

1.1 This application is being brought to Committee Members for delegated determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

2.1 The application site comprises a two storey end of terrace single family dwelling located on the west side of Dorien Road in Raynes Park. To the south of the main dwellinghouse are three lock up garages.

2.2 The property it is not within a Conservation Area nor is the building listed.

2.3 The site has a PTAL rating of 3 (on a scale of 0 to 6, with 0 being the worst), the local area forms part of the Controlled Parking Zone RPS.

3. CURRENT PROPOSAL

3.1 This application seeks planning permission for the following works:

- Single storey rear extension measuring 4m depth, flat roof with an eaves/maximum height of 3.3m;
- Rear roof extension 3.3m maximum depth, 4.7m width and 2.8m height;
- Insertion of 2 rooflights on front roofslope;
- Conversion of single dwellinghouse into 2x 1b self-contained residential flats.

3.2 The proposed schedule of accommodation of the 2 units would be as follows:

Flat No.	No. of beds	No. of persons	No. of storeys	Proposed GIA (sqm)
1	1	2	1	50.7
2	1	2	2	58.2

3.3 The development would be car-free.

3.4 The rear garden would be for the use of only the ground floor flat.

3.5 Refuse and recycling would be located in the front garden. Cycle storage for the ground floor flat would be located in the rear garden and for the upper flat would be located in the front garden.

4. PLANNING HISTORY

4.1 20/P1038: APPLICATION FOR DISCHARGE OF CONDITION 4 (DETAILS OF SURFACE TREATMENT) ATTACHED TO LBM PLANNING PERMISSION 19/P2675 RELATING TO THE DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS, INCREASING THE RIDGE HEIGHT BY 200MM AND INSATLLATION OF FRONT ROOFLIGHTS (IN CONNECTION WITH THE FORMATION OF A THREE BEDROOM DWELLINGHOUSE). ERECTION OF THREE STOREY SIDE EXTENSION WITH REAR DORMER, TO CREATE 1 X TWO BEDROOM GROUND FLOOR FLAT AND 1 X ONE BEDROOM FLAT AT FIRST FLOOR AND 1 X STUDIO FLAT AT SECOND FLOOR LEVEL. - Currently under determination

4.2 20/P0422: DEMOLITION OF GARAGES AND ERECTION OF THREE STOREY RESIDENTIAL BLOCK COMPRISING 1 x 2 BED GROUND FLOOR FLAT AND 1 x ONE BED FIRST FLOOR FLAT AND 1 x STUDIO FLAT AT SECOND FLOOR LEVEL.

– Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 15/04/2020

- 4.3 19/P2675: DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS, INCREASING THE RIDGE HEIGHT BY 200MM AND INSTALLATION OF FRONT ROOFLIGHTS (IN CONNECTION WITH THE FORMATION OF A THREE BEDROOM DWELLINGHOUSE). ERECTION OF THREE STOREY SIDE EXTENSION WITH REAR DORMER, TO CREATE 1 X TWO BEDROOM GROUND FLOOR FLAT AND 1 X ONE BEDROOM FLAT AT FIRST FLOOR AND 1 X STUDIO FLAT AT SECOND FLOOR LEVEL. – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 14/10/2019
- 4.4 19/P0634: DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION. ERECTION OF THREE STOREY SIDE EXTENSION TO CREATE 1 x TWO BEDROOM GROUND FLOOR FLAT AND 1 x ONE BEDROOM FIRST AND SECOND FLOOR FLAT. – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 13/06/2019
- 4.5 MER1038/69: EXTERNAL STAIRCASE AND SINGLE STOREY EXTENSION
– Granted 01/01/1970

5. CONSULTATION

External

- 5.1 Public consultation was undertaken by way of post sent to neighbouring properties. 9 objections were received and 1 comment by the Wimbledon Swift group highlighting the need for the development to integrate artificial habitats to support swifts. Summary of the objections raised are as follows:
- Object to the overdevelopment of the site as a whole (including the demolition of garages and adjoining new build) and to the manner in which planning permission has been sought;
 - Loss of family dwellinghouse;
 - Division of dwellinghouse would lead to overpopulation of the family residential road;
 - Substandard accommodation and lack of amenity space;
 - Small front gardens along Dorien Road, the requirement of more wheelie bins for 2 flats would make an unattractive frontage;
 - Lack of parking and impact on street parking;
 - Services such as water and drainage are already under pressure.

