

# Agenda Item 5

PLANNING APPLICATIONS COMMITTEE  
17<sup>th</sup> March 2022

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	21/P4198	25/11/2021
<b>Address/Site</b>	26 Harewood Road, Colliers Wood, London, SW19 2HD	
<b>Ward</b>	Colliers Wood	
<b>Proposal:</b>	Erection of a single storey rear extension, erection of a rear roof extension, with juliette balcony and conversion of single dwellinghouse into 3 x self-contained flats.	
<b>Drawing Nos</b>	2133_EX_001; 2133_PL_101; 2133_PL_102_RevA; 2133_PL_103_RevA; 2133_PL_104_revA; 2133_PL_105	
<b>Contact Officer:</b>	Karen Welburn (0208 545 3120)	

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## RECOMMENDATION

**Grant Planning Permission subject to conditions and completion of a S.106 legal agreement.**

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## CHECKLIST INFORMATION.

Heads of agreement: Permit Free

Is a screening opinion required: No

Is an Environmental Statement required: No

Has an Environmental Impact Assessment been submitted – No

Press notice – No

Site notice – Yes

Design Review Panel consulted – No

Number of neighbours consulted – 8

External consultations – None

PTAL score – 3

Controlled Parking Zone (CPZ) – Yes (Zone CW)

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1. **INTRODUCTION**

1.1 The application has been brought before the Planning Applications Committee for consideration as it falls outside of the Scheme of Delegation due to officer recommendation of grant permission subject to conditions and S106 agreement and the number of objections received from local residents.

2. **SITE AND SURROUNDINGS**

2.1 The application site comprises a two-storey semi-detached property located on the south-western side of Harewood Road. The property benefits from a small single storey rear extension.

2.2 Harewood Road is characterised by pairs of semi-detached two-storey Victorian dwellings with rear outriggers. A mixture of side, rear and roof extensions are prevalent throughout the area in a mixture of architectural styles and sizes. These are in a range of styles and materials, and there are also some examples of much more modern dwellings, which further adds to the eclectic feel of the area.

2.3 The site has a Public Transport Accessibility Level of 3 and is located within Controlled Parking Zone CW.

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

3. **PROPOSAL**

3.1 Erection of a single storey rear extension, erection of a rear roof extension, with juliette balcony and conversion of single dwellinghouse into 3 x self-contained flats.

3.2 The application proposes the conversion of the property to provide two self-contained flats. Flat one will be a 3bed/4persons unit, flat two will be a 1bed/2 persons unit and flat three will be a 1bed/1person unit. All flats will have access to a private rear garden amenity space.

3.3

Flat (Level)	No. of beds	No. of persons	Proposed GIA(sqm)
1 (ground)	3	4	79
2 (first)	1	2	57
3 (loft)	1	1	46.3

- 3.4 The applicant has provided a table on drawing 2133\_PL\_02\_RevA confirming the proposed external amenity areas. Flat 1 would provide 71sqm, Flat 2 would provide 46sqm and Flat 3 33sqm.
- 3.5 The following external alterations are proposed:
- Three roof lights to the frontage
  - L-shaped rear dormer which would have the following dimensions:
    - Mansard dormer contained within the main roof:
      - Depth: 4.05m
      - Height: 2.45m
      - Width: 5.28m
    - Mansard dormer above the outrigger:
      - Depth: 4.3m
      - Height: 3.3m
      - Width: 3.52m
  - Infill single storey rear extension would have the following dimensions:
    - Eaves height: 2.4m
    - Maximum height: 3.6m
    - Width: 5.35m
    - Depth: 7.1m
- 3.6 Proposed materials include brickwork to match the existing dwellinghouse, slate tiles to the roof and UPVC window frames and doors.
- 3.7 Plans indicate that refuse storage would be located to the front garden and to the side elevation of the dwelling. Cycle storage would be located within the private gardens to the rear, including the provision for five spaces for flat one, two spaces for flat two and two spaces for flat three.

#### 4. **PLANNING HISTORY**

- 4.1 21/P4341 - Application for a certificate of lawful development for erection of rear roof extension and installation of x3 rooflights on the front roofslope - Refused on the 16/02/22 for the following reason.

Given the evidence available, the application property, comprising x2 flats, does not benefit from permitted development rights under the definition of "dwelling house" outlined in the General Permitted Development Order (2015) as amended. A certificate of lawfulness therefore cannot be issued for the proposed works and Planning Permission needs to be sought.

