

**PLANNING APPLICATIONS COMMITTEE
13 DECEMBER 2018**

APPLICATION NO. DATE VALID

18/P3139

08/08/2018

Address/Site 5 Bewley Street, Colliers Wood SW19 1XF

Ward **Trinity**

Proposal: Erection of dormer windows to the roofs of blocks 3, 5 and 7 in connection with the formation of 7 self-contained flats (Class C3) within the existing roof space and erection of a single storey detached cycle store.

Drawing Nos (00) 100B, (20) 20 C, (20) 21 Rev E, (20) 22 Rev E, (20), (20) 23 C, 41 Rev E, (20) 42 Rev E, Design and Access Statement and Energy Statement

Contact Officer: Richard Allen (020 8545 3621)

RECOMMENDATION

GRANT permission subject to completion of a S.106 Agreement and 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- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 54
- 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 of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises blocks 3, 5 and 7 Bewley Street, which form part of a four storey flat development situated on the north side of Bewley Street. The development dates from the 1990's and comprises blocks of flats set within communal grounds, with private allocated parking spaces. The application site is not within a Conservation Area and is within Flood Zone 1.

3. **CURRENT PROPOSAL**

- 3.1 The current application involves the erection of dormer windows and roof lights to the roof of blocks 3, 5 and 7 Bewley Street in connection with the formation of 7 self-contained flats within the roof space of the existing buildings.
- 3.2 The proposed dormer windows would be 2 meters in height, 2 metres in width and 3 metres in length and would be located on the existing roofs of blocks 3, 5 and 7 Bewley Street.
- 3.3 The proposed mix of units is set out below:-

Block	Flat	Size	Space standard	Exceeded
Block 3 Flat 1	1 person/1 bedroom	38m2	37m2	Yes
Block 3 Flat 2	1 person/1 bedroom	38m2	37m2	Yes
Block 3 Flat 3	1 person/1 bedroom	41m2	37m2	Yes
Block 5 Flat 1	1 person/1 bedroom	40m2	37m2	Yes
Block 5 Flat 2	2 person/1 bedroom	51m2	50m2	Yes
Block 7 Flat 1	1 person/1 bedroom	38m2	37m2	Yes
Block 7 Flat 2	1 person/1 bedroom	40m2	37m2	Yes

- 3.4 A secure cycle store for 28 cycles would be provided at the rear of block 3 for use by occupiers of the new units and occupiers of existing flats.

4. **PLANNING HISTORY**

- 4.1 In November 1998 planning permission was granted for the redevelopment of the former Connolly leather works site at East Road, Bank Road and 63-69 North Road, Colliers Wood by erection of 2, 3 and 4 storey buildings comprising 72 houses and 94 flats and 1446m2 of B1 (Office) floor space and two storey doctors surgery (LBM Ref.98/P1237).

- 4.2 Also of relevance are applications for roof extensions on properties nearby:-
- 4.3 16 Bewley Street
In March 2013 Planning permission granted for the erection of Rear roof extension and roof lights (LBM Ref.13/P0638)
- 4.4 26 Bewley Street
In February 2016 Planning permission granted for the erection of rear roof extension and roof lights (LBM Ref.16/P0372)
- 4.5 15 Bewley Street
In September 2016 Planning permission granted for the erection of hip to gable roof extension and rear dormer window (LBM Ref.16/P3698).
- 4.6 21 Bewley Street
In September 2018 Planning permission was granted for the erection of a rear dormer window and four roof lights and installation of Juliette balcony within front gable (LBM Ref.18/P2724).
- 4.7 In October 2018 planning permission was refused for the erection of a roof extension to the roof space of flat 15 in block 3 Bewley Street comprising dormer windows and roof lights in connection with the formation of habitable rooms within the roof space (LBM Ref.18/P3107). Planning permission was refused on the grounds that:-