Internal

- 5.2 Transport officer – The site lies in area within PTAL 3, which is considered to be a moderate rating. A moderate PTAL rating suggests that it is possible to plan regular journeys such as daily work trips or trips to and from school using public transport. The local area forms part of Controlled Parking Zone (RPS). Restrictions are enforced from Monday to Friday between 8.30am to 6.30pm.

Car Parking: The proposal does not show car parking. 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.

Cycle Parking: Cycle parking should be installed on site in accordance with London Plan standards on cycle parking for new residential developments: 1 per studio and one bed dwellings; 2 per all other dwellings. The proposal shows 2 cycle parking spaces which is satisfactory.

Refuse: As existing arrangement.

Recommendation: Raise no objection subject to -

1. The applicant enters into a Unilateral Undertaking which would restrict future occupiers of the new unit from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.
2. Cycle parking as proposed arrangement.

- 5.3 Tree officer – There does not seem to be any direct issues with the trees on the Council owned land adjacent to this site, but to ensure that any site works do not cause any long term impact on the trees, conditions are recommended to be attached to any approval to ensure an arboricultural statement and tree protection plan are submitted as well as site supervision of the trees throughout the construction period of the development.

6. POLICY CONTEXT

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
- 7.4 Local character
- 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 D2 Design considerations
DM D3 Alterations and extensions to existing buildings
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

Principle of development

7.2 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.

7.3 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.

7.4 The development seeks to provide an additional residential unit 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 existing dwellinghouse is of 2beds, therefore the need to retain a 3 bed family unit as per Policy CS 14 would not be required.

7.5 However, whilst the principle of the conversion is considered acceptable, the scheme is also subject to the following criteria being equally fulfilled and compliant with the policies referred to above.

Design and impact upon the character and appearance of the area

7.6 London Plan Policies 7.4 and 7.6, Core Strategy Policy CS14 and SPP Policies DMD2 and DMD3 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. SPP Policy DMD3 in particular states that roof

alterations and extensions should ensure the use of sympathetic materials, be of a size and design that respects the character and proportions of the original building and surrounding context, does not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area.

Single storey rear extension

- 7.7 The proposed single storey rear extension would be of a subordinate scale when viewed in relation to the main dwelling and sited at the rear of the property would not be visible toward the streetscene. The extension would also be finished in materials to match the existing so would not appear contrary in terms of appearance.

Rear roof extension

- 7.8 The rear roof extension would be in the style of a mansard addition, sloped at an angle of 70 degrees with 2 projecting dormers. This is considered an acceptable design approach and overall would not appear unduly dominant toward the rear elevation.

- 7.9 Furthermore, it is noted the same single storey rear extension and roof extension were approved under permissions 19/P2675 and 19/P0634. Bin and cycle storage at the front would be acceptable and would not be visually harmful. All properties in Dorien Road are set back from the road with small front areas which contain a variety of bins, storage units and landscaping.

Neighbouring Amenity

- 7.10 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.

89, 98 and 100 Dorien Road

- 7.11 There is an existing single storey extension at the rear of the adjoining property (No. 89) which has a depth of 3.4m, the proposed extension would project 0.6m from the rear of their building line. However, this additional depth is not considered to result in an unduly dominant form which would have a harmful impact toward the amenity of number 89 in terms of visual intrusion or light.

- 7.12 The roof extension would be sited at an upper level and would not project beyond the eaves of the rear building line, and the directional outlook from the proposed two windows would be comparable to those on the first floor – noted, one of the proposed windows would serve a bathroom, and neighbouring dormers along Dorien Road also exhibit rear windows and Juliette balconies. Therefore, it is not considered the roof extension would raise great concern in terms of impact toward neighbouring outlook, light or privacy. The minor changes with the addition of front facing rooflights would not cause any harm to neighbouring occupiers opposite at 98 or 100 Dorien Road.

