Officer, it was recommended that these should be replaced with suitably sized, high quality Ginkgo Biloba Trees. This species of tree are considered to be of high amenity value. Given the existing trees would be replaced with suitably sized, high quality trees, the proposed removal and replacement of these trees would be acceptable.</p> <p>The proposed SUDs features and associated planting are required to be maintained in perpetuity by the owner at its own cost as agreed in the S106 Agreement.</p>
<p>Objection to the principle of the development and would instead be in favour of refurbishment of the existing buildings.</p>	<p>Outline planning permission was granted by PAC under application 17/P1718 on 8th March 2018. As such, the principle of the development cannot be revisited under this reserved matters application and relates solely to appearance and landscaping.</p>
<p>The proposed flatted blocks would be too high and have been increased.</p>	<p>Scale, layout and access matters have been secured under the PAC approved outline planning permission (17/P1718). The proposed heights of the flatted blocks have not been increased as part of these proposals and remain the same as those granted under the outline permission and subsequent non material amendment application. As such, the proposed heights of the blocks are acceptable for the purpose of this reserved matters application.</p>
<p>The proposals would increase flood risk.</p>	<p>The principle of the development has been secured under the PAC approved outline permission (17/P1718). Conditions 11 (Flood Risk Assessment), 12 (Floodplain Compensation Scheme), 13 (Finished Floor Levels) and 14 (Flood Warning and Evacuation Plan) were developed in consultation with the Councils Flood Risk Officer and Environment Agency and were approved under the outline planning permission in order to mitigate flood risk issues. The submitted floor levels relating to proposed properties would mitigate against flood risk as well as ensuring flood risk is not increased offsite.</p>

5.3 Statutory Consultees

Consultee	Comment
Environment Agency	The revised flood risk addendum and floor levels would ensure flood risk is mitigated throughout the site as well as ensuring flood risk is not increased offsite. As such the proposal in relation to appearance and landscaping matters would be acceptable.
Greater London Authority	No comments.
Historic England	No objections raised.
London Fire and Emergency Planning Authority	No comments.
Metropolitan Police (Crime Prevention)	<p>Issues are raised around inconsistencies in the locations of cycle parking. Cycle parking containers should be designed to be LPS1175 standard with adequate CCTV coverage and motorcycle parking should incorporate ground anchors. Communal entrances should incorporate an airlock system to prevent tailgating.</p> <p>Officer Response: The locations confirmed that cycle parking in the houses is located at the rear. Condition 39 (secured by design) of the outline planning permission (17/P1718) requires details of measures to minimise the risk of crime in a visually acceptable manner prior to commencement of above ground works. These details will be submitted to the Council and assessed in consultation with the Designing Out Crime Officer.</p>
Transport for London	No objections raised
Sport England	Have no objections to play space provisions at Ravensbury
National Trust	Raise no comments or objections to this proposed scheme.
Natural England	No objections raised.

5.4 Non-Statutory Consultees

Consultee	Comment
Network Rail	No comments received.
Thames Water	On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends an informative (please see

	informatives).
Canals & Rivers Trust	The Trust does not own or manage the River Wandle, which we would expect to be in riparian ownership, therefore the Trust raises no objections to the proposal.

5.5 **Internal Consultees**

Consultee	Comment
Environmental Health - Noise and Land Contamination	No objections raised.
Environmental Health Waste	No objections raised.
Transport and Highways	No objections raised. The proposed appearance and location of cycle parking, car parking and car club spaces would be acceptable.
Tree Officer	The proposed landscaping proposals would be acceptable.
Open Space & Biodiversity	No objections raised.
Greenspaces	No objections raised.
Children's Play Space	No objections raised.
Economic Development	No objections raised.
Climate Change	The proposed Overarching Energy & Sustainability Strategy would be acceptable.
Conservation & Urban Design	No objections raised. The proposals would comply with the Urban Design Strategy and the approved Design Code
Street Works	No objections raised
Drainage & Flooding	The proposed Overarching Surface Water & Foul Drainage Strategy would be acceptable. A detailed strategy is required under condition 15 of planning permission 17/P1718/
Housing	No objections raised.
Public Health	No objections raised.

Design Review Panel:

- 5.6 The proposals were brought before the Council's Design Review Panel on 24th July 2018. The Panel were very impressed with the quality of the proposals and the effort made to ground them in the local context.
- 5.7 The Panel noted that there were no rear parking courts, which was welcomed, but were concerned that the streets had to be well designed to successfully accommodate the proposed car parking without them dominating the street scene. This required good management in the future. There was also discussion regarding the entrance to the buildings and whether there was sufficient and adequately designed bin storage.
- 5.8 There was a degree of discussion regarding the details, notably the bricks, mortar colour and window frames. It was suggested windows should be

timber on the inside and anodised aluminium on the outside for longevity. The Panel did show some concern regarding the lack of variation in the brown/grey general colour of the brick. There was concern, that some elevations had little variation in brick and there was scope to better delineate the stated differences in brick type. Otherwise the appearance of the development could appear bland and dull and not sufficiently break up the massing of buildings.

- 5.9 Although it was acknowledged there were subtle variations in this regard, as the appearance seemed to be sitting on the fence between wonderful and dreary and could go either way if not careful. Thus, the feeling was that there needed to be more character and delight applied to the blocks. This would also help with legibility around the estate and prevent the place from feeling too 'samey'.
- 5.10 A similar approach needed to be taken with the surface materials for the streets, with the relative importance of the streets reflected in their materials. This would aid legibility and avoid an over-use of the same material – such as block paving.
- 5.11 Overall, the Panel were very positive about the scheme, and felt it was well designed and well considered, particularly liking the creating of traditional streets. There was good contextual analysis and attention to detail but the applicant needed to ensure this all translated to the construction phase.

VERDICT: GREEN

5.12 Officer response:

The proposals have been further developed in consultation with Planning Officers to integrate facing brick throughout with red tones. Two types of blend would be used with a darker blend and lighter blend proposed. White bricks are also proposed around openings in order to provide legibility and definition along the elevations. The roofs of the development would vary in subtle green and red colouration to provide variation throughout the estate.

6. POLICY CONTEXT

The London Plan (2016)

6.1 The London Plan (2016) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital for the next 20-25 years.

6.2 The policies relevant to this application are:

- 3.5 Quality and design of housing developments;
- 3.6 Children and young people's play and Informal Recreation Facilities;
- 3.7 Large residential developments;
- 3.8 Housing choice;
- 5.3 Sustainable design and construction;
- 7.3 Designing out Crime;

- 7.4 Local character;
- 7.5 Public realm;
- 7.6 Architecture;
- 7.8 Heritage Assets and Archaeology;
- 7.14 Improving air quality;

London Borough of Merton Estates Local Plan Adopted 2018

- 6.3 OEP 1 Vision
- OEP 2 Strategy
- OEP3 Urban Design Principles
- EP R1 Townscape.
- EP R2 Street network
- EP R3 Movement and access
- EP R4 Land use.
- EP R5 Open Space.
- EP R6 Environmental protection.
- EP R7 Landscape

London Borough of Merton LDF Core Planning Strategy (2011)

- 6.4 CS.8 Housing choice;
- CS.9 Housing provision;
- CS.11 Infrastructure;
- CS.14 Design;
- CS.16 Flood risk management;
- CS.18 Active transport;
- CS.19 Public transport;

London Borough of Merton Site and Policies Plan (2014)

- 6.5 DM H2 Housing mix
- DM C1 Community facilities
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T3 Car parking and servicing standards
- DM T4 Transport infrastructure

Other documents and guidance.

- 6.6 London Borough of Merton 'Design SPG' 2004
- DCLG: Technical housing standards – nationally described space standards
- Mayor's SPG – Sustainable Design & Construction 2014
- Mayor's SPG – Character & Context 2014

7. MATERIAL PLANNING CONSIDERATIONS

Key Planning Considerations

- 7.1 The National Planning Practice Guidance states that reserved matters are aspects of a proposed development which an applicant can choose not to submit details of at an outline planning application stage, (i.e. they can be

'reserved' for later determination). These are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as; Scale, Layout, Access, Appearance and Landscaping.

- 7.2 The outline planning application (17/P1718) with layout, scale and access for approval was granted by PAC for the erection of new buildings ranging from 2 to 4 storeys to provide up to 180 residential units, a replacement community centre (up to 160 sqm) new public realm, landscaping works, cycle parking spaces and car parking spaces, utility works and landscaping works. As such the principle of the development has already been established as well as all matters relating to layout, scale and access being accepted. As such matters relating solely to appearance and landscaping can be considered.
- 7.3 The outline planning permission and Section 106 agreement also assessed the quantum of affordable housing to be provided and has been accepted.
- 7.4 Members should also note that there will be some overlap between the reserved matters criteria and the assessment criteria. As such, the assessment criteria may not fit entirely into a unique reserved matter.
- 7.5 The main issues which shall be scrutinised within this report relate to the following:
- The acceptability of the scheme in terms of appearance;
 - The acceptability of the scheme in terms of landscaping;
- 7.6 Appearance and landscaping are defined under article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

Appearance

The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Landscaping

The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

Appearance

- 7.7 Policy 7.4 (Local Character) requires development to provide a high quality design response having regard to the pattern and grain of existing spaces and streets; the urban structure and the surrounding historic environment. In relation to heritage assets, Policy 7.8 (Heritage Assets and Archaeology) outlines that where development affects a heritage asset and its setting, it should conserve that asset's significance by being sympathetic in terms of form, scale and materials.
- 7.8 Policy 7.6 (Architecture) states that new development should be of the highest architectural quality, whilst also being of an appropriate proportion and scale so as not to cause unacceptable harm to the amenity of surrounding land and buildings, especially where these are in residential use. The policy requires development to optimise the potential of sites.
- 7.9 Policy CS 14 (Design) of the Core Planning Strategy Seeks to promote high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough. Policy DM D2 further states that all development should use appropriate architectural forms, language detailing and materials which complement and enhance the character of the wider setting.