4.2 21/P3365 - Erection of a single storey rear extension, erection of a rear roof extension, raising ridge height, with juliette balcony and conversion of single dwellinghouse into 3 x self-contained flats – Refused on 11/11/21 for the following reasons:

- (1) Flat 1 would fail to meet the minimum standards for a single bedroom which would in turn result in cramped and unsatisfactory conditions for future occupiers and the submission has failed to demonstrate that satisfactory external amenity space is provided for Flats 2 and 3. The proposal would therefore fail to meet the requirements of policy D6 of the London Plan 2021 and Policy DM D2 of the Sites and Policies Plan 2014.
- (2) In absence of a legal agreement securing a 'car free' development, the proposals would generate additional parking pressure in the area and would be contrary to policies DM T2 and DM T3 of Merton Sites and Policies Plan and policy CS 20 of Merton Core Planning Strategy.
- (3) The proposed works at roof level, raising of the ridge height by 200mm, the bulky parapet walls and increase in bulk and massing to the rear outrigger, by reason of its design, character and appearance, would harm the character and appearance of the host property and surrounding area which would be contrary to policy D3 and D4 of the London Plan 2021, policy CS 14 of Merton Core Planning Strategy (2011) and policies DM D2 and DM D3 of Merton Sites and Policies Plan (2014).
- (4) The applicant has failed to provide sufficient cycle space therefore the proposal fails to comply with policy T5 of the London Plan 2021.

## 5. **CONSULTATION**

5.1 The application has been advertised by standard site notice procedure and letters of notification to the occupiers of neighbouring properties.

5.1.1 In response to the consultation, six letters of objection received.

The letters of objection raise the following points:

- Converting a house into flats is not in keeping within the character of the local area.
- Overdevelopment resulting in a 50% increase to the GIA.

- Proposed increase in ridge height would not be in keeping with the rest of the row.
- Numerous windows, setting a new precedent.
- The rear dormer over the outrigger would be overly dominant and bulky resulting in a loss of light.
- Concerns regarding privacy due to the addition of the third floor flat overlooking the rear garden.
- The single storey extension would reduce the size of the garden and set a precedent for extension in the area.
- The division of the outdoor space into three separate gardens would be out of character. The design of the garden would be overcrowded.
- The front garden will be cramped if the applicant puts wheelie bins and cycle storage.
- Dividing the dwelling into 3 flats could put a pressure on local street parking.
- Removal of chimney stack which is still in use.
- Flat 3 is likely to be occupied as a double bed with two occupants.
- Sacrificing the opportunity for a high-quality family home.
- Bedroom 3 is too small for 4 people and does not provide enough privacy with occupants working from home.
- The development would cause drainage issues in the street.
- The development would put pressure on local water supply.
- Sewage overflow concerns.
- Two separate applications were submitted, possibly to cause confusion.
- The applicant and agent are different from the Land Registry.
- Building on the Party Wall on the rear at 3rd floor level.
- The possibility that there could be a change of use to an HMO.
- There will be three different sets of neighbours at No.26, making it more difficult to resolve issues.
- Reduction in availability of services such as GP/public transport.

## 6. **POLICY CONTEXT**

### 6.1 **Merton Sites and Policies Plan – 2014 (SPP)**

DM D2 Design considerations

DM D3 Alterations and extensions to existing buildings

DM EP2 Reducing and mitigating noise

DM H2 Housing mix

DM T1 Support for sustainable transport and active travel

DM T2 Transport impacts of development

DM T3 Car parking and servicing standards

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

CS8 Housing Choice  
CS9 Housing Provision  
CS13 Open space, nature conservation, leisure and culture  
CS14 Design  
CS15 Climate Change  
CS16 Flood Risk Management  
CS17 Waste Management  
CS18 Active Transport  
CS20 Parking, Servicing and Delivery

6.3 London Plan (2021)

D3 Optimising site capacity through the design-led approach  
D4 Delivering good design  
D5 Inclusive design  
D6 Housing quality and standards  
H1 Increasing housing supply  
H10 Housing size mix  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
T6.1 Residential parking  
DF1 Delivery of the Plan and Planning Obligations

6.4 National Planning Policy Framework (2021):

5. Delivering a sufficient supply of homes  
8. Promoting healthy and safe communities  
9. Promoting sustainable transport  
11. Making effective use of land  
12. Achieving well-designed places

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations relate to the use of existing building, comparison to 21/P3365, principle of development, design, neighbour amenity, highways and sustainability.

