

PLANNING APPLICATIONS COMMITTEE

29th June 2021

Item No: ?

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
48059270	21/P0084	25/01/2021

Address/Site 42 Raymond Road, Wimbledon, London, SW19
4AP

(Ward) Hillside

Proposal: Demolition of existing dwellinghouse and erection of a new dwellinghouse incorporating construction of a basement and raising height of garden levels.

Drawing Nos Site Location Plan.
Proposed Plans, Sections and Elevations: 201210-02. Street Scene Existing and Proposed: S201210-02.
Garden Levels: G201210-02.
'Basement Construction Method Statement' by White and Lloyd Consulting Engineers.
'SuDS Report' by Nimbus Engineering Consultants Ltd
'Energy Statement' by Vision Energy.

Contact Officer: William Lewis

RECOMMENDATION

GRANT planning permission, subject to conditions

CHECKLIST INFORMATION

- 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 - 25
- Internal consultations - Yes
- External consultations - Yes
- Conservation Area - Affects an adjoining Conservation Area
- Listed Building - No
- Archaeological Priority Zone (APZ) - 2
- Flood Zone - 1
- PTAL - 6a
- Controlled Parking Zone (CPZ) - W1

1. **INTRODUCTION**

- 1.1 The application has been brought before the Planning Application Committee for consideration in light of the number and nature of objections received towards the application and officer recommendation to grant permission subject to conditions.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two-storey detached dwellinghouse to the north-west side of Raymond Road in Wimbledon. There is a private garden space associated with the property to its rear.
- 2.2 The application site is bounded by 44 Raymond Road to the north-east, Raymond Road to the south-east, 40 Raymond Road to the south-west and 1 to 16 Florence Court to the north-west.
- 2.3 The surrounding area is largely made up of detached residential properties and is suburban in character.
- 2.4 The architecture of the existing dwellinghouse is distinctive in style, and could be described as characteristic of early 20th century Tudor Revival architecture ('Mock Tudor'). The existing building is finished in red brick and white render with timber detailing, a clay tile roof, uPVC windows and timber doors.
- 2.5 The site is not located within a conservation area, however it is situated adjacent to the West Wimbledon Conservation Area of which it shares its rear boundary.
- 2.6 There is a single vehicular access to the frontage of the site leading to a driveway which allows parking for approximately 2-3 cars. There is additional parking capacity provided by the front garage, giving a total of approximately 3-4 existing parking spaces.

3. CURRENT PROPOSAL

- 3.1 This application seeks permission for the proposed demolition of the existing 4-bed dwellinghouse and the erection of a larger 6-bed dwellinghouse with a basement, comprising 4 floors of habitable space including at roof and basement level.
- 3.2 The proposed dwellinghouse has been designed to broadly match the footprint and proportions of the existing building, albeit with the following key additions and alterations:
- The proposed front elevation would be erected in line with the outer wall of the existing façade and would incorporate bay windows at both sides of the front entrance.
 - Part of the proposed rear elevation of the dwellinghouse would be extended 0.3m deeper at first and second floor level than the existing rear elevation.
 - A 1.1m wide side single-storey side addition would be erected abutting the boundary with 44 Raymond Road.
 - A single-storey rear addition would project approximately 5.0m from the proposed rear elevation.
 - A basement level would be constructed partially within the footprint of the proposed dwellinghouse incorporating an associated light well to the rear of the property.
- 3.3 In addition, the proposed dwellinghouse would deviate from the design of the existing dwellinghouse in the following key areas:
- The upper roofline would be raised to 1.0m above existing.
 - The proposed dwellinghouse would maintain a crown roof incorporating half-hipped elements at each side elevation. The proposed roof form would also incorporate a double gable at the front elevation and a single gable to the rear elevation.
- 3.4 The proposed dwellinghouse would be finished in brick and white render with a grey slate tile roof and aluminium windows. The flat roof will be covered in a grey membrane.
- 3.5 The site would retain the existing vehicular access with accommodation for 2 car parking spaces.
- 3.6 Cycle storage and refuse storage facilities would be situated at the front of the property with direct access to Raymond Road.