Appearance - Materials

- 7.10 The Design Code for the Ravensbury Estate, approved under reference 19/P2075 sets out key principles and design parameters in relation to materials for the development. This states that materials should *'Take the local townscape, current and historical context into account, high quality facing brick should be the predominant material used across the elevations of the Ravensbury scheme, with special areas of high quality brick detailing used to add texture and depth'*. The development would integrate facing brick throughout with red tones. Two types of blend would be used with a darker blend and lighter blend proposed. The appearance and use of similar brick types throughout the development would help strengthen the character of the area as well respecting the existing townscape. White bricks are also proposed around openings in order to provide legibility and definition along the elevations. As such the use of these bricks would be acceptable in this context.
- 7.11 The roofs of the development would vary between subtle, soft green and red colours that provide variation throughout the estate. These would be constructed from a standing seam sheet metal which is considered to be a robust, malleable material which would be appropriate in this context. The dormer windows proposed on the homes located on secondary streets would be of the same material and be of a grey/green colour. This would ensure continuity throughout the estate.
- 7.12 The approved design code states that *'Metalwork, ... including balustrades and window frames are to be colour co-ordinated'*. Windows and balustrading throughout the estate are proposed to incorporate metal framing and be of a subtle green/olive appearance. This durable material would contribute

positively to the suburban appearance across the estate and would be acceptable.

- 7.13 It is also proposed to incorporate oriel projecting windows as well as glazed balconies at the rear of block F. This would be constructed reinforced glass. The use of the material is typical within this suburban setting and would be acceptable in this context.
- 7.14 It is recommended that samples of the external materials is reserved by condition prior to commencement in order to ensure all external materials would preserve or enhance the character and appearance of the existing streetscape.

Appearance – Morden Road

- 7.15 The proposals seek to remove the existing pre-fabricated concrete panel dwellings fronting Morden Road. These properties currently detract from the street scene and currently provide poor quality foreground when viewing the neighbouring Wandle Valley Conservation Area and neighbouring Grade II Listed White Cottage, Grade II Listed Morden Lodge and Grade II Registered Morden Hall Park. Townhouses would replace these along the western and northern edges of the site fronting Morden Road. These would be 3 storeys in height with a mixture of 3 and 4 bed homes which incorporate a distinct vertical rhythm with defined bottom, middle and top levels. This is a key ambition of the approved design code (ref 19/P2075) which states that *'3 storey townhouses and 4 storey flat blocks at key corners will provide a continuous frontage to Morden Road and bring a uniformity to the road edge that is currently lacking in this area'*. As such, this introduction of uniformity to the road edge would be acceptable
- 7.16 The proposed townhouses would introduce distinctive gable fronted pitched roofs. These would incorporate solar panels on either side of the pitch. These would protrude slightly from the roofline, however they would not appear as an incongruous addition and would be integrated within the design. The town houses that make up the street elevation juxtapose the distinct vertical emphasis of the Grade II listed White Cottage with the prominent tiled gables that make up the roofscape of the Surrey Arms. As such, the design of the roofs would preserve the character of the existing townscape as well as safeguarding views from the Wandle Valley Conservation Area (Morden Hall Park). At first floor level, oriel windows are proposed. These would project 300mm from the front face of the brickwork. The introduction of these would contribute positively to the distinctiveness of the buildings as well as creating interest on the front elevations which would be a welcome addition. The reveals of windows on the front elevation would be setback to further provide visual interest to the house. As such, officers consider the design of the proposed townhouses to be acceptable.
- 7.17 The proposal would introduce a flatted block (Block N) onto the corner of Morden Road. This would be 4 storeys in height with a mixture 1 and 2 bed flats. This would be located across the road from the Grade II Listed Morden

Hall Park and White Cottage. The 4th storey would set back from the front elevation. This would allow the top storey to appear subservient to the rest of the block as well as ensuring the front elevation does not appear overly dominant when viewed along Morden Road. The location of the building being setback from the road would further ensure there would be no visual harm to the setting of the Grade II Listed Morden Hall Park or the White Cottage. The front elevation would also introduce vertical, rhythmical recesses at 1st and 2nd floor level to incorporate balconies. These balconies would protrude between 0.3-0.6m from the elevation which would accord with the approved design code which recommends a protrusion of up to 1.5m. This would further break up the visual appearance of the front elevation and ensure the block does not appear bulky or incongruous within this suburban setting. The block would have a defined central and recessed communal entrance on the bend of Morden Road. This would help balance the building and give a symmetrical appearance that will still allow a vertical rhythm to be observed when viewed along the street. As such, officers consider the appearance of the flatted block to be acceptable.

- 7.18 Townhouses would also be located on the side of the proposed block. These would be 3 storeys in height and be of a similar appearance to the block. These would incorporate flat roofs. This would allow a logical transition between 3 and 4 storey to appear integrated with the rest of the building. As such these would have an acceptable appearance when viewed in the context of the development.
- 7.19 A “T” shaped flatted block (Block Q) would be introduced to the corner of Morden Road and Ravensbury Grove. This would be 4 storeys in height. Like block N this would incorporate a recessed 4th storey which allow the building to appear less dominant within the immediate streetscape as well as a clearly defined top, middle and bottom. Vertically proportioned windows would also allow the building to continue the rhythmical pattern into Ravensbury Grove. White brick string courses would wrap around the building at 1st and 3rd floor level. This would further define levels along the elevation. The building would incorporate two communal entrances which would also be lined with white feature bricks. This would ensure these entrances are legible and would be acceptable. As such, the appearance of the block would ensure the character of the existing townscape would be retained.

Appearance - Ravensbury Grove

- 7.20 The approved design code sets out the design principles for the blocks along Ravensbury Grove. It was established that these should be suburban blocks that frame proposed vistas through secondary streets. The proposal would introduce a flatted block (Block M). This would be 4 storeys in height and would contain 1 & 2 bedroom homes with the enlarged community centre located at ground floor. The 4th storey would be set back as previously described in blocks throughout the development in order to prevent the block appearing overly dominant. The building would use white feature bricks in order to denote communal entrances as well as defining levels on the elevations. The block would incorporate semi recessed balconies at 1st, 2nd

and 3rd floor level which would match those proposed through the development. The Northern section of the block would be clad in brick to match the rest of the development and openings would be framed in white brick with more intricate detailing. This would express the presence of the community centre as well as defining it at the heart of the development. The appearance of the block is therefore considered to be visually acceptable in the context of the existing streetscape.

- 7.21 The proposal would introduce a flatted block (Block F) to the South of Ravensbury Grove and adjacent to the junction of Hengelo Gardens. The block would be a mixture of 3 to 4 storeys in height with the 4th storey set back from the front and rear parapet rooflines. On the elevations fronting the street, semi recessed balconies would be introduced at 1st and 2nd floor level. These would match those proposed throughout the development and would visually acceptable in terms of appearance. The proposed block would include vertically aligned openings which would follow rhythmically along the front elevation. This would follow the rhythm of the street and would be acceptable. The block would follow design principles proposed in blocks throughout the development by including white feature bricks to denote communal entrances and white brick stringcourses to establish recognisable sections along the elevations. At the rear of the block, balconies are proposed at ground, 1st, 2nd and 3rd floor level which would view out over a communal garden. These would include clear glazed balustrading and would protrude slightly from the rear elevations. This visually modern appearance would be compatible architecturally with the rest of the rear façades and would be acceptable addition.

Appearance - Riverfront properties

- 7.22 New homes consisting of 2-3 storeys are proposed along the South of the site. These would contain a mixture of 3 & 4 bedroom homes. These would have a defined top middle and bottom with pitched roofs being introduced at the top with wider openings at ground floor level and white brick string courses further defining the ground floor. The townhouse would include semi recessed balconies which would protrude slightly from the front elevation. These would be located rhythmically along the street and would match those proposed throughout the development. As such, officers consider the introduction of these would be acceptable. The two homes that would be located adjacent to the secondary street would be framed with white saw toothed brick as well as introducing stepped access with railings that would match those seen on the balconies. Officers consider that they would appear harmonious with the architectural style of the development and would be acceptable.
- 7.23 A flatted block is proposed in the South West corner of the site (Block D). This would be 4 storeys in height and would include a mixture of 1 & 2 bedroom homes. Like blocks proposed throughout the site this would incorporate a recessed 4th storey which allow the building to appear less dominant within the immediate streetscape as well as a clearly defined top, middle and bottom. The proposed design of the elevations would correspond with the townhouses along Morden Road. The proposed block would incorporate semi recessed

balconies at 1st, 2nd and 3rd floor level which would match those proposed throughout the development. The location of the building being setback from the road as well as the elevations incorporating large areas of brick would further ensure no visual harm to the setting of the Grade II Listed Ravensbury Mills located across the Wandle River. Vertically proportioned windows would also allow the building to continue the rhythmical emphasis along Morden Road. White brick string courses would wrap around the building and further define levels along the elevation. The building would incorporate a communal entrances which would also be lined with white saw toothed feature bricks. This would ensure the entrance is clearly legible when viewed along Morden Road. The proposed appearance of the block would therefore preserve the character of the existing streetscape as well as not harming the setting of the adjacent Grade II Listed Building.