7.2 **Amendments**

7.2.1 Following discussions with officers, the plans were amended as follows:

- A decrease in the proposed height of the extension over the rear

outrigger.

- The removal of one refuse and one recycling bin to the side elevation.
- The removal of a cycle store providing three spaces from the front garden (adequate cycle storage provided in each rear garden).
- Window in side elevation now shown on elevation drawings.

### 7.3 **Use of Existing Building**

7.3.1 Members will note in the planning history section of the report that officers refused a certificate of lawfulness for extensions to the building as officers considered that property was 2 flats rather than a single house. This was based on the Councils database showing a ground and first floor flats (but no formal planning application to confirm) and Council tax records. Following discussions with the applicant about this anomaly, it was confirmed that when the property was recently purchased, the application before members was submitted for conversion of a single house into flats as there was no formal planning permission to convert the house into 2 flats previously.

7.3.2 For the sake of the application before members of the planning committee, there is no fundamental difference to how an application for conversion from a single family dwelling house or creation of additional flats would be assessed in planning terms other than if the property is a single family house, then as part of the conversion a replacement family sized unit must be provided back within the conversion (i.e. a 3 bedroom flat). As discussed in the report below, a 3 bedroom ground floor flat is provided.

### 7.4 **Comparison to 21/P3365**

7.4.1 Following refusal of planning permission 21/P3365, the applicant has sought to overcome each of the refusal reasons as follows:

Reason 1 - Failed to meet the minimum standards for a single bedroom which would in turn result in cramped and unsatisfactory conditions.

Response – Internal layout changes to ground floor flat to increase single bedroom size above minimum standard. The GIA standards and all bedrooms meet minimum standards.

Reason 2 – Absence of a legal agreement securing a 'car free' development.

Response – Applicant has formally agreed to provide a legal agreement to cover the permit free requirement following decision by members.

Reason 3 – The proposed works at roof level, raising of the ridge height by 200mm, the bulky parapet walls and increase in bulk and massing to the rear outrigger, by reason of its design, character and appearance, would harm the character and appearance of the host property and surrounding area.

Response - The proposal no longer requires raising the ridge height. Following a reduction of the height of the roof extension and parapet over the outrigger, the design is no longer considered to be bulky or materially harmful to the character and appearance of the host property and surrounding area.

Reason 4 – Failure to provide sufficient cycle space.

Response – Sufficient cycle space is provided within the private gardens of each flat.

## 7.5 **Principle of development**

- 7.5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.
- 7.5.2 National Planning Policy Framework (NPPF) 2019 - Paragraph 122 explains planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.
- 7.4.4 The National Planning Policy Framework 2019 and London Plan policies promote sustainable development that encourages the construction of additional dwellings at locations with good public transport accessibility. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.
- 7.4.5 Planning Policy H1 (Increasing housing supply) of the adopted London Plan 2021 has significantly increased Merton's housing target over a 10 year period (2019/20 -2028/29) to 9,180 new homes. This equates to 918 homes annually, an increase of 507 compared to the former target



(411) set out in Merton's current Sites and Policies Plan. The new target therefore seeks to deliver more than double the former annual target. This sets Merton a challenging target to deliver the expected number of new homes that London needs to meet demand.

- 7.4.6 London Plan Policy H2 encourages boroughs to support well-designed new homes on small sites (below 0.25 hectares in size), so to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

#### Conversions

- 7.4.7 Planning Policy CS14 (Design) of Merton's Core Planning Strategy 2011 seeks to encourage well designed housing in the Borough. The Policy requires existing single dwellings that are converted into two or more smaller units of accommodation would be subject to:

i. incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit;

Officer Response – A 3 bedroom ground floor flat is re-provided

ii. comply with the most appropriate minimum space standards;

Officer Response – All flats comply with minimum spaces standards

iii. not result in an adverse impact on the suburban characteristics of the streetscape.

Officer Response – There would be limited changes to the external appearance of the site when viewed from the street scene. Whilst some properties in Harewood Road have been converted into flats, the predominate character still remains single family houses. The proposal would provide suitable enclosed bin storage (details can be secured via planning condition) within the front and side garden areas. Cycle storage is provided for each flat within the rear gardens. Therefore, from the street scene the proposed development would therefore have a limited impact on the suburban characteristics of the streetscape

- 7.4.8 As set out above, the proposed conversion would meet the requirements of planning policy CS14 (Design) of Merton's Core Planning Strategy 2011.