- 3.7 The application also seeks permission to raise the heights of the existing garden levels by various increments; the maximum proposed increase in height would be approximately 0.8m. New boundary treatments (fencing) are proposed at north-east and south-west boundaries, shared respectively with 44 and 40 Raymond Road.

4. PLANNING HISTORY

- 4.1 The following application at 42 Raymond Road was refused planning permission in February 2020:

20/P0151: DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF A REPLACEMENT TWO STOREY DETACHED DWELLINGHOUSE. Refuse permission - 17/02/2020

This application sought permission for the demolition of the existing 4-bed dwellinghouse and the erection of a larger 5-bed dwellinghouse with a basement, comprising four floors of habitable space including at roof and basement level. Application LBM Ref: 20/P0151 was refused on the following grounds:

The scale, form and design of the proposal is considered to have a detrimental impact on the character of the area and the wider streetscene and on the amenity of neighbouring properties. In addition, the proposal does not include a valid basement impact assessment. Therefore, the proposal fails to comply with principles of Merton Sites and Policies Plan (2014) Policy DM D2, CS 14 of the Merton Local Development Framework Core Strategy (2011) and policies 7.4 and 7.6 of the London Plan (2016).

- 4.2 The applicant has since undertaken pre-application advice to amend the previous proposals prior to the submission of the current application.
- 4.3 The following planning applications are also associated with the planning history of 42 Raymond Road:

04/P0679: ERECTION OF A 3 METRE HIGH CLOSEBOARDED TIMBER FENCE ALONG REAR BOUNDARY (ADJOINING FLORENCE COURT, SUNNYSIDE, INVOLVES REMOVAL OF EXISTING FENCE). Grant permission - 27/05/2004

91/P0971: ERECTION OF 2.4 METRE - 3.0 METRE HIGH BOUNDARY WALL WITH CLOSE BOARDED FENCING AT REAR AND WESTERN CORNER OF SITE. Grant permission (subject to conditions) - 16/01/1992

5. **CONSULTATION**

5.1 External

5.2 Public consultation was undertaken by way of letters sent to neighbouring properties, a site notice was displayed at the front of the property and a notice was displayed in the local newspaper.

5.3 A total of 5 letters of objection were received. Comments are broadly summarised below:

- The design of the proposed dwellinghouse would be detrimental to the character and appearance of the host property and the surrounding area.
- The proposed single-storey rear addition would set a negative precedent for future planning applications in the road.
- The development proposals would lead to a loss of privacy at neighbouring properties through increased overlooking and the proximity of the proposed dwellinghouse.
- There is potential for the flat roof of the proposed single-storey rear addition to be used as a roof terrace which would have a detrimental impact towards the privacy of neighbouring properties.
- The removal of the existing garage reduces the number of parking spaces from 3 to 2 whilst the proposed dwellinghouse increases the size of accommodation at the host property.
- The steps leading from bedroom 5 to the garden present a steepness pitch of over 45 degrees which is understood to contravene planning guidelines.
- The proposed dwellinghouse might be converted into separate flats or an HMO.
- The proposed dwellinghouse would abut the boundary shared with 44 Raymond Road; this would remove side access to the host property at the north-east boundary and would prevent occupiers from providing maintenance to the outer elevation abutting the boundary without the consent of No.44.
- Building work may require scaffolding within the curtilage of 40 and 44 Raymond Road which would require the consent of these properties.

5.4 2 letters were also received on behalf of individuals acting in the interests of swift conservation. Comments are broadly summarised below:

- *Concerns were expressed regarding the endangered status of the UK's swift population, and how modern building practises are contributing to the decline of the species.*

- *The development presents an opportunity to help local swifts through including artificial nests into the construction.*

5.5 **The Greater London Archaeological Advisory Service (GLAAS)** - No comments were received.

5.6 **Thames Water** - Raise no objection, recommending that the following informative should be attached to any subsequent permission:

- *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 Water pipes. The developer should take into account this minimum pressure in the design of the proposed development.*

Internal

5.7 **Merton Flood Risk Officer** - Raise no objection subject to the attachment of the following conditions to any subsequent permission:

- *Prior to the commencement of development, a detailed scheme for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority for both phases of the development. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) to include a rain garden, rainwater harvesting, permeable paving and geocellular attenuation and will discharge at the agreed run-off rate of no more than 1l/s (and a volume of attenuation no less than 14.21m³), 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.*
- *Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during (dewatering) and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure.*

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2019)

- Chapter 4 Decision-making
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change.

- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

6.2 London Plan (2021)

- D3 Optimising site capacity through a design lead approach
- D5 Inclusive design
- D6 Housing Quality and standards
- D10 Basement development
- D11 Safety & Security
- G7 Trees and woodlands
- SI 2 Minimising greenhouse gas emissions
- SI 13 Sustainable drainage
- T2 Healthy streets
- T5 Cycling
- T6.1 Residential Parking
- T7 Deliveries, servicing and construction
- HC1 Heritage conservation and growth

6.3 Merton Core Planning Strategy (2011)

- CS 8 Housing choice
- CS 9 Housing provision
- CS 11 Infrastructure
- 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)

- DM D1 Urban design
- DM D2 Design considerations
- DM D4 Managing heritage assets
- DM F2 Sustainable urban drainage systems (SuDS) and wastewater and water infrastructure
- DM H2 Housing mix
- DM H4 Demolition and redevelopment of a single dwellinghouse
- DM EP2 Reducing and mitigating noise
- DM T1 Support for sustainable transport and active travel
- DM T2 Transport impacts of development

- DM T3 Car parking and servicing standards

7. PRINCIPLE OF DEVELOPMENT

- 7.1 The principle of development for this application is the proposal to demolish and re-develop an existing single family-sized dwellinghouse.
- 7.2 The application site would remain residential and would incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit, thereby complying with Merton Core Planning Strategy policy CS 14.
- 7.3 The existing dwellinghouse is thought to make a moderate but positive contribution to the streetscene due to its existing architectural character. However, there is no objection to the principle of development provided that any redevelopment on the site is of a suitably high design standard and is considered acceptable with respect to all other material planning considerations.
- 7.4 Officers therefore conclude that the principle of development is acceptable.

8. PLANNING CONSIDERATIONS

- 8.1 The key material planning considerations in the assessment of this planning application are as follows:
- Character and appearance.
 - Impact towards neighbouring amenity.
 - Standard of accommodation.
 - Standard of basement accommodation.
 - Basement construction.
 - Flood risk and drainage.
 - Sustainability.
 - Biodiversity.
 - Trees.
 - Transport, parking and cycle storage.
 - Refuse.

9. CHARACTER AND APPEARANCE

- 9.1 London Plan policy D3, Merton Core Planning Strategy policy CS 14 and Merton Sites and Policies Plan policy DM D2 all specify requirement for well-designed proposals that will use appropriate architectural forms, language, detailing and materials which complement and enhance the

character of the wider setting. In relation to developments with historic interest, London Plan policy HC1 and Merton Sites and Policies Plan policy DM D4 requires development affecting heritage assets and their settings to conserve and enhance their significance, by being sympathetic to their form, scale, materials and architectural detail.

9.2 Context

9.3 The architecture of the existing dwellinghouse is distinctive in style, and could be described as characteristic of early 20th century Tudor Revival architecture ('Mock Tudor'); this manifests in properties throughout the local area, particularly towards the end of the road where the property is situated. Therefore, officers are inclined to consider the proposal should be sympathetic to this local vernacular style, either through the use of appropriate architectural forms or material choices, to ensure that the property continues to respect, reinforce and enhance the local character.

9.4 Owing to the location and orientation of the application site with respect to Raymond Road, the existing property appears particularly prominent within the streetscene, fronting a junction on flat ground above the inclined road.

9.5 It is noted that there are examples of detached dwellinghouses along Raymond Road that have been subject to demolition and rebuild, replaced with larger buildings of contemporary design. As a result, the principle of this development is not considered contrary to existing patterns of development within the immediate streetscene.

9.6 Scale and Design

9.7 The front elevation of the proposed dwellinghouse broadly respects the existing building line and does not encroach any further towards Raymond Road. The proposed side addition would not exceed a single storey, ensuring that there is visible separation between the host property and its neighbours to maintain the detached character of the area. The development proposals are thus considered to relate positively and appropriately to existing street patterns and the urban layout of the surrounding area.