Appearance - Secondary streets

- 7.24 New homes would be introduced in the centre of the site. These would be a mixture of 2 & 3 bed family homes and would vary from 1 to 3 storeys in height. These would vary slightly from the rest of the development in terms of materials with a slightly lighter palette of brick proposed and a greener appearance to the roofs and dormer windows. This would result in a subtle character variation and would be a positive contribution to the character of the immediate streetscape. Homes proposed along the secondary streets would incorporate dormer windows at roof level. These have been designed to lower the eaves and overall massing of the buildings with the transition into quieter, suburban streets. These would contribute positively to the proposed suburban character of the development and would be acceptable.
- 7.25 The homes would introduce a stepped access with a raised floor level in order to mitigate against flood risk. This would include metal handrails as well as introducing lowered cills at ground floor level in order to maintain connection with the street. These would be repeated throughout the properties and would result in a uniform appearance that can followed along the street. This would result in a suburban character being maintained in the streetscape and would be acceptable
- 7.26 The Mews properties located at the centre of the development would be of an L shaped footprint. This would maintain the suburban nature of the proposal as well as facilitating the creation of on plot parking space. The Mews properties would incorporate pitched roofs which would match those proposed as well as properties in the existing townscape. Openings along the Mews would have deep reveals as wells a single flush framed window at first floor level. This would create contrast as well as interest from views along the street. As such, officers consider the design of these properties to be acceptable.

Appearance - Height parameters

- 7.27 The outline planning application (17/P1718) granted approval of all matters relating to the scale, bulk, massing and layout in relation to buildings proposed

throughout the estate. The proposed heights have not been increased as part of these proposals and remain the same as those granted under the outline permission and subsequent non-material amendment. As such, the proposed building heights raise no new issues and are acceptable for the purposes of this reserved matters application.

Standard of accommodation

- 7.28 The overall appearance of the proposed buildings, the reserved matter formally under consideration, is directly linked to the internal arrangements of the buildings. A review of the key elements that determine the quality of the accommodation and its impact both within and beyond the development is set out below.

Standard of accommodation - floorspace

- 7.29 The outline planning permission approved up to 180 new homes on the site. The reserved matters proposal comprises 179 new mixed tenure homes in total across Phases 2-4, through a mixture of 86 houses and 93 flats. Detailed floorplans have now been submitted to the Council which would allow an assessment of the standard of accommodation. The Department for Communities and Local Government sets out the nationally described space standards set out the minimum size for new dwellings. The submitted housing schedule demonstrates that the proposed 179 homes would all achieve at least the minimum internal space standards required including built in storage. This demonstrates that each unit would be appropriately sized in relation to internal amenity and would therefore comply with Policy CS14.

Standard of accommodation - Daylight and sunlight

- 7.30 Detailed elevations and internal layouts have been submitted for review in relation to daylight and sunlight. London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Sites and Policies Plan 2014 Policy DM D2 titled 'Design Considerations in all developments' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.
- 7.31 The applicant has submitted a daylight and sunlight report. This assessment has been carried out in accordance with BRE's guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice', P J Littlefair (2011). The assessment has measured Average Daylight Factor (ADF) and the No-Sky Line in the proposed living spaces (kitchens, living rooms and bedrooms). The effect of the trees to the south of the proposed Phase 2 buildings has also been included to account for the difference in obstruction. All the proposed residential units have been analysed and assessed against the BRE standards. 98% of the rooms tested throughout the site passed the BRE criteria. The rooms that did not are open plan spaces and are located in close proximity to existing trees located along the River Wandle walkway. It was also found that 100% of the rooms tested met BRE requirements in relation to

no sky view. The applicant has also submitted a Sunlight Assessment using the BRE guidance of a 25-degree line, Annual Probable Sunlight Hours and Winter Probable Sunlight Hours. This assessment was undertaken for proposed south facing living room windows as recommended by BRE. It was found that 100% of windows passed the relevant test recommended by BRE.

- 7.32 The results of the assessment demonstrate that the scheme would provide future occupiers with satisfactory levels of daylight and in this context in accordance with Policy 7.7 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011 and Policy EP R1 of the Adopted Estates Local Plan 2018. The appearance of the development, the reserved matter under consideration, is therefore suitably well designed so as to deliver a satisfactory internal environment for future occupiers.

Overlooking and privacy

- 7.33 The outline planning permission (17/P1718) granted aspects of the development relating to scale, access and layout and as such cannot be revisited under this reserved matters application. As such, overlooking must only be assessed in relation to appearance and landscaping. The reserved matters application includes floor plan layouts for the individual properties and therefore allows assessment of privacy and overlooking.
- 7.34 The proposed openings along front and rear elevations throughout the development have been logically designed to ensure direct views into neighbouring properties are obscured. Furthermore deep reveals incorporated into the design of the windows would further reduce any direct overlooking.
- 7.35 Balconies have been proposed throughout the development. These have been designed with adequate spacing to avoid any harmful views being created into proposed properties. Balconies have also been designed to be recessed and semi recessed in order to reduce this further. Furthermore, the balustrading proposed on most of the balconies has been designed to further diminish views and increase privacy. As such, the design of the proposed balconies would be acceptable.
- 7.36 The 3rd and 4th floor balconies and windows at the rear of the flatted blocks would create views along the rear of the riverfront properties and secondary streets. The proposed fences separating rear gardens would be over 2m in height. Given the height of proposed fences and the proposed separation distances, it is considered that these openings would not impact adversely on the privacy of future occupants of these properties and would not create harmful views into existing neighbouring properties.
- 7.37 Given the adequate separation distance between properties with setbacks in the layout of the buildings and terraces any, privacy and overlooking issues for assessment arise primarily from the upper floor windows of the proposed blocks and balconies towards the rear of the respective terraces and

neighbouring windows. The proposal would therefore comply with Policy DM M2 of the Sites and Policies Plan 2014.

- 7.38 The appearance of the development, the reserved matter under consideration, is therefore suitably well designed so as to deliver a satisfactory environment to ensure privacy and avoid overlooking.

Appearance of car parking

- 7.39 The outline planning permission (17/P1718) granted the principle of introducing up to 167 car parking spaces, 18 disabled parking and electric vehicle charging points across the site to London Plan Standards. The proposed appearance and locations of these off and on street would be suitably sized and logical placed throughout the site and would therefore be acceptable.

Appearance of cycle parking

- 7.40 The outline application (17/P1718) secured the principle of development in relation to cycle parking and the amount of spaces, however the location and appearance of spaces has now been confirmed by this reserved matters application.
- 7.41 Long stay cycle parking will be provided within the individual buildings with each residential house having its own individual secure covered cycle parking storage at the rear. Cycle storage for flats is provided within secure communal stores. The cycle parking in the site will be provided in accordance with current minimum cycle parking standards.
- 7.42 The Designing Out Crime Officer raised the issue of inconsistency on the location of cycle parking in the house. The submitted drawings confirmed that cycle parking in the houses is located at the rear of the properties. This is in accordance with the approved Design Code which states '*Secure cycle storage should be provided for individual dwellings in front or rear gardens*'. It was raised that containers should be designed to be LPS1175 standard with adequate CCTV coverage and motorcycle parking should incorporate ground anchors. Condition 39 (secured by design) of the outline planning permission (17/P1718) requires details of measures to minimise the risk of crime in a visually acceptable manner to be submitted and approved by the Council prior to commencement of above ground works. These details will also be assessed by the Designing Out Crime Officer. As such, the proposed cycle parking would be acceptable for the purpose of this reserved matters application.

Appearance of lighting

- 7.43 An Overarching Lighting Strategy has been submitted by the applicant. The strategy indicates that the new southern road adjacent to the River Wandle will be lit by LED street lighting that will be concealed to minimise light spill, which

is considered to be in line with the British Lighting Standards recommendations. This is only shown indicatively, and not in detail. Further details are required to be shown in the updated detailed Lighting Strategies submitted in accordance with Condition 19 of the outline planning permission. The strategy would therefore meet requirements of this reserved matters application and would be acceptable.

Appearance of refuse storage facilities

- 7.44 The outline planning application (17/P1718) secured the principle of the proposed waste strategy. Application 19/P2080 approved the detailed waste strategy for the site. The bin stores for the flatted block have been designed to have storage facilities integrated within each of the blocks. This waste storage would be for; general waste, recycling and food waste and has been designed for access by the Councils waste collection team on waste collection days. The proposed house would incorporate secure and enclosed refuse area on plot in the front gardens capable of holding: 240L wheeled bins for garden waste, black sack for residual Waste, 55L green box for mixed recycling and 23L food bin. Communal recycling would be picked up every Wednesday and communal rubbish would be picked up every Thursday. This has been reviewed by the Councils Waste Management Officer and is considered to be acceptable. The appearance of the refuse arrangements is considered acceptable for the purposes of assessing the reserved matters submission.

Appearance in relation to floor levels

- 7.45 The proposed floor levels have now been confirmed as part of this application for appearance and landscaping. The appearance of these directly relates to levels across the site and has therefore been assessed by the Council and the Environment Agency in relation to flood levels. The applicant has submitted a revised flood risk addendum as part of this application. The strategy demonstrates that the floor levels of proposed properties would mitigate against flood risk as well as ensuring flood levels are not increased offsite. As such, the floor levels of properties would be acceptable and would achieve a satisfactory appearance.

Appearance in relation to accessibility

- 7.46 In relation to access throughout the site, entrances would be illuminated and covered and have level access over the threshold. Entry systems such as video entry systems or similar would be located for use by all visitors and residents. All common stairs will have dimensions that suit ambulant disabled people and tonal contrast to aid people with impaired sight. Public spaces, shared surfaces and communal spaces would be level with the proposed site levels. Ramped access, where necessary would be of an acceptable appearance and meet accessibility objectives throughout the site.