- 7.4.8 In conclusion, the proposed development would provide future residents with a good standard of accommodation and will bring forward additional residential units that would help deliver Merton's increased housing targets. The principle of the development to deliver further residential

accommodation is therefore considered acceptable and in line with policies seeking to increase provision of additional homes by finding opportunities through intensification of small sites.

## 7.5 **Design**

7.5.1 The National Planning Policy Framework (NPPF) Paragraph 123 states that it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The National Planning Policy Framework sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. It states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

7.5.2 The regional planning policy advice in relation to design is found in the Chapter 3 of the London Plan (2021). These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.5.3 Planning policy DM D2 (Design considerations in all developments) seeks to achieve high quality design and protection of amenity within the Borough. Proposals for all development will be expected to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area.

7.5.4 The applicant proposes to enlarge the dwellinghouse in order to facilitate the conversion. The following assessment is made against the merits of the design and massing of the proposed adaptations to the existing building and the impact it has on the surrounding area.

### 7.5.5 **Raising the ridge**

Following a revision of the proposed plans, the roof ridge would not be raised by 200mm, the dormer extension would be level with the existing height of the building and would therefore not harm the character and appearance of the pair of semis and Harewood Road streetscene (concern with previous application 21/P3365).

### 7.5.6 **Roof Extension**

The proposed roof extension would comprise a mansard style roof

extension. The proposed mansard is considered to respect the design of the original building. Mansards are not common in the immediate area, however mansards are generally considered to be a more pleasing type of roof extension (compared to box dormers) as they have sloping elevations and appear to be more in keeping with properties of this style. The roof extension above the outrigger has been lowered in height (compared to the refused application), would sit below the rear mansard and would only project approximately 50% along the wing, which would reduce bulk/massing and would ensure that the properties original outrigger is respected.

#### 7.5.7 Single Storey Rear Extension

Officers raise no objections to this part of the proposal, despite the rather unusual roof form proposed. The extension has been designed with a courtyard approach to facilitate the conversion of the ground floor into a 3 bedroom flat. The proposed ground floor extension would not be clearly visible from the public realm and would respect the original building, therefore no objection is raised.

- 7.5.9 Overall, the extensions would not be considered harmful to the character and appearance of the dwelling and street scene. Subsequently, the proposal is therefore acceptable in terms of policies CS14, DM D2 and DM D3 in respect of character and appearance.

#### 7.6 Standard of Residential Accommodation

Planning Policy D6 (Housing quality and standards) of the London Plan 2021 states that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. The design of development should provide sufficient daylight and sunlight for future occupiers, have adequate and easily accessible storage space and maximise the provision of dual aspect dwellings (normally avoiding the provision of single aspect dwellings). All units must be designed to meet or exceed the minimum Gross Internal Area (GIA) standards as set out in Planning Policy D6 (Housing quality and standards).

- 7.6.1 Core Planning policy CS 14 and SPP policies DM D1 and DM D2 seek to ensure that new residential development is of a high standard of design both internally and externally and provides accommodation capable of adaptation for an ageing population and for those with disabilities, whilst offering a mix of unit size reflective of local need.

The proposed schedule of accommodation for this current application is

set out below:

Flat No.	beds	Persons	Storey's	Required GIA (m2)	Proposed GIA (m2)	Compliant
Flat 1	3	4	1	74	79	Yes
Flat 2	1	2	1	50	57	Yes
Flat 3	1	1	1	39	46.3	Yes

7.6.2 London Plan 2021 states that a one bed space single bedroom must have a floor area of at least 7.5sqm (but no greater than 11.4sqm (which would then be considered as a double). Floor plans indicate that bedrooms would have a floor area of over 7.5sqm (concern of previous refusal) and would therefore comply with Policy D6 of the London Plan 2021.

7.6.3 In terms of the quality of the accommodation proposed, it is considered that the proposed flats would provide a satisfactory standard of accommodation for future occupiers. The proposed flats would exceed/meet minimum London Plan Gross Internal Area, room size and amenity space standards. Each habitable room would receive suitable light levels and adequate outlook.