32-34 Bushey Road

- 7.13 Toward the rear of the application site is 32-34 Bushey Road, this comprises a single storey warehouse building in commercial use as a car show room. There is a planning permission in place for this site to be redeveloped for flats. Having regard to the approved permission in place and the current use of the site, the proposal is not considered to have a harmful impact toward their future or existing amenity.

Standard of accommodation

Internal

- 7.14 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 storeys	Proposed GIA (sqm)	Required GIA (sqm)	Compliant
1	1	2	1	50.7	50	Yes
2	1	2	2	58.2	58	Yes

7.15 As demonstrated by the table above, all the units would comply with the minimum space standards. Bedrooms and living room areas would have windows providing access to light and ventilation.

External

7.28 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.

7.29 The ground floor unit would have access to a rear garden of 57.9sqm, this would comfortably exceed the minimum standards.

7.30 The upper unit would not have access to external amenity, and whilst it is noted this would not comply with policy, on balance, the dedication of the garden for the ground floor unit is considered more appropriate and given the provision of unit size being 1 bedroom, the lack of external amenity is not considered so detrimental as to warrant refusal of the scheme. Furthermore, within walking distance of the site are Prince Georges Playing Fields and Canon Hill Common.

Transport, parking and cycle storage

7.30 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 under Policy 6.13 of the London Plan stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

7.31 The site lies in area within PTAL 3, which is considered to be a moderate rating, and is located in Controlled Parking Zone RPS. The Council's Transport officer has been consulted and raises no objection to the proposed car free development subject to the applicant entering into a Unilateral Undertaking (UU) which would restrict future occupiers of the units from obtaining an on-street residential parking permit – except Flat 1 given the existing dwellinghouse has a parking permit. The UU has been agreed and signed by the applicant.

7.32 The proposal shows 2 cycle parking spaces which is satisfactory. A condition will be attached requiring further details of these store areas to be submitted to the LPA for approval.

Refuse and recycling

- 7.33 The London Plan Policy 5.17 and Merton Core Strategy Policy CS17 require new developments to show capacity to provide waste and recycling storage facilities.
- 7.34 Bins would be stored within the front garden, this would be considered an appropriate and convenient location for access, and collection from the highway would be less than 20m. A condition requiring further details of this storage area would be attached to any grant of permission.

Sustainability

- 7.35 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). As a minor development proposal, the development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.
- 7.36 To ensure the above requirements are met in this proposed development for 2 flats, a planning condition will be attached to any grant of permission to ensure compliance with policy.

Other matters

Trees

- 7.37 The Council's Tree officer has reviewed the scheme and raises no arboricultural concerns in relation to the trees on the Council owned land adjacent to the site.
- 7.38 However, in the event any works were to be carried out along the southern boundary adjacent to this parcel of land, the Tree officer has recommended conditions to ensure protection of those trees.

8. CONCLUSION

- 8.1 The proposal seeks to provide an additional residential unit by increasing the density on site. Both residential units would provide satisfactory internal living standards and the accompanying extensions to accommodate the conversion are considered appropriate and would not harm the character of the area or host dwelling or surrounding area.
- 8.2 The scheme would adhere to the principles of the policies referred to above therefore it is recommended to grant planning permission subject to S106 obligation or any other enabling agreement and conditions.

9. RECOMMENDATION

Grant planning permission subject to S106 obligation. The following conditions are recommended:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External materials as Specified
4. C06 Refuse & Recycling (Details to be submitted)
5. C08 No Use of Flat Roof – Access to the flat roof of the development hereby

permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

6. D11 Construction hours – 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.
7. F05 Tree Protection – No demolition or development works toward the southern boundary of the application site pursuant to this consent 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.
8. F08 Site Supervision (Trees) – 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.
9. H06 Cycle Parking – Details to be submitted
10. A Non-standard condition (Sustainability) – 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.

Informatives

1. INF 01 Party Walls Act
2. INF 20 Street naming and numbering
3. Non-standard INF for Sustainability
3. Note to Applicant – approved schemes

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