Landscaping

Hard and soft landscaping

- 7.47 The Sites and Policies Plan 2014 Policy DM 01, requires development to protect open spaces to ensure development does not have a negative impact on the local environment. Policy DM D1 seeks to ensure high quality design of buildings and places are delivered in the Borough, this policy aims at ensuring new development proposals impact positively on the character and quality of the public realm. Policy DM D2 indicates the importance of also delivering high quality design and protection of amenity within the Borough.
- 7.48 The landscaping element of the reserved matters submission provides a detailed layout and schedules of trees, shrubs, and grassed areas for the development.
- 7.49 The proposals would include green buffers along Ravensbury Grove fronting the flatted blocks as well as the proposed community centre. A rose garden would be introduced adjacent to the existing Ravensbury Court as part of the landscaping improvements which would enhance the estates suburban setting. This has been developed in consultation with existing residents who expressed an interest in re-instating a rose garden within the greenspace on Ravensbury Grove. Existing green buffers along Hengelo Gardens as well as the section of grass to the South East corner of the site would be retained as part of the proposals. Areas of soft landscaping are also proposed to the North West corner and around Western parts of the site adjacent to Morden Road. These would provide an important buffer between the Morden Road and the entrances the proposed properties. These would enhance the appearance of the site and would complement the proposed buildings across the estate.
- 7.50 Doorstep play areas including a proposed swale are proposed adjacent to the frontage of properties along the secondary street in the centre of the development. These would provide further buffers between the street and the frontages of properties along this road. These would enhance the suburban setting and would be acceptable.
- 7.51 All the houses and mews would have the provision of an access to private amenity space. These spaces would be located at the rear of the proposed properties. The flatted blocks would have access to semi-private amenity space at the rear of the blocks. These are considered to be of an adequate size and would provide high quality amenity space for future occupants.
- 7.52 The proposed hard landscaping would incorporate a variety of paving designs throughout the estate. Dutch paving would be incorporated around the Rose Garden. This would differentiate from other hard landscaping materials proposed throughout the estate and would distinguish the garden in an aesthetically pleasing manner. Grey ASP paving would be used to create footways as well as block paving to create permeable parking bays and paved streets. 150mm wide granite kerbs would also be integrate between roads and walkways. These would preserve the appearance of the existing streetscape

and a condition is recommended in order provide external surfacing samples to the Council prior to commencement of above ground works.

Trees

- 7.53 Policy DM.O2 of the Sites and Policies Plan (2014) requires development to incorporate to protect trees, hedges and other landscape features of amenity value to secure suitable replacement in instances where their loss is justified. Furthermore proposals for new and replacement trees, hedges and landscape features should consist of appropriate species. The outline permission (17/P1718) secured the principle of the development, however the location, amount, size and species of proposed trees has been confirmed in this reserved matters application.
- 7.54 The proposal would remove 52 trees in order to facilitate the development and 120 new trees would be introduced throughout the site. The categorisation of trees in terms of quality and amenity value was assessed in line with British Standards BS583713. The trees to be removed range from Category U (poor value) to Category B (moderate value). No trees considered to be Category A (high value) are to be removed. 13 trees would be retained with 2 being categorised as A1, 8 being B1 and 3 being C3. Where trees would be removed in order to facilitate the development, new trees of similar size and quality would replace them. Officers have reviewed this approach and considers it to be acceptable. Given the above and the fact that the amount of trees would significantly increase as a result of the development, the proposal would enhance landscaping throughout the site.
- 7.55 A line of mature trees (horse chestnut, palm and whitebeam) categorised at category B1 are located within the frontages of existing properties along the North of the site along Morden Road. These are acknowledged to be of amenity value. Due to layout constraints and difficulties accessing the proposed driveways along Morden Road, it has not been possible to retain these as part of the proposal. Through pre application discussions with the Council's Arboricultural Officer, it was recommended that these should be replaced with semi mature, high quality Ginkgo Biloba Trees. This species of tree is considered to be of high amenity value. Given these trees along Morden Road would be replaced with suitably sized, high quality specimens, the proposed removal and replacement of these existing trees would be acceptable.

Play Space

- 7.56 The submitted design & access statement indicates that 3 new areas of publically accessible doorstep play space will be provided on site as well as 2 play areas located in communal courtyards. This would create at least 509sqm of play space which is considered suitable in principle. Condition 46 of the outline permission (17/P1718) requires the applicant to submit a comprehensive play strategy to the Council for approval which would show specific details and features of dedicated play space which

would meet minimum requirements. As such, the identified areas would be acceptable.

8. CONCLUSIONS

- 8.1 The proposals relating to appearance and landscaping matters are considered by officers to be acceptable. The proposed design and materials of homes throughout the estate are well considered and relate well to the surrounding local context. The locations of openings/windows along elevations would ensure good living conditions for future occupants and occupants of neighbouring properties. The location and appearance of parking, refuse and lighting are appropriate in this suburban setting with the submission of further details secured by conditions from the outline planning permission (17/P1718). The proposed floor levels of properties would mitigate against flood risk on and off site. Furthermore, approved conditions 11, 12, 13 and 14 attached to the outline permission are also in place to mitigate flood risk.
- 8.2 The proposed landscaping proposals would result in a net uplift of 68 trees throughout the site with removed trees being replaced with appropriately sized versions. The introduction of a swale, doorstep play, community rose garden and amenity grass would be appropriate in this context and would ensure on street parking does not dominate the streetscape. The proposed play space is considered acceptable in principle and Condition 46 of the outline permission would require the applicant to submit a comprehensive play strategy. As such, the landscaping proposals would be acceptable.

RECOMMENDATION

Grant approval of reserved matters subject to the following conditions:

Conditions

1. Prior to commencement of above ground works of each relevant phase (other than Enabling Works) details of particulars and samples of the materials to be used on all external faces of the relevant phase of development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings) shall be submitted to and approved in writing by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

2. Prior to commencement of above ground works of each relevant phase (other than Enabling Works) details and samples of hard landscaping (including any

parking, service areas, roads and footpaths) shall be submitted to and approved by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

Informatives

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If the applicant is planning significant works near Thames Water mains (within 3m) the applicant needs to check that the development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provides in any other way. The applicant is advised to read Thames Water's guide regarding working near or diverting their pipes.

Any works in under or over or within 8m of the River Wandle requires prior written permission from the Environment agency under the terms of the Environmental Permitting Regulations. For further information see:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Appendix A - Drawing Numbers

CAG-REM-200_HTA-A_XX_RP_0001 – Site Location Plan
CAG-REM-200_HTA-A_XX_RP_0032 - Accessibility Strategy,
CAG-REM-200_HTA-A_00_DR_0101 - Proposed Masterplan,
CAG-REM-200_HTA-A_00_DR_0103- Proposed Masterplan GF,
CAG-REM-200_HTA-A_00_DR_0111 - Proposed Unit Type Plan Proposed
Unit Type CAG-REM-200_HTA-A_00_DR_0112 - Proposed Tenure Plan
CAG-REM-200_HTA-A_00_DR_0113 - Proposed Levels Plan,
CAG-REM-200_HTA-A_00_DR_0114 - Proposed Open Spaces Plan,
CAG-REM-200_HTA-A_00_DR_0115 - Proposed Site Elevations,
CAG-REM-200_HTA-A_00_DR_0150 - Proposed Site Elevations,
CAG-REM-200_HTA-A_2D_DR_0200 - Plan Sheet 1 Block D,
CAG-REM-200_HTA-A_2F_DR_0210 - Plan Sheet 1 Block F,
CAG-REM-200_HTA-A_3M_DR_0220 - Plan Sheet 1 Block M,
CAG-REM-200_HTA-A_4N_DR_0230 - Plan Sheet 1 Block N,
CAG-REM-200_HTA-A_4Q_DR_0240 - Plan Sheet 1 Block Q,