#### 7.7 Amenity Space

7.7.1 Planning Policy D6 (Housing quality and standards) of the London Plan 2021 states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant.

7.7.2 All three units would have direct access to a private rear garden space. The proposals would exceed minimum space standards. Each flat would have the following size rear garden space:

Flat 1 - 71sqm

Flat 2 - 46 sqm

Flat 3 - 33sqm

7.7.3 Overall, the proposal meets the requirements of policy D6 of the London Plan 2021 and policy DMD2 of the Council's Sites and Policies Plan.

#### 7.8 Bin and Recycling Storage

7.8.1 Planning Policy D6 (Housing quality and standards) of the London Plan 2021 states that housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.

7.8.2 Refuse bins are proposed to the front garden and to the side elevation which is considered a suitable location. This would be convenient on collection days when needing to wheel/bring forward to the kerbside. The proposal indicates the inclusion of a residual waste bin; paper and card bin; dry recycling container; and a food waste bin. Therefore the proposal complies with policy CS17 of the council's Core Strategy Policy and policy SI 7 and SI 8 of the London Plan 2021.

## **8 Neighbour Amenity**

8.1.1 Planning Policy D6 (Housing quality and standards) of the London Plan 2021 states that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

8.1.2 Planning policy CS policy 14 of Merton's Core Planning Strategy and policy DM D2 of Merton's Sites and Policies Plan seek to ensure new developments does not unacceptably impact on the amenities of the occupiers of any adjoining and nearby surrounding properties. Planning policy DM D2 (Design considerations in all developments) states that amongst other planning considerations that proposals will be expected 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.

### 24 Harewood Road

8.1.3 The neighboring dwelling at No. 24 Harewood Road benefits from a single storey rear and side infill extension. The proposed ground floor extension would be set away from the boundary by 1.65 metres and would extend approximately 2.4 metres beyond the rear line of the neighboring addition at No.24. While a portion of the roof will be 3.6 metres high, this reduces to 2.4 metres eaves height closest to the boundary with No.24. Likewise, the proposed roof extension would only project approximately halfway down the rear outrigger, would have a mansard design (wall sloping away from the neighbour) and would be well set away from the neighbouring building. In light of the above and given the orientation of the properties, it is not considered the proposed extensions would result in an undue loss of daylight or sunlight. In addition, it is not considered that the extensions of the scale proposed would unduly impact upon the neighbouring property in terms of visual intrusion. Therefore, there would be no undue loss of amenity.

### 28 Harewood Road

- 8.1.4 The neighbouring dwelling at No.28 Harewood Road does not benefit from a rear extension. There is an existing single storey rear addition to the application site which extends 1.74 metres beyond from the rear building line of the neighbouring property. The proposed single storey rear extension would be the same 1.74 metres in depth. While a portion of the roof will be 3.6 metres high, this reduces to 2.4 metres eaves height closest to the boundary with No.28. Given modest projection past the rear line of No.28, Officers are satisfied that there would be no material harm caused to the amenity of this neighbouring occupier.

#### Wilton Road

- 8.1.5 Properties located to the rear of the site in Wilton Road are well distanced (26m distance from roof extension to rear site boundary) away from the proposed roof extension to ensure that there would be no undue loss of amenity.

#### Overlooking

- 8.1.6 Some objections have been received in regards to overlooking and loss of privacy from the flat within the roof space. However as set above, the properties in Wilton Road are well distanced away from the proposed roof extension and a degree of overlooking of adjoining gardens (including Harewood Road properties) already exists from the existing upper level windows. The proposed windows in the roof extension are therefore not considered to be materially different than the existing situation. A planning condition preventing the use of the flat roof areas of the proposed ground floor extension would also ensure that there would be no adverse overlooking or loss of privacy.

### **9 Highways**

- 9.1 Planning Policy T1 (Strategic approach to transport) of the London Plan 2021 states that the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. All development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.
- 9.2 Planning Policy DM T2 (Transport impacts of development) of Merton's Sites and Policies Plans seeks to ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment.

### Cycle parking

- 9.4 Planning Policy T5 (Cycling) of the London Plan 2021 states that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2. In accordance with Table 10.2, residential dwellings should provide 1 space per studio/1 person 1 bedroom dwelling, 1.5 spaces per 2 person 1 bedroom dwelling and 2 spaces per all other dwellings.
- 9.5 Each flat would have their own dedicated cycle storage in their