9.8 Officers note that the proposed dwellinghouse would incorporate bay windows flanking both sides of the front entrance which are considered to be sympathetic in terms of scale and design to the architectural character of the surrounding area.

- 9.9 The proposed dwellinghouse has been designed to broadly match the footprint and proportions of the existing building, albeit with the following key additions and alterations:
- The proposed front elevation would be erected in line with the outer wall of the existing façade and would incorporate bay windows at both sides of the front entrance.
 - Part of the proposed rear elevation of the dwellinghouse would be extended 0.3m deeper at first and second floor level than the existing rear elevation.
 - A 1.1m wide side single-storey side addition would be erected abutting the boundary with 44 Raymond Road.
 - A single-storey rear addition would project approximately 5.0m from the proposed rear elevation.
 - A basement level would be constructed partially within the footprint of the proposed dwellinghouse incorporating an associated light well to the rear of the property.
- 9.10 As such, it is concluded that the scale and massing of the proposed dwellinghouse would not significantly exceed that of the existing building and is thus considered acceptable.
- 9.11 Officers do not consider that raising the upper ridgeline to 1.0m above that of the existing building would be detrimental to the character and appearance of the streetscene, subject to the proposed roof being appropriate in terms of scale, form and massing.
- 9.12 The proposed dwellinghouse would maintain a crown roof incorporating half-hipped elements at each side elevation and gabled elements to the front and rear elevations. The height of the eaves at the front elevation resembles that of the existing dwellinghouse; officers considered that this is sympathetic to the proportions of the existing building and has allowed some reduction in bulk at roof level as the side slopes of the half-hipped roof are able to maintain a greater overall length (reducing vertical massing). As such, raising the roofline by 1.0m in combination with the half-hip at each side elevation is considered acceptable in terms of appearance, and can be accommodated given the variety in scale and design of dwellings on Raymond road.
- 9.13 The double gable to the proposed front elevation is set an appropriate distance below the roof ridge and would be to be sympathetic to the form and proportions of the main roof. The use of a pitched roof at the rear of the property in combination with the smaller gabled roof minimises excessive massing and bulk. The use of a single ridge roof design to the rear gable end section is considered acceptable. The rear dormer is appropriate in

scale, set an appropriate distance from the roof ridge and sited wholly at the rear so as to avoid impact on the street scene.

- 9.14 Officers conclude that the form, bulk and massing of the proposed roof is acceptable and relates positively to the character of the surrounding area.
- 9.15 The detailing and material finishes of the proposed dwellinghouse are considered to be sympathetic to the character and appearance of the surrounding area.
- 9.16 Wimbledon West Conservation Area
- 9.17 Owing to their scale and design, it is not considered that the development proposals would significantly impact the setting of the Wimbledon West Conservation Area.
- 9.18 Overall, officers conclude that the proposed scheme is acceptable in terms of scale and design and would comply with Merton Core Planning Strategy policy CS 14 and Merton Sites and Policies Plan policies DM D2 and DM D4.

10. NEIGHBOURING AMENITY

- 10.1 Merton Sites and Policies Plan policy DM D2 requires that development proposals should 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 of neighbouring properties.
- 10.2 Daylight
- 10.3 The application is supported by an external daylight and sunlight assessment which utilised detailed computer modelling to test if the development proposal complies with relevant guidelines for limiting the loss of daylight and sunlight at neighbouring properties.
- 10.4 Officers note that the report made the following conclusions:

“Despite the proposed development at number 42 increasing the massing of the site, the impact on the daylight and sunlight received by the neighbouring properties is fairly minimal. There is very little impact on the front and rear elevations. The side elevations already have limited access to daylight and sunlight by the nature of the relatively small gaps between the detached properties. The calculations show the proposed development is in line with Building Research Establishment (BRE) guidelines as referenced by Merton Council’s planning policy.”