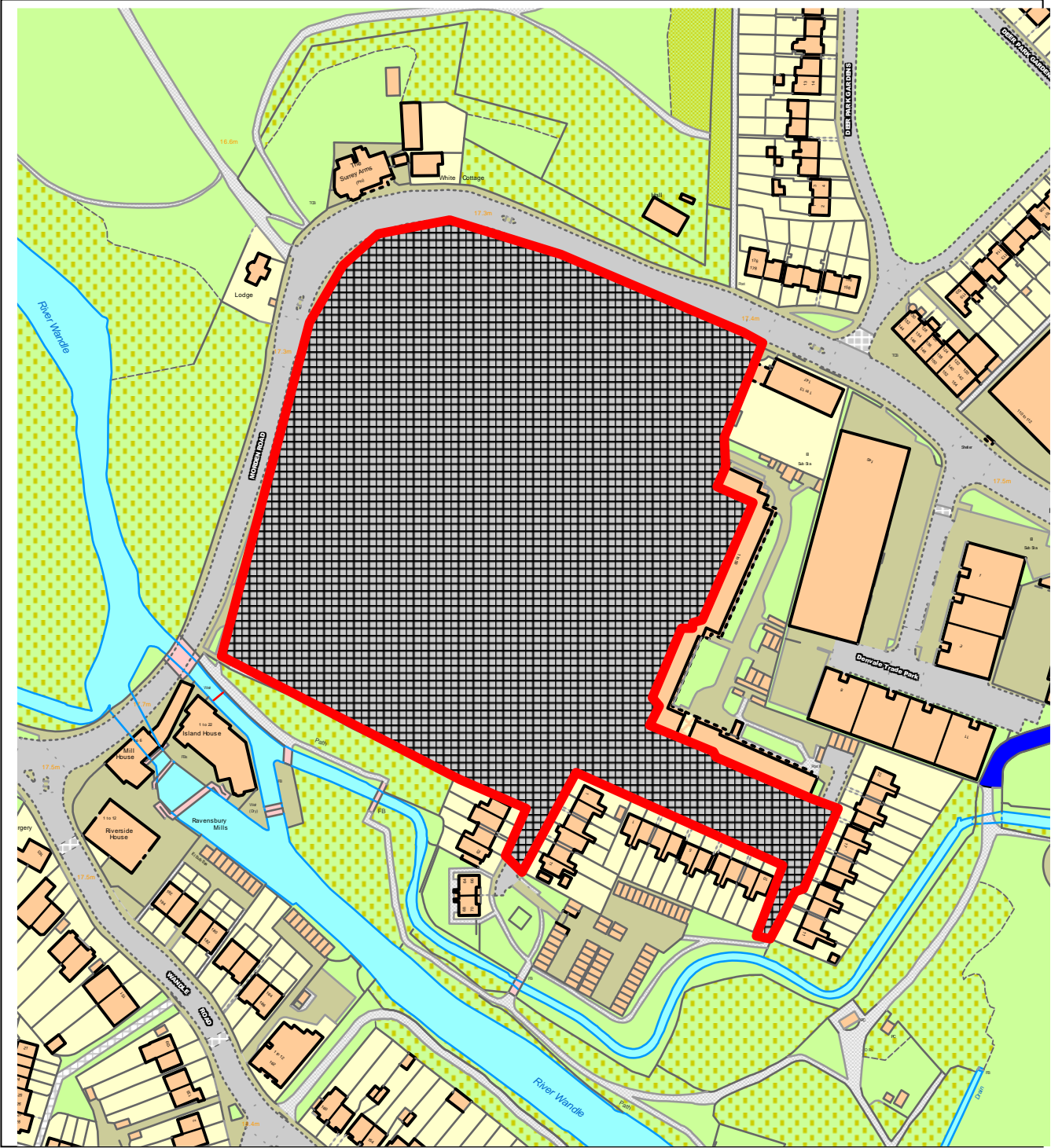
CAG-REM-200_HTA-A_2C_DR_0250 - Phase 2 Block C Elevations
 CAG-REM-200_HTA-A_2D_DR_0252 - Phase 2 Block D Elevations,
 CAG-REM-200_HTA A_2E_DR_0254 - Phase 2 Block E Elevations,
 CAG-REM-200_HTA-A_2F_DR_0256 - Phase 2 Block F Elevations,
 CAG-REM-200_HTA-A_2G_DR_0258 - Phase 2 Block G Elevations,
 CAG-REM-200_HTA-A_3H_DR_0260 - Phase 3 Block H Elevations,
 CAG-REM-200_HTA-A_3I_DR_0262 - Phase 3 Block I Elevations,
 CAG-REM-200_HTA-A_3J_DR_0264 - Phase 3 Block J Elevations,
 CAG-REM-200_HTA-A_3KL_DR_0266 - Phase 3 Block KL Elevations
 CAG-REM-200_HTA-A_3M_DR_0270 - Phase 3 Block M Elevations,
 CAG-REM-200_HTA-A_4N_DR_0272 - Phase 4 Block N Elevations,
 CAG-REM-200_HTA-A_4O_DR_0274 - Phase 4 Block O Elevations,
 CAG-REM-200_HTA-A_4P_DR_0276 - Phase 4 Block P Elevations,
 CAG-REM-200_HTA-A_4Q_DR_0278 - Phase 4 Block Q Elevations,
 CAG-REM-200_HTA-A_4R_DR_0280 - Phase 4 Block R Elevations,
 CAG-REM-200_HTA-A_00_DR_0300 - House – Type 4 (2B4P Mews) & Type 5 (3B5P Courtyard)
 CAG-REM-200_HTA-A_00_DR_0301 - House – Type 7 (4B7P Riverfront) & Type 8 (3B5P Riverfront)
 CAG-REM-200_HTA-A_00 DR 0302 – House – Type 2 (3B5P Gable Townhouse)
 CAG-REM-200 HTA-A 00 DR 0303 - House – Type 3 (3B5P Dormer Townhouse)
 CAG-REM-200 HTA-A 00 DR 0304 - House – Type 3(P) (3B5P Dormer Townhouse)
 CAG-REM-200 HTA-A 00 DR 0305 - House – Type 1 (4B7P Townhouse)
 CAG-REM-200 HTA-A 00 DR 0306 - House – Type 1(P) (4B7P Townhouse)
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 CAG-REM-200_HTA-A_00_DR_0326 - Flat - 1B2P Type F
 CAG-REM-200_HTA-A_00_DR_0327 - Flat - 1B2P Type G
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 CAG-REM-200_HTA-A_00_DR_0329 - Flat - 1B2P Type I
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CAG-REM-200_HTA-A_00_DR_0362 - Flat - 2B4P WCH Type B
CAG-REM-200_HTA-A_00_DR_0600 - Flat Block Part Sections / Elevations
Sheet 1, CAG-REM-200_HTA-A_00_DR_0601 - Flat Block Part Sections /
Elevations Sheet 2, CAG-REM-200_HTA-A_00_DR_0602 - Flat Block Part
Sections / Elevations Sheet 3, CAG-REM-200_HTA-A_00_DR_0603 Flat Block
Part Sections / Elevations Sheet 4, CAG-REM-200_HTA-A_00_DR_0610 -
House Type Part Sections / Elevations Sheet 1,
CAG-REM-200_HTA-A_00_DR_0611 - House Type Part Sections / Elevations
Sheet 2,
CAG-REM-200_HTA-L_00_DR_0900 - Illustrative Landscape Masterplan,
CAG-REM-200_HTA-L_00_DR_0901 - Landscape General Arrangement Plan,
CAG-REM-200_HTA-L_00_DR_0902 - Landscape Planting Plan,

[Click Here](#) for full plans and documents related to this application

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PLANNING APPLICATIONS COMMITTEE 14 NOVEMBER 2019

APPLICATION NO.

19/P2936

DATE VALID

7th August 2019

Address/Site:

129 Worple Road Wimbledon SW20 8RQ

Ward:

Raynes Park

Proposal:

DEMOLITION AND REPLACEMENT OF SEMI-DETACHED BUILDING TO FORM 3 x SELF-CONTAINED FLATS

Drawing No.'s:

727/003 P4, 727/005 P4, 727/007 P4, 727/009 P4,
727/011 P5, 727/015 P4, 727/017 P4, 727/019 P4,
727/021 P4, 727/023 P4, 727/025 P4, 727/026 P1,
727/027 P1

Contact Officer:

Kirti Chovisia (020 8274 5165)

RECOMMENDATION

Grant planning permission subject to conditions and S106 Agreement.

CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 16
- External consultations: No
- Controlled Parking Zone: Yes
- Conservation Area: No

1. Introduction

The application has been brought before the Planning Applications Committee due to the number and nature of objections received.

2. SITE AND SURROUNDINGS

2.1 The application site is a two-storey semi-detached dwelling house located on Worple Road. Buildings in the immediate vicinity are predominantly pair of semi-detached houses.

2.2 The site is not located in a Conservation area nor is it a Listed building. The site has 1 onsite vehicle parking space.

3. PROPOSAL

3.1 The application seeks permission for the demolition and replacement of the semi-detached dwelling to provide 3 self-contained flats with the construction of a new semi-detached building built in same style/design as existing, but with some large additions at the rear.

3.2 The housing mix proposed would be as follows:

	Type	GIA	External amenity
Flat 1 (ground floor)	3B 6P	112	186
Flat 2 (first floor)	2B 4P	86	10
Flat 3 (second floor)	2B 3P	61	6

3.3 Amendments: the scheme has been amended following concerns from officers regarding the impact on the neighbouring properties and visual amenity of the area, whereby the proposed extensions have been significantly reduced in size and depth at the rear.

4. PLANNING HISTORY

4.1 No relevant planning history.

5. CONSULTATION

5.1 Consultation was undertaken by way of post sent to neighbouring properties. Six representation was received raising objection on the following grounds:

- Overdevelopment;
- Length of the ground floor extension, overshadowing/ loss of light.
- Design, height and footprint of the new proposal;
- First and Second floor rear elevation and terrace causing overlooking concerns to neighboring properties;
- Proposed material;
- Increase in traffic and noise in the residential area;
- Impact of demolition and construction on neighbouring properties;
- Design and impact on the neighbouring properties with respect to loss of light and intrusion on privacy.

5.2 Wimbledon Society Comments:

The Wimbledon Society offers the following comments on this application:

- The proposed extension will result in the loss of 40% of the rear garden area.
- There is a mature Ash in the rear garden which should be retained or, in case of its removal, a planning condition should be imposed that an appropriate number of lost tree years be replaced by the applicant.

- Presumably this building would have a design life of 30 years plus, so an energy statement relating to the new building being carbon neutral by 2050 should be included.
- Although it is understood from the application that Nos 127 and 129 currently have the same owner, nevertheless the proposed 1st and 2nd floor terracing will allow overlooking of the rear gardens of numbers 127 and 131. The glazing proposed should comply with Council policy on overlooking and would be more effective if specified as being obscured

The Wimbledon Society objects to this proposal on the grounds of over-development and considers that the application should not be permitted in its current format and encourages the applicant to re-submit the application.

5.3 Transport Planner

5.3.1 Controlled Parking Zone

- The local area forms part of Controlled Parking Zone W1. Restrictions are enforced from Monday to Saturday between 8:30 am and 6.30 pm.
- The site fronts Worple Road where no stopping restrictions are enforced between 7am-7pm and no loading Mon - Sat between 7-10am and 4-7 pm.
- The site is located in an area with a PTAL of 4 which is very good being well located to all the services and facilities afforded by the district centre.

