

**PLANNING APPLICATIONS COMMITTEE**  
**10<sup>th</sup> December 2020**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

20/P2276

21/07/2020

**Address/Site:**

30 Lancaster Gardens, Wimbledon, SW19 5DG

**(Ward)**

Village

**Proposal:**

Demolition of existing house and erection of a new six bedroom detached dwelling with accommodation in basement and roof levels

**Drawing Nos:**

579 A 1B, 2C, 3C, 4B, 5D, 7B, 8D, 9B & Site Location Plan

**Contact Officer:**

David Gardener (0208 545 3115)

---

**RECOMMENDATION**

**GRANT Planning Permission Subject to Conditions**

---

**CHECKLIST INFORMATION**

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 10
- External consultations: None

**1. INTRODUCTION**

- 1.1 The applications have been brought before the Planning Applications Committee due to the number and nature of representations received as a result of public consultation.

**2. SITE AND SURROUNDINGS**

- 2.1 The site comprises a detached mid-20<sup>th</sup> Century, two - storey residential dwelling which is located on at the north east end of Lancaster Gardens, a cul-

de-sac in Wimbledon. The site surroundings comprise residential plots of varying character and form. Surrounding properties are residential and the site is not located in a Conservation Area although it does adjoin the Merton (Wimbledon North) Conservation Area.

- 2.3 The site is located within a controlled parking zone (Zone - V0N) and has poor access to public transport with a PTAL of 1b.

### **3. CURRENT PROPOSAL**

- 3.1 The application proposes the demolition of the existing building and erection of a replacement six - storey detached dwelling arranged over 4 floors (basement, ground, first and second floors). The house would incorporate dormers on the front and rear roof slopes and a rear first floor balcony.
- 3.2 Facing materials comprise brick for the walls, handmade clay tile for the roof and timber fenestration.
- 3.3 Two off-street car parking space would be provided at the front.
- 3.4 Amenity space would exceed 50sqm.
- 3.5 Amended Plans: Please note that the application has been amended since the application was first submitted. The eaves has been reduced in height by 30cm, the ridge by 8cm and the southwest part of the front elevation has been set back a further 60cm.

### **4. PLANNING HISTORY**

The following planning history is relevant:

- 4.1 WIM4253 – Erection of a detached dwelling. Granted - 07/04/1959
- 4.2 MER463/69 – Single storey rear extension. Granted - 19/06/1969

### **5. POLICY CONTEXT**

- 5.1 The following policies from the Adopted Sites and Policies Plan and Policies Maps (July 2014):

DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM O2 (Nature Conservation, Trees, hedges and landscape features), DM T1 (Support for sustainable transport and active travel), DM T3 (Car parking and service standards)

- 5.2 Adopted Core Strategy (July 2011)  
CS.13 (Open space, nature conservation, leisure and culture), CS.14 (Design), CS.15 (Climate Change), CS.20 (Parking, Servicing and Delivery)

- 5.3 London Plan (March 2016) are:  
3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction), 6.13 (Parking)
- 5.4 Mayor's Housing Supplementary Planning Guidance (March 2016)
- 5.5 DCLG Technical Housing Standards – nationally described space standard March 2015
- 5.6 National Planning Policy Framework (2019)

## **6. CONSULTATION**

6.1 The application has been publicised by means of Conservation Area press and site notice procedure with individual letters also sent to occupiers of neighbouring properties. In response, 10 letters of objection were received on the following grounds:

- Loss of existing tree on site, which have already been felled/Inadequate retention of trees. Arboricultural Implications assessment is inaccurate
- Applicant should submit a flood risk assessment
- Excessive bulk and massing in southwest corner of the site/building line too far forward
- Fails to meet climate change objectives/not sustainable
- Loss of daylight/sunlight and privacy
- Proposed street elevations do not show true relationship
- Excessive size of proposed basement and impact on groundwater flows/flood risk/drainage
- Excessive height

### **6.2 Belvedere Estate Residents' Association**

- 6.21 Object to the proposal, raising the following concerns:
- Significant over-development of the site contrary to policy DM D2
  - Sinking an enormous basement into unstable and unsuitable ground which may also contain hazardous materials.
  - No Basement Impact Assessment or Construction Method Statement
  - The basement area comprises more than 50% of the total garden area.
  - No daylight and sunlight reports have been submitted.
  - Failure to comply with DM 02 - Nature Conservation, Hedges and Landscape Features
  - Failure to undertake an Ecological Appraisal of the site contrary to CS 13
  - The loss of a mature garden to squeeze in a large dwelling
  - Removal of trees which are essential for surface water reduction and removing carbon dioxide from the air which helps to combat Climate Change.
  - There is no traffic management plan.