'The proposed dormer roof extensions, by virtue of the site context would result in an obtrusive and incongruous form of development that would detract from the appearance of the host building and be out of keeping with, and detrimental to the character/visual amenity of Bewley Street and the surrounding area. It is therefore considered to be contrary to Policy CS14 of the Council's adopted Core Planning Strategy 2011 and Policies DMD2 and DMD3 of the Councils adopted Sites and Policies Plan 2014.

and,

'The proposed roof lights, due to their positioning would result in a cluttered and incongruous form of development that would detract from the appearance of the host building and be out of keeping with, and detrimental to the character/visual amenity of Bewley Street and the surrounding area. It is therefore considered to be contrary to Policy CS14 of the Council's adopted Core Planning Strategy 2011 and Policies DMD2 and DMD3 of the Councils adopted Sites and Policies Plan 2014'.

5. **CONSULTATION**

- 5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 14 letters of objection have been received. The grounds of objection are set out below:-

-The fitting out of the flats would cause disruption to existing residents.

- The existing refuse and recycling facilities are already under pressure.
- There is already excessive parking in the area with pavements blocked. The flats would make matters worse.
- Given the recent planning approvals for housing in the area, including Wandle Bank, Colliers Wood Tower, Colliers Wood Library, Plough Lane and Wandle Bank, residents question the need for this development and the disruption it will cause given the oversupply of flats in the area.
- Other roof extension in the area have been to extend existing accommodation into the roof space to make larger houses or apartments.
- there are unlikely to be many objections as many of the flats are let and there is a high turnover of tenants.
- Although supportive of the cycle store, this maybe a cynical attempt to reinforce the claim that the development will be car free.
- The cycle store would result in the loss of the small plantation of bushes and trees.
- The Council has already refused the conversion of the roof space above apartment 15, and if that development was unacceptable the current application should be refused.

5.2 One letter has been received supporting the proposal.

- There are merits to the plan giving the shortage of housing in London.
- The roof space above block 3 is vast and divided into four separate areas by brick walls, matching layout of the flats below and thus it is logical to develop the roof space.
- I terms of parking, not all residents have cars and parking problems are caused by non-residents parking in the area.
- The proposed dormer windows would not significantly damage the appearance of the blocks.
- However, building works can cause disruption and inconvenience and the building works would have to be managed.

5.3 Transport Planning

The proposals relate to blocks 3, 5 and 7, located at the eastern edge of the site. It is proposed to utilise the loft space to cater for an additional seven 1-bedroom flats. The site is not located within a Controlled Parking Zone and consequently the surrounding streets do not contain parking restrictions. The applicant's consultant has undertaken a manual parking survey in accordance with the 'Lambeth Council Parking Survey methodology to ascertain the existing on-street car parking occupancy levels, or "stress", surrounding the development site. One overnight survey was carried out between the hours of 00:30 and 05:30 hours on two separate weeknights. This is intended to capture the maximum residential parking demand within a 200-metre radius of the identified site. The local census data demonstrates that the proposals are likely to result in parking demand for four cars. The parking survey results indicate that although the overall parking stress observed during survey time is high, there are adequate spaces available to park within 200m of the site.

5.4 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; and
- 2 per all other dwellings

In order to meet the standards set out in the London Plan the proposal would require 7 cycle parking spaces (secure & undercover).

Refuse and recycling: It is proposed the existing refuse storage bins will continue to be used for the additional units.

There are no Transport Planning objections to the proposal subject to planning conditions being imposed on any grant of planning permission in respect of provision of secure and undercover cycle parking and provision of refuse and recycling refuse storage and the development being designated 'Permit Free' secured through a Section 106 Agreement.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Planning Strategy (2011)

CS8 (Housing Choice), CS9 (Housing provision), CS14 (Design), CS15 (Climate Change), CS17 (Waste Management), CS18 (Active Transport), CS19 (Public Transport) and CS20 (Parking, Servicing and Delivery).

6.2 Adopted Merton Sites and Policies Plan (2014)

DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM H2 (Housing Mix), DM H3 (Affordable Housing), DM T1 (Support for Sustainable Transport and active Travel) and DM T3 (Car Parking and Servicing Standards).