- 10.5 Owing to the scale and design of the proposed dwellinghouse and taking into account the conclusions of the external daylight and sunlight assessment, officers are satisfied that the development proposal would not result in an unacceptable level of daylight/sunlight loss and overshadowing towards any neighbouring property.
- 10.6 Outlook
- 10.7 The principle rear elevation of the proposed dwellinghouse would maintain a similar building line to the existing dwellinghouse, albeit where part of it would be extended 0.3m deeper at first and second floor level than at present. Officers acknowledge that the two storey rear wing would be sited closer to the shared boundary with number 40, however, owing to the limited depth in comparison to the existing, officers do not consider this would cause an overbearing impact. With the notable exceptions of the impact arising from the single-storey rear and side additions, officers conclude that the primary bulk of the proposed dwellinghouse would have limited material impact towards the outlook of neighbouring properties given that the proposed roof form mitigates excessive bulk towards the site boundaries.
- 10.8 The proposed single-storey rear addition would project approximately 5.0m from the rear elevation of the proposed dwellinghouse and would be visible from the rear of neighbouring properties owing to the fact that it would project beyond their rear elevations and would be visible from their gardens. However, since the proposed single-storey rear addition would only maintain a maximum height of approximately 3.1m and would set back from each site boundary by a minimum distance of 2.5m, it is not considered to be excessively visually intrusive or overbearing towards the outlook of neighbouring properties.
- 10.9 The proposed single-storey side addition would abut the shared boundary with 44 Raymond Road and would result in some enclosure towards the side of this neighbouring property; however, given it would not exceed a single storey and due to the relationship between the forms of the existing dwellinghouse and No.44, it is not considered that the resultant impact would be materially harmful.
- 10.10 The application seeks permission to raise the heights of the existing garden levels by various increments; the maximum proposed increase in height would be approximately 0.8m. New boundary treatments (fencing) are proposed at north-east and south-west boundaries, shared respectively with 44 and 40 Raymond Road. It is not considered that this would have a materially harmful impact on the outlook of neighbouring properties.

10.11 Privacy

- 10.12 It is noted that some residents have objected to the double height window of the first floor bedroom at the rear of the property, asserting that it will lead to a loss of privacy at neighbouring properties through overlooking. However, officers do not consider that the height of the window would materially increase the extent of overlooking given that this would be relative to the eye level of occupiers standing within the first floor bedroom. Furthermore, overlooking from the double height window would be concentrated towards the rear gardens of neighbouring properties, which are already overlooked by the first floor window of the existing dwellinghouse. Officers also note that the existing property could increase the amount of glazing on the rear elevation at first floor level under permitted development without planning permission. Given the current relationship between the existing dwellinghouse and neighbouring properties, it is not considered that the fenestration of the rear elevation of the proposed dwellinghouse would increase overlooking opportunities so as to constitute material harm.
- 10.13 It is not considered that raising the heights of the existing garden levels would increase overlooking opportunities towards neighbouring properties so as to be materially harmful.
- 10.14 Objections were received with regards to potential overlooking arising from windows at the side elevations. To address this issue, conditions will be attached to any subsequent permission to ensure that first floor side facing windows are fitted with obscured glazing to ensure that the privacy of neighbouring properties is protected.
- 10.15 Some residents were noted to express concern that the flat roof of the single-storey rear addition could be used as a roof terrace which could result in additional overlooking towards neighbouring properties. To address this issue, a condition will be attached to any subsequent permission to ensure that access to the flat roof shall be for maintenance or emergency purposes only.
- 10.16 Overall, subject to the attachment of conditions on any subsequent permission, the potential effect of the development on the amenities of neighbouring properties is not considered to be materially harmful and complies with Merton Sites and Policies Plan policy DM D2.

11. STANDARD OF ACCOMMODATION

11.1 The detailed design of the proposed development should have regard to the requirements of the new London Plan in terms of unit and room sizes and provision of external amenity space.

11.2 Internal

11.3 Policy D6 of the London Plan states that new dwellings must provide at least the gross internal floor area and built-in storage area as set out in Table 3.1; the development proposals satisfy the requirements of this adopted policy.

11.4 Officers assess that the proposed accommodation would be provided with an acceptable amount of daylight and would benefit from an appropriate quality of outlook.