5.3.2 Car Parking

- The proposal provides one car parking space.
- Permit free option would be acceptable subject to the applicant enters into a Unilateral Undertaking which would restrict future occupiers of the units from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.

5.3.3 Cycle Parking

Cycle parking should be installed on site in accordance with London Plan standards on cycle parking for new residential developments

The London Plan and London Housing SPG Standard 20 (Policy 6.9) states all developments should provide dedicated storage space for cycles at the following level:

- 1 per studio and one bed dwellings;
- 2 per all other dwellings

The proposal provides 7 cycle parking spaces which satisfies the London Plan standards.

5.3.4 Refuse:

Waste collection points should be located within 30 metres of residential units and within 20 metres of collection vehicles.

5.3.5 Recommendation:

The proposal is unlikely to have a significant impact on the surrounding highway network.

Raise no objection to subject to following conditions:

- Car Parking Maintained
- Condition requiring cycle parking.
- Refuse storage facilities.
- No occupant whilst residing using and /or occupying the development shall be eligible to purchase or procure the purchase of a parking permit for a residential Parking Bay within the CPZ to be secured by via S106 legal agreement.
- Construction Logistic Plan

Demolition/Construction Logistic Plan (including a Construction Management plan in accordance with TfL guidance) should be submitted to LPA for approval before commencement of work.

6. RELEVANT POLICIES

6.1 National Planning Policy Framework (2019)

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

6.2 London Plan (2016)

Relevant policies include:

3.3 Increasing housing supply

3.4 Optimising housing potential

3.5 Quality and design of housing developments

3.8 Housing choice

5.1 Climate change mitigation

5.2 Minimising carbon dioxide emissions

5.3 Sustainable design and construction

5.17 Waste Capacity

6.9 Cycling

6.13 Parking

7.2 An inclusive design

7.3 Designing out crime

7.4 Local character

7.5 Public realm

7.6 Architecture

8.2 Planning Obligations

8.3 Community infrastructure levy

6.3 Merton Local Development Framework Core Strategy (2011)

Relevant policies include:

CS 8 Housing choice

CS 9 Housing provision

CS 11 Infrastructure
CS 14 Design
CS 15 Climate change
CS 17 Waste management
CS 18 Transport
CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan (2014)

Relevant policies include:

DM D1 Urban Design
DM D2 Design considerations
DM D3 Alterations and extensions to existing buildings
DM EP 2 Reducing and mitigating noise
DM H2 Housing Mix
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards

6.5 Supplementary planning considerations

London Plan Housing SPG – 2016
DCLG Technical Housing Standards - nationally described space standards 2015

7. PLANNING CONSIDERATIONS

7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle storage
- Refuse
- Sustainability
- Developer contributions

7.2 Principle of development

7.2.1 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 states that boroughs should seek to enable additional development capacity, which includes intensification, developing at higher densities. Policy CS 14 also states that schemes involving dwelling conversions that result in the loss of an existing family sized unit must incorporate the re-provision of at least one family sized unit – a family sized unit is one which has at least 3 bedrooms.

7.2.2 The development seeks to provide 2 additional residential units by increasing the density on site, the principle of doing so is considered acceptable and in

line with policies to increase provision of additional homes and seeking opportunities through intensification of the site. The submitted scheme would also retain a family sized unit (ground floor 3-bed unit) thereby complying with Policy CS 14 of Merton's Sites and Policies Plan.

- 7.2.3 Whilst the principle of the development is considered acceptable, the scheme is also subject to the following criteria being equally fulfilled and compliant with the policies referred to above.

7.3 Character and Appearance

- 7.3.1 Policy DM D2 and DM D3 specify requirement for well-designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. Development should relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Local Development Framework Policy CS14 supports this SPP Policy. SPP policy DM D3 further seeks for roof extensions to use compatible materials, to be of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches unless they are a specific feature of the area.

Three-storey rear extension

- 7.3.2 The design of the extension has been improved and the depth of the extension has been significantly reduced from the scheme originally put forward. The amended scheme is considered to be acceptable in design and visual impact terms.
- 7.3.3 The proposal would extend approx. 4.6m beyond the existing rear elevation at ground floor level and is further setback at first and second floor level along set in from either side of the neighbouring property. Although the rear extension would result in a more prominent gable end feature than the adjoining property, officers are satisfied it would not result in a visually harmful appearance. The overall roof design and massing would match the adjoining property.
- 7.3.4 Along the rear streetscene, there are a number of neighbouring properties which are two storey with accommodation in the roof; hence, the three-storey rear extension is considered to be a visually acceptable addition.

Roof terraces

- 7.3.5 The terraces at the rear would not be visible from the front streetscene. They would be sited on the flat roof part of the rear extension and upon the outrigger and bounded by a 1.1m Glazed Guard, and screening to a height of 1.7m on either side to prevent views. The first and second floor roof terrace would be 'set in' to the roof slope of the outrigger. This is preferable in terms of appearance as it would retain the shape of the original roofslope and ensures

that a reduced area of the terrace is visible. The terraces are considered to be visually acceptable.

Rear roof extension

7.3.6 The roof extension would involve the enlargement of the existing dormer and creation of a small terrace of around 6sqm. The roof extensions is considered acceptable in appearance for the semi-detached pair and in this instance would not be considered contrary to the character of the area.

7.3.7 The scale, form, design and positioning of the proposed extension works would not have an undue detrimental effect on the appearance of the area and the applicant building. Therefore, the proposal does comply with the principles of policies DMD2 and DMD3 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and 7.4 and 7.6 of the London Plan 2016.

7.4 Neighbouring Amenity

7.4.1 Policies 7.4 and 7.6 of the London Plan require high quality design that allows people to feel comfortable with their surroundings and does not cause unacceptable harm to the amenity of surrounding land and buildings. Policies DM D2 and DM D3 of Merton's Sites & Policies Plan also states that proposals should not have a negative impact on neighbour amenity in terms of loss of light, visibility and noise, and the living conditions of existing and future occupiers should not be unduly diminished.

127 Worple Road

7.4.2 The rear addition would project up to 3.5m beyond the number 127's rear elevation on the boundary and, the first and second floor levels would be staggered in appearance with setbacks either side. Although part of the set back is required for the kitchen extract forcing the design of a stepped elevation, this helps in reducing the appearance of the bulk and mass of the proposal.

7.4.3 The design was also amended to reduce the depth and bulk of rear extension, as well as helping to reduce the impact toward neighbouring amenity. It is been noted that the adjoining property number 127 has raised no objection to the current proposal.

131 Worple Road

7.4.4 The adjoining neighbour number 131 has an existing small rear extension. Whilst the single storey element would display a significant depth of 7.8m in total, however, a number of setbacks have been proposed in the design at the first and second floor levels to aid in reducing impact on light and outlook toward the rear windows of the neighbour, serving the living/kitchen area. Therefore, the extension would not cause a harmful impact in terms of light and outlook toward number 131. Additionally, a separation distance of around 2.1m would be retained between the extension and the adjacent property.

7.4.5 The neighbour has raised concerns regarding the first floor extension's impact toward the light into their rear garden, however the first floor storey would not

extend beyond number 131's ground floor so would not cause a harmful impact on the light into the rear amenity space or be overbearing.

7.4.6 The terraces and depth of extension at the first and second level have been reduced from the initial proposed design, with the consideration of further screening of 1.7m high to ensure direct views are reduced.

7.4.7 The proposed rear extensions are considered of a reasonable size and scale which would not result in an unduly dominant form, and whilst it is noted that there would be some increased shading toward the ground floor window of the adjoining neighbour, it would not be considered so great in this instance as to warrant refusal.

1 and 1d Dunmore Road

7.4.8 The distance between number 1 and 1d Dunmore Road and the rear of the applicant properties would be approximately 20m to rear garden spaces. This is considered a reasonable separation so would not cause harm in terms of neighbouring amenity impact.

7.4.9 Given the above, the proposed extensions are not considered unduly toward neighbouring amenity and material harm has not been identified.

7.5 Standard of accommodation

7.5.1 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat No.	No. of beds	No. of persons	No. of storey's	Required GIA	Proposed GIA	Compliant
1	3	6	1	95	112	Yes
2	2	4	1	70	86	Yes
3	2	3	1	61	61	Yes

7.5.2 As demonstrated by the table above, all the units would adhere to the minimum space standards as set out by the London Plan and DCLG's Technical Housing standards.

7.5.3 The proposal would involve the conversion of a family sized unit; however, the scheme would involve the re-introduction of a 3-bedroom unit, which would comply with Policy CS 14.

7.6 External

7.6.1 In accordance with the London Housing SPG and Policy DMD2 of the Council's Sites and Policies Plan, it states that there should be 5sqm of external space provided for private outdoor space for 1-2 person dwellings and an extra 1sqm provided for each additional occupant.

7.6.2 The ground floor unit would have access to a rear garden of 186sqm.

7.6.3 The upper level unit's- first floor has 10sqm and second floor has 6sqm.

7.6.4 The above is considered acceptable and would comfortably exceed the minimum requirements for external amenity.

7.7 Transport and parking

7.7.1 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

7.7.2 The local area forms part of Controlled Parking Zone W1. Restrictions are enforced from Monday to Saturday between 8:30 am and 6.30 pm.

7.7.3 The site fronts Worple Road where no stopping restrictions are enforced between 7am-7pm and no loading Mon - Sat between 7-10am and 4-7 pm.

7.7.4 The site is located in an area with a PTAL of 4 which is very good being well located to all the services and facilities afforded by the District Centre.