6.3 London Plan (2016)

3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 5.1 (Climate Change Mitigation), 6.13 (Parking), 7.4 (Local Character) and 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the visual impact/design, standard of residential accommodation, impact on neighbour amenity and parking issues.

7.2 Design Issues

The proposed external alterations would create a new fourth floor within the existing roof space through the erection of dormer windows and roof lights. There would be no increase in the existing ridge height. The proposed dormer windows have been amended during the assessment of the scheme by officers. They are small in scale and would sit comfortably in the roof space of each block. They would have a pitched tiled roof to match the existing roof and windows to match the existing blocks. The small number of roof lights would ensure that the roof elevations for each block would not be crowded. The design and proportions of the dormer windows are therefore considered to be acceptable in terms of policies CS14 and DM D2 and DM D3.

7.3 Standard of Residential Accommodation

The gross internal floor area of each of the proposed flats meets the minimum floor space standards as set out in the London Plan. Each flat would have light provided by dormer windows and roof lights. The application outlines where the 1.5 metre high internal ceiling height would be for each flat, taking into account the existing roof slopes. Although the proposed flats would be small in size, they do meet the minimum floor space standards and it is considered that the overall outlook from each flat would be reasonable given the elevated position. Although no amenity space would be provided for the proposed flats, the new units would not be family sized units and there is public open space nearby at Wandle Park and the Wandle Meadow Nature Park. Therefore in this instance the lack of amenity space is not considered to be itself a reason for refusal. The design and layout of the proposed flats is therefore considered to be acceptable in terms of policy 3.5 (Quality and Design of Housing Developments) of the London Plan.

7.4 Neighbour Amenity

The proposal involves the formation of seven flats within the roof space of the existing buildings. The only external change would be the provision of dormer windows and roof lights to the existing roofs. The size and siting of the dormer windows would not result in any undue overlooking and/or loss of privacy to neighbouring properties. The siting of the new flats above existing ones is an acceptable relationship in planning terms. The proposal is therefore considered to be acceptable in terms of policy DM D2 (Design Considerations in all Developments).

7.5 Parking

No parking would be provided for the 7 self-contained flats. Although there are no parking restrictions in Bewley Street, there is a Controlled Parking Zone covering roads north of the application site (CPZ S3). However, the applicant has stated that the seven flats would be 'car free' secured through a S.106 agreement to prevent future occupiers obtaining parking permits. Subject to the applicant entering into this agreement the proposal would not cause a harmful impact through parking stress on the surrounding road network.

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.

8.2 Sustainability/Climate Change

In order to comply with policy CS15 (Climate Change) the developer would be required to demonstrate that the development has achieved CO2 reductions of not less than 19% improvement on Part L of the Building Regulations 2013, and internal water consumption rates of no greater than 105 litres per person each day. A planning condition requiring the submission of mitigation measures to achieve not less than 19% improvement on Part L of the Building Regulations 2013 should therefore be imposed on any grant of planning permission.

9. **CONCLUSION**

- 9.1 The formation of seven flats within the roof space of the existing buildings are considered to be acceptable and would result in the provision of additional residential accommodation in a sustainable location. The alterations to the buildings roofs and the design of the dormer windows and roof lights, is considered to be acceptable and the proposal would not cause harm to neighbour amenity. Although no amenity space is proposed for the new flats, the flats are not family sized units and there is public open space close by. The lack of amenity space is not therefore considered to be a reason for refusal in this instance. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

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

Subject to the following conditions:-

1. A.1 (Commencement of Development)
2. A.7 (Approved Drawings)
3. B.1 (Approval of Facing Materials)
4. D.11 (Hours of Construction)
5. CO2 Reduction

'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 complies with climate change mitigation measures as set out in policy CS15 (Climate Change) of the Adopted Merton Core Planning Strategy (2011).

6. 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 2015, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

7. **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

8. Water Efficiency
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'

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

9. INF1 (Party Wall Act)

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

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