### **6.3 Parkside Residents' Association**

- 6.31 Object to the proposal raising the following concerns:
- Loss of greenery which screens the house when viewed from rear of Burghley Road
  - No Basement Impact Assessment, Construction Method Statement or energy report
  - Impact of basement on groundwater flow/excavation would be below water table/impact of surface water flow due to larger footprint of house
  - Overlooking

6.4 Tree Officer

- 6.41 No objections subject to appropriate conditions.

6.5 Future Merton – Flood Risk Engineer

- 6.51 Submitted documents relating to ground and surface water flows, and drainage are acceptable subject to appropriate conditions.

## **7. PLANNING CONSIDERATIONS**

The main planning considerations concern the design and appearance of the replacement dwelling, its impact upon the character and appearance of the Lancaster Gardens street scene, standard of accommodation to be provided, and impact of the development upon residential amenity, parking and trees.

### **7.2 Design and appearance**

- 7.21 Policies DM D2 and DM D3 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 patterns, historic context, urban layout and landscape features of the surrounding area.
- 7.22 The proposed house is considered to be acceptable in terms of its design and appearance. The house would have a traditional design comprising red brick elevations, hipped roof with handmade clay tile, and vertical sliding sash timber windows. The two dormers located on both the front and rear elevations are not overly large and set back from the roof eaves and in from the flank walls.
- 7.23 The proposed house is also considered acceptable in terms of its size. The house would be less bulky than No.32, which is a contemporary design featuring a low profile twin pitch roof set in from the first floor parapet walls. Although the ridge of the proposed house would be 49cm higher than the ridge at No.32, the eaves would be 77cm lower than the first floor parapet due to the longer slope of the roof.
- 7.24 The application site is located at the end of a cul-de-sac with properties at this end of road located on plots which narrow from the rear to the front. The house would be wider than the existing house, however would retain a minimum 1m gap to both side boundaries similar to No.32. The proposed house would also

have a similar building line to existing. Overall, it is considered that the proposal is an acceptable design and does not have an unacceptable impact on the Lancaster Gardens street scene or adjoining Conservation Area and as such accords with relevant design policies.

### **7.3 Standard of Accommodation**

- 7.31 Policy 3.5 of the London Plan 2016 and the Department for Communities and Local Government 'Technical housing standards – nationally described space standard' set out a minimum gross internal area standard for new homes. This provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.32 As the proposed house would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed house would provide a minimum of 50sqm of private amenity space required by policy DM D2. The proposed house would therefore comply with policy 3.5 of the London Plan (March 2016), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) in terms of residential amenity.

### **7.4 Residential Amenity**

- 7.41 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.42 It is considered that the proposed house would not be visually intrusive or overbearing when viewed from adjoining properties or result in an unacceptable loss of daylight/sunlight. No.32 features a wide frontage, which extends near to the boundary with the application site. It should be noted that on the advice of planning officers, the application has been amended with the part of the front elevation closest to No.32 set back a further 60cm, further reducing its impact when viewed from this property. It is considered that although the front corner of the house would be visible from the nearest first floor windows at No.32, these windows are to an en-suite and therefore the impact would be acceptable.

The proposed house would not project beyond the rear elevation of No.32 and as such would have little impact on the rear of this property.

- 7.43 The house would extend 9m beyond the rear elevation of No.28 at first floor level, which is approx. 4m further back than the existing house. This is considered acceptable in this instance given the flank wall of the house would be angled away, with the northeast corner sited approx. 4.5m from the side boundary. The flank wall of No.28 is also located approx. 3.2m from the side boundary further reducing its impact when viewed from the rear windows of this property. With regards to the first floor rear terrace, a condition will be attached requiring a privacy screen is located on its east side to reduce any overlooking to this property. Overall, it is considered that the proposal accords with all relevant planning policies relating to neighbour amenity.

## **7.5 Parking and Traffic**

- 7.51 The application site is located in a controlled parking zone (CPZ V0N) and has a PTAL rating of 1b, which indicates that it has poor access to public transport services. It is proposed to provide two off-street car parking spaces at the front of the house. Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated. Policy 6.13 Table 6.2 of the London Plan (March 2016) allows for up to 2 spaces for dwellings with 4 bedrooms or more. The level of parking provision is therefore in accordance with London Plan policy.