7.7.5 The proposal would retain one off-street car parking space to the front of the property.

7.7.6 The Council's Transport Planner has recommended that a permit free option would be acceptable subject to the applicant enters into a Unilateral Undertaking which would restrict future occupiers of the units from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement should planning permission be granted. The restriction would be for the two 2-bed units only, given the existing site contains a family sized dwelling.

7.8 Cycle storage

7.8.1 The plans also indicate a suitable area for cycle storage in the rear garden, secure and enclosed in order to comply with with London Plan Policy 6.9 and Core Strategy Policy CS18. This will be secured via condition.

7.8.2 The Council transport Planner has confirmed that that raise no objection to the proposal subject to the provision of cycle parking in accordance with London Plan standards of which has been shown on the plans.

7.9 Refuse

7.9.1 Refuse storage has been proposed at the front of the property; this is considered an appropriate location and would not detract from the character of the streetscene. As such, the refuse provision is considered to be in accordance with Policy 5.17 of the London Plan and Policy CS 17 of the Core Strategy. This will be secured via condition.

7.10 Sustainability

7.10.1 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016).

7.10.2 As a minor development proposal, the development should outline how it will achieve a 19% improvement on Buildings Regulations 2013 Part L and submit SAP output documentation to demonstrate this improvement. The development would also need to achieve internal water usage rates not in excess of 105 liters per person per day. The application has outlined that high level of thermal efficiency will be achieved and permeable paving proposed.

7.10.3 It is therefore recommended to include a condition, which will require evidence to be submitted that a policy compliant scheme has been delivered prior to first occupation. Further, the proposed includes the provision of an electric vehicle charging point at the front.

8. CONCLUSION

8.1 It is considered that the proposed redevelopment of the property and subsequent conversion to 3 flats are of a suitable layout, height, scale and design, which would not harm the amenities of neighbouring residents or the character and appearance of the area. The development would provide good quality living accommodation for future occupants. The proposal would not have a detrimental impact on highway safety or parking pressure. The proposal would result in an additional residential units and increased density in line with planning policy whilst maintaining a family sized unit. The proposal would accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations, which would warrant a refusal of the application.

8.2 The application is therefore recommended for approval subject to S106 Agreement and appropriate conditions.

9. Recommendation

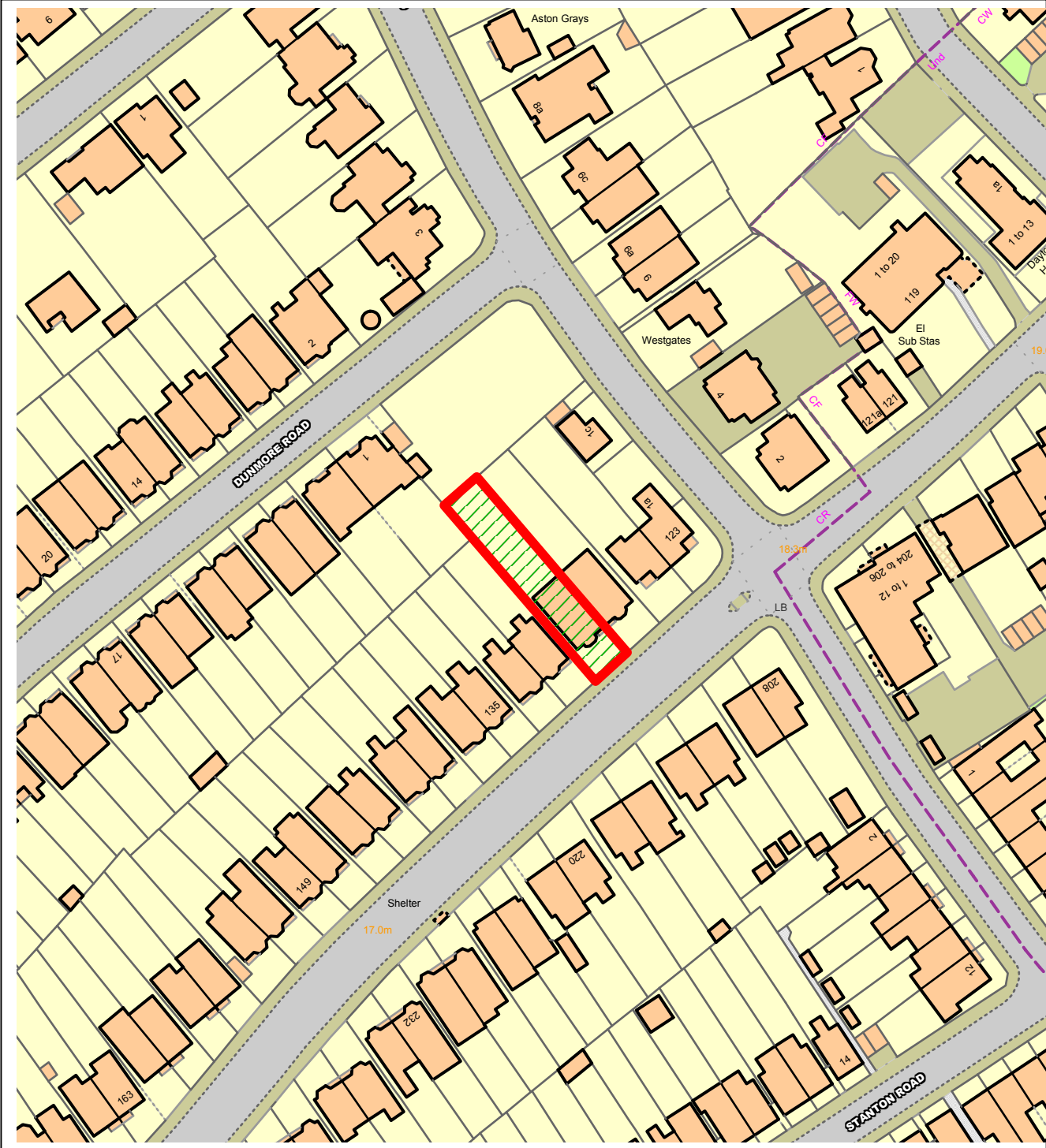
Grant planning permission subject to S106 Agreement (car parking permit free) and to the following conditions:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B1 External Materials to be as proposed
4. C02 No Permitted Windows
5. C07 Refuse & Recycling (Implementation)
6. Cycle parking (Implementation)
7. Hours/days of construction
8. Sustainable design and construction
9. Demolition and Construction Method Statement
10. Details of screening to 1st and 2nd floor roof terrace
11. Landscaping scheme
12. No permitted further extensions
13. Obscure glazing side windows at 1st floor level and above
14. No use of flat roof
15. Details of boundary treatment
16. Note to Applicant – approved schemes

[Click Here](#) for full plans and documents related to this application

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Planning Applications Committee

14th November 2019

Subject: Planning Appeal Decisions

Lead officer: Head of Sustainable Communities

Lead member: Chair, Planning Applications Committee

Recommendation: That Members note the contents of the report.

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

For Members' information recent decisions made by Inspectors appointed by the Secretary of State for Communities and Local Government in respect of recent Town Planning Appeals are set out below.

- 1.1 The relevant Inspectors decision letters are not attached to this report but can be viewed by following each individual link. Other agenda papers for this meeting can be viewed on the Committee Page of the Council Website via the following link:

[LINK TO COMMITTEE PAGE](#)

DETAILS

Application Numbers: **18/P2799**
Site: 43 The Drive, Morden SM4 6DH
Development: Lawful development certificate for the erection of a hip to gable and rear roof extension
Recommendation: Refuse (Delegated Decision)
Appeal Decision: **ALLOWED**
Cost Decision: **REFUSED**
Date of Appeal Decision: 28th October 2019

[Link to Appeal Decision Notice](#)

[Link to COSTS Decision](#)

Application Numbers: **19/P1158**
Site: 40 Palestine Grove, Colliers Wood SW19 2QN
Development: Erection of two-storey side extension
Recommendation: Refuse (Delegated Decision)
Appeal Decision: **ALLOWED**
Costs Decision: **ALLOWED**
Date of Appeal Decision: 8th October 2019

[Link to Appeal Decision Notice](#)

[Link to COSTS Decision](#)

Application Numbers: **19/P1091**
Site: 31 Effra Road, Wimbledon SW19 8PW
Development: Erection of a single storey rear extension
Recommendation: Refuse (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 4th November 2019

[Link to Appeal Decision Notice](#)

Application Numbers: **19/P1638**
Site: 216B Haydons Road, South Wimbledon SW19 8TR
Development: Erection of rear roof extension and roof terrace
Recommendation: Refuse (Delegated Decision)
Appeal Decision: **DISMISSED**
Date of Appeal Decision: 28th October 2019

[Link to Appeal Decision Notice](#)

Alternative options

3.1 The appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for re-determination. It does not follow necessarily that the original appeal decision will be reversed when it is redetermined.

3.2 The Council may wish to consider taking legal advice before embarking on a challenge. The following applies: Under the provision of Section 288 of the Town & Country Planning Act 1990, or Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person or an establishment who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the following grounds: -

1. That the decision is not within the powers of the Act; or
2. That any of the relevant requirements have not been complied with; (relevant requirements means any requirements of the 1990 Act or of the Tribunal's Land Enquiries Act 1992, or of any Order, Regulation or Rule made under those Acts).

4 CONSULTATION UNDERTAKEN OR PROPOSED

4.1. None required for the purposes of this report.

5 TIMETABLE - N/A

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. There are financial implications for the Council in respect of appeal decisions where costs are awarded against the Council.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. An Inspector's decision may be challenged in the High Court, within 6 weeks of the date of the decision letter (see above).