11.5 External

11.6 In accordance with Merton Sites and Policies Plan policy DM D2, the council will seek a minimum garden area of 50sqm as a single usable regular shaped amenity space for all new dwellinghouses.

11.7 The developments proposals would retain the majority of the existing garden space which is considered to provide ample external amenity space in relation to the size of the proposed dwellinghouse.

12. STANDARD OF BASEMENT ACCOMODATION

12.1 Merton Sites and Policies Plan requires that proposals for basement accommodation must comply with the criterion b) and c) of policy DM D2.

12.2 The proposed basement would be wholly confined within the curtilage of the application property.

12.3 The footprint of the basement would not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area.

12.4 Any externally visible elements of the basement are sensitively designed and sited to avoid any harmful visual impact on neighbouring amenity.

12.5 The application is supported by an internal daylight and sunlight assessment which confirms that the bedrooms in the proposed basement would receive an acceptable amount of daylight.

- 12.6 Overall, the proposed basement accommodation is considered to be of an acceptable scale and design and complies with Merton Sites and Policies Plan policy DM D2.

13. BASEMENT IMPACT ASSESSMENT

- 13.1 Merton Sites and Policies Plan policy DM D2 requires that basement developments should be designed to maintain and safeguard the structural stability of the application building and nearby buildings.
- 13.2 The development would not involve excavation under a listed building (including any garden of a listed building) or any nearby excavation that is expected to affect the integrity of a listed building.
- 13.4 The application site is located within Archaeological Priority Zone 2. The Greater London Archaeological Advisory Service (GLAAS) were consulted to assess the impacts of the proposed basement on designated heritage assets. No comments were received.
- 13.5 Notwithstanding the details contained within the supporting 'Basement Construction Method Statement' by White and Lloyd Consulting Engineers, officers note that the construction phase of the development will be subject to approval under the Building Regulations.

14. FLOOD RISK AND DRAINAGE

- 14.1 Merton Sites and Policies Plan policy DM F2 makes requirement for all developments to reduce water consumption, the pressures on the sewer network and the risk of flooding. Merton will require an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and structural stability in accordance with Merton Sites and Policies Plan policy DM D2. The development must ensure that it does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability.
- 14.2 The Council's Flood Risk Officer was consulted and raised no objection subject to the attachment of specific conditions to any subsequent permission; the proposals are thus considered acceptable on flood risk and drainage grounds in accordance with adopted policy.

15. SUSTAINABILITY

- 15.1 Merton Sites and Policies Plan policy DM H4 states that proposals involving the demolition of an existing, structurally-sound dwellinghouse to create a new dwellinghouse in its place will be required to demonstrate that they

have exceeded the minimum sustainability requirements outlined in Merton Core Planning Strategy policy CS 15.

15.2 However, since the withdrawal of the Code for Sustainable Homes, all new developments comprising the creation of new dwellings should demonstrate how the development will instead:

- Comply with Merton Core Planning Strategy (2011) policy CS 15 'Climate Change' (relevant parts only a-d) and the policies outlined in Chapter 9 of the London Plan (2021).
- Outline how the development will achieve a 19% improvement on Buildings Regulations (2013) Part L and submit SAP output documentation to demonstrate this improvement.
- Achieve internal water usage rates not in excess of 105 litres per person per day.

15.3 The application is supported by an energy statement which outlines that Solar PV and Air Source Heat Pump have been identified as the most viable option to achieve the sustainability requirements of adopted policy. The development has been deemed viable for alternative measures, but the Solar PV and ASHP achieve the greatest carbon reductions.

15.4 Compliance with the above policy will be conditioned as part of any resultant planning permission.

16. BIODIVERSITY

16.1 There is no indication that the existing site has a significant biodiversity value and as such it is not necessary to submit an ecology report.

17. TRANSPORT, PARKING AND CYCLE STORAGE

17.1 Merton Core Strategy policy CS 20 and Merton Sites and Policies Plan policies DM T2 and DM T3 require that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management.

17.2 The site is located in an area with a PTAL rating of 6a which indicates a good level of connectivity and access to public transport.