## **7.6 Flood Risk and Basement Construction**

- 7.61 The applicant has submitted a Basement Impact Assessment, and drainage strategy including drainage layout plan. The site is located on a historic infilled fish pond similar to a number of areas within Wimbledon. The Council's Flood Risk engineer has assessed the submitted documents and considers the impact on ground and surface water flow to be acceptable noting that given ground water levels dewatering will be required during construction. It is also noted that surface water captured on this site will be routed into the below ground drainage system and discharge at no more than 5.0 l/s including the provision of rainwater harvesting measures and permeable paving. Conditions regarding how drainage and groundwater will be managed and mitigated during construction and post construction, and final construction level details for the proposed surface water and foul drainage scheme are recommended.

## **7.7 Trees and Landscaping**

- 7.71 It is noted that a number of trees were removed from the site prior to the submission of the application. However, given the trees were not subject to a Tree Preservation Order and the site is not located in a conservation area there was no policy preventing their removal. Nevertheless, the applicant has

submitted an Arboricultural report which proposes the planting of eight semi-mature trees on the rear boundary of the site. The proposed tree planting will be secured by condition.

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

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

## **9. LOCAL FINANCIAL CONSIDERATIONS**

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay both the Mayoral and Merton Community Infrastructure Levies (CIL). The funds will be spent on the Crossrail project, with the remainder spent on strategic infrastructure and neighbourhood projects.

## **11. CONCLUSION**

- 11.1 The proposed new dwelling provides an acceptable standard of accommodation, and is considered acceptable in terms of design, massing and siting, and would not have a detrimental impact on neighbouring amenity. The proposal would also have an acceptable impact on surface and groundwater flows. Overall, the proposal is of a high quality and would not have an unacceptable impact on the Lancaster Gardens street scene. Accordingly, it is recommended that planning permission is granted.

## **RECOMMENDATION**

### **GRANT PLANNING PERMISSION**

Subject to the following conditions:

1. A1 (Commencement of Development)
2. B1 (External Materials to be Approved)
3. B4 (Details of Site/Surface Treatment)
4. B5 (Details of Walls/Fences)
5. B6 (Levels)
6. C1 (No Permitted Development (Extensions))
7. C2 (No Permitted Development (Windows and Doors))
8. C9 (Balcony/Terrace (Screening))
9. C.10 (Hours of Construction)

10. H6 (Cycle Parking – Details to be Submitted)
11. No developments shall commence on site until the below documents have been submitted and agreed by the planning officer:
  - i) Detailed Construction Method Statement produced by the Contractor responsible for excavation, underpinning and construction of retaining walls. This shall be reviewed and agreed by the Structural Engineer designing the temporary and permanent retaining structures.
  - ii) Plan showing any temporary works, underpinning sequence and sections of the retaining walls produced by the relevant appointed Contractor.
  - iii) Detailed design calculations

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

12. F.9 (Hardstandings)
13. No development other than demolition and site clearance shall take place until evidence has been submitted to and approved in writing by the Local Planning Authority confirming that the development will achieve a CO2 reduction of not less than a 19% improvement on Part L Regulations 2013, and internal water usage 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 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

14. Tree Protection: The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Report to Accompany Planning Application' reference 'DPA8087/AIS/Rev1' dated 'July 2020' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing 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 policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

15. Site Supervision (Trees) – The details of the approved 'Arboricultural Report to Accompany Planning Application' shall include the retention of an arboricultural expert to monitor the site in accordance with the schedule/timetable of site monitoring and shall following each site visit provide a report to the Local Planning Authority on the status of all tree works and tree protection measures throughout the course of the demolition and site works. A final Certificate of Completion shall be submitted to the Local Planning Authority at the conclusion



of all site works. The works shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect and safeguard the existing 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 policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

16. Landscaping: The landscaping shall be carried out in accordance with the details shown on the approved drawing number 'DPA-8087-04 Rev A'. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees that die 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 amenities of the area, to ensure the provision of sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2016, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and 02 of Merton's Sites and Policies Plan 2014.

17. Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during construction and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure. This will be based on the findings of a site specific borehole survey.

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.

18. Prior to the commencement of development, final construction level details shall be submitted to and approved in writing by the local planning authority for the proposed surface water and foul drainage scheme, which will dispose of surface water by means of a sustainable drainage system (SuDS) and limit flows offsite for surface water to no more than 5l/s.

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.

19. 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.