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS - None for the purposes of this report.

- 8.1. **CRIME AND DISORDER IMPLICATIONS** - None for the purposes of this report.

9 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 9.1. See 6.1 above.

10 BACKGROUND PAPERS

- 10.1. The papers used to compile this report are the Council's Development Control service's Town Planning files relating to the sites referred to above and the agendas and minutes of the Planning Applications Committee where relevant.

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Planning Applications Committee
14 NOVEMBER 2019

Subject: PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES

Wards:All

Lead officer: HEAD OF SUSTAINABLE COMMUNITIES

**Lead member: CABINET MEMBER FOR REGENERATION, HOUSING AND
 TRANSPORT COUNCILLOR MARTIN WHELTON and
 COUNCILLOR LINDA KIRBY, CHAIR, PLANNING APPLICATIONS
 COMMITTEE**

Contact Officer Ray Littlefield: 0208 545 3911
 Ray.Littlefield@merton.gov.uk

Recommendation That Members note the contents of the report.

1. Purpose of report and executive summary

This report details a summary of casework being dealt with by the Planning Enforcement Team and contains figures of the number of different types of cases being progressed, with brief summaries of all new enforcement notices and the progress of all enforcement appeals.

Current Enforcement Cases:	1006	¹ (994)	New Appeals:	(1)	(1)
New Complaints	39	(52)	Instructions to Legal	0	(0)
Cases Closed	27		Existing Appeals	2	(3)
No Breach:	21		<hr/>		
Breach Ceased:	6		TREE ISSUES		
NFA ² (see below):	0		Tree Applications Received	55	(34)
Total	27	(31)	% Determined within time limits:	96%	
New Enforcement Notices Issued			High Hedges Complaint	0	(0)
Breach of Condition Notice:	0		New Tree Preservation Orders (TPO)	0	(1)
New Enforcement Notice issued	0	(1)	Tree Replacement Notice	0	
S.215: ³	0		Tree/High Hedge Appeal	0	(0)
Others (PCN, TSN)	0	(1)			
Total	0	(0)			
Prosecutions: (instructed)	2	(0)			

Note (**figures are for the period from 5th October 2019 to 1st November 2019**). The figure for current enforcement cases was taken directly from M3 crystal report.

¹ Totals in brackets are previous month's figures

² confirmed breach but not expedient to take further action.

³ S215 Notice: Land Adversely Affecting Amenity of Neighbourhood.

2.0 New Enforcement Actions

155 Canterbury Road, Morden, SM4 6QG. This is concerning an outbuilding in the rear garden that has had a retrospective planning application refused. An enforcement notice memo has been drawn up and sent to Legal Services for the enforcement notice to be served requiring the demolition of the unauthorised rear out building.

208 Bishopsford Road, Morden, SM4 6DA. This is concerning the erection of a single storey rear extension onto an existing extension on the ground floor. A Planning Enforcement Notice has been issued requiring the demolition of the Extension. The Notice was issued on 4th October 2019, the Notice will come into effect on 10th November 2019 with a compliance period of 3 months, unless an appeal is made before 19th November 2019.

47 Edgehill Road CR4 2HY. This is concerning a rear extension not being built to the dimensions provided on the prior approval application. A Planning Enforcement Notice was subsequently issued requiring the demolition of the single storey rear extension. The Notice takes effect on 16th September 2019. The Notice has a compliance period of 3 calendar months, unless an appeal is made to the Planning Inspectorate before the Notice comes into effect. An Appeal has been electronically submitted, but not yet started.

76 Shaldon Drive, Morden, SM4 4BH. An enforcement notice was served on 14th August 2019 relating to an outbuilding being used as a self-contained unit. The notice requires the removal of all kitchen facilities, fixtures, fittings, cooker, worktops, kitchen units. The notice takes effect on 16th September 2019, with a compliance period of 1 month. An Appeal has been electronically submitted, but not yet started.

The former laundry site, 1 Caxton Road, Wimbledon SW19 8SJ. Planning Permission was granted for 9 flats, with 609square metres of (Class B1) office units. 22 flats have been created. A Planning Enforcement Notice was issued on 11th October 2018 requiring either the demolition of the development or building to the approved scheme. The Notice took effect on 18th November 2018 with a compliance period of 12 calendar months. An appeal was made but subsequently withdrawn the following day. The owner decided to comply with the approved permission and is in the process of returning some the residential units back to their authorised office use. Bath and shower units have been removed; the office units are currently being advertised for let. The garage flat is no longer being used for residential and is in the process of being returned to a garage. Planning Application 19/P1527 for Discharge of Conditions has been submitted and is currently being considered.

2 Dahlia Gardens, Mitcham, CR4 1LA. An enforcement notice was served on the 19th August 2019 for an outbuilding to be demolished and all materials resulting in this to be removed from the Land or to revert the outbuilding to be in accordance with permitted development rights under a previous application - 18/P0103. The Notice takes effect on 24th September 2019, unless an appeal is made before this date. The compliance period is 3 months from the date the enforcement Notice takes effect. An Appeal has now started.

33 HASSOCKS ROAD, LONDON. SW16 5EU: This was regarding the unauthorised conversion from a single dwelling into 2 x self contained flats against a refusal planning

permission. A planning Enforcement Notice was subsequently issued on 10th September 2019 and takes effect on 15th October 2019. This Notice has a compliance period of 3 calendar months, unless an appeal is made to the Planning Inspectorate before the Notice takes effect. An Appeal has been electronically submitted, but not yet started..

6 CARTMEL GARDENS, MORDEN SM4 6QN: (Notice 1) This is regarding a side extension not built in accordance with approved plans. A planning Enforcement Notice was subsequently issued on 24th September 2019 and takes effect on 24th October 2019. The Notice requires the cessation of the use of side extension as separate self-contained unit, and the removal of all those fixtures and fittings that facilitate the unauthorised use of the extension including the permanent removal of the facilities in use for cooking facilities, kitchen unit, sink, worktop, appliances, and food preparation areas. This Notice has a compliance period of 3 calendar months, unless an appeal is made to the Planning Inspectorate before the Notice takes effect. An Appeal has been electronically submitted, but not yet started.

6 CARTMEL GARDENS, MORDEN SM4 6QN: (Notice 2) This is regarding the unauthorised use of side extension as a self-contained unit. A planning Enforcement Notice was subsequently issued on 24th September 2019 and takes effect on 24th October 2019 unless an appeal is made to the Planning Inspectorate before this date. The notice requires the demolition of the rear extension. This Notice has a compliance period of 3 calendar months. An Appeal has been electronically submitted, but not yet started.

Some Recent Enforcement Actions

1 Cambridge Road, Mitcham, CR4 1DW. The council issued a S215 notice on 21st August 2017 to require the following steps to trim and cut back overgrown bushes from the front and rear gardens, tidy the site, clean, repair and paint the front windows and repaint the front of the proper. The notice took effect on the 21st September 2017. Due to the time that has elapsed since the issuing of the Notice a new Notice was issued and served on 13th November 2018 giving 28 days in which to comply with the Notice. To date the Notice has not been complied and direct action is now under consideration.

Direct action has now been taken, with the site being cleared by contractors and is now in a satisfactory condition regarding the S215 notice. The property has been safeguarded and is under consideration on how to reinstate the property back into its residential use. A charge will also be placed on the property to recoup the cost of the works undertaken. The planning enforcement case is to now be closed.

7 Streatham Road, Mitcham, CR4 2AD

The Council served two enforcement notices on 6th June 2019, requiring the outbuilding to be demolished and to clear debris and all other related materials. The second enforcement notice is for an unauthorised front, side and rear (adjacent to Graham Road) dormer roof extensions. An appeal was lost for the dormers to be considered permitted development, the notice requires the owner to demolish the unauthorised front, side and rear roof dormer extensions (adjacent to Graham Road) and to clear debris and all other related materials. Both Notices come into effect on 8th

July 2019 unless appeals are made before this date. To date no appeal has been lodged.

The compliance date of the Enforcement Notice relating to the outbuilding to be demolished and to clear debris and all other related materials has now passed without compliance. The second enforcement notice was not complied with and now prosecution proceedings are being initiated.

3.00 New Enforcement Appeals 1

183A Streatham Road CR4 2AG. An Enforcement Notice was issued on 1st May 2019 relating to the erection of a rear balcony to the existing rear roof dormer of the property. The Notice requires demolishing the rear balcony to the existing rear roof dormer and restoring the property to that prior to the breach. The Notice would have taken effect on 4th June 2019, with a compliance period of 2 months. An Appeal to The Planning Inspectorate has been made and the Appeal has started.

1.1.1. Existing enforcement appeals - 2

Appeals determined - 1

74 Beeleigh Road, Morden, SM4 5JW. An Enforcement Notice was issued on the property on 17th December 2018 for 'Without planning permission the erection of a single story front extension. The notice required the owner to demolish the front extension; and would have taken effect on 21st January 2019 with a compliance period of four months of that date unless an appeal was made. An appeal was made under ground (A) That Planning Permission should be granted. This Appeal was determined by Decision Letter dated 30th September 2019, the appeal was allowed and planning permission granted for the retention of the single story front extension

3.4 Requested update from PAC - None

4. Consultation undertaken or proposed

None required for the purposes of this report

5 Timetable - N/A

6. Financial, resource and property implications - N/A

7. Legal and statutory implications - N/A

8. Human rights, equalities and community cohesion implications - N/A

9. Crime and disorder implications - N/A

10. Risk Management and Health and Safety implications. - N/A

11. Appendices – the following documents are to be published with this report and form part of the report Background Papers - N/A

12. Background Papers – N/A