17.3 Policy T5 of the London Plan aims to secure the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3.

- 17.4 The proposed plans indicate that cycle parking spaces will be located to the front of the property.
- 17.5 Further information can be conditioned as part of any subsequent permission to ensure that the development satisfies the requirements of adopted policy.
- 17.6 The site has a PTAL of 6a. The London Plan expresses residential car parking standards as a maximum; policies GG2 and T6 of the new London Plan set out that in locations of high public transport accessibility (PTAL of 5-6) car-free developments should be promoted.
- 17.7 The site would retain the existing vehicular access and proposes accommodation for 2 car parking spaces in accordance with adopted policy.

18. REFUSE

- 18.1 The London Plan and Merton Core Strategy policy CS 17 requires new developments to show capacity to provide waste and recycling storage facilities.
- 18.2 The applicant has indicated that refuse storage facilities would be situated at the front of the property in accordance with adopted policy; this is considered an appropriate location and would be convenient for access and within reasonable distance from the highway to present for collection.
- 18.3 Further information can be conditioned as part of any subsequent permission to ensure that the development satisfies the requirements of adopted policy.

19. CONCLUSION

- 19.1 Whilst some may consider the loss of the existing dwellinghouse to be regrettable, it is considered that limited weight can be given to the preservation of the existing building given the application site is not located within a conservation area and the replacement dwellinghouse is considered to accord with adopted policy. The appearance, scale, bulk, form, proportions and materials of the proposed dwellinghouse are assessed to be sympathetic to the character and appearance of the surrounding area and the proposals would deliver an appropriate standard of accommodation in accordance with adopted policy.
- 19.2 Subject to the attachment of conditions to any subsequent permission, the proposed dwellinghouse is not considered to be materially harmful to the amenity of neighbouring properties.

- 19.3 Further conditions will also be attached to any subsequent permission to ensure that all other material planning considerations associated with the development are appropriately managed.
- 19.4 Overall, it is concluded that there are not reasonable grounds to withhold permission; it is thus recommended that planning permission is granted, subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Conditions

1. A1 Commencement of development (full application)

The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
2. A7 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan.
 - Proposed Plans, Sections and Elevations: 201210-02.
 - Street Scene Existing and Proposed: S201210-02.
 - Garden Levels: G201210-02.
 - 'Basement Construction Method Statement' by White and Lloyd Consulting Engineers.
 - 'SuDS Report' by Nimbus Engineering Consultants Ltd.
 - 'Energy Statement' by Vision Energy.
3. B1 External Materials to be Approved

No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. 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.

4. C01 No Permitted Development (Extensions)

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.

5. C02 No Permitted Development (Windows and Doors)

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 window, door or other opening other than those expressly authorised by this permission shall be constructed in the side elevations without planning permission first being obtained from the Local Planning Authority.

6. C03 Obscured Glazing (Fixed Windows)

Before the development hereby permitted is first occupied, the windows in the side elevations shall be glazed with obscure glass and fixed shut and shall permanently maintained as such thereafter.

7. C06 Refuse & Recycling (Details to be Submitted)

No development shall take place until a scheme for the storage of refuse and recycling has been submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.

8. 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.

9. D11 Construction Times

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.

10. H06 Cycle Parking - Details to be Submitted

No development shall commence until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and thereafter retained for use at all times.

11. H09 Construction Vehicles

The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

12. L3 Sustainability Standard Pre-Occupation

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.

13. A Non Standard Condition

Prior to the commencement of development, a detailed scheme for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority for both phases of the development. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) to include a raingarden, rainwater harvesting, permeable paving and geocellular attenuation and will discharge at the agreed run-off rate of no more than 1l/s (and a volume of attenuation no less than

14.21m³), 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.

14. A Non Standard Condition

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

15. A Non Standard Condition

The development shall be carried out in accordance with the 'Basement Construction Method Statement' by White and Lloyd Consulting Engineers dated December 2020.

16. A Non Standard Condition

A 'Demolition and Construction Method Statement' shall be submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the demolition and construction period.

17. F01 Landscaping/Planting Scheme

No development shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

18. A Non Standard Condition

The development hereby permitted shall incorporate swift bricks into the design.

Informatives

- 1 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
2. 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 Water pipes. The developer should take into account this minimum pressure in the design of the proposed development.
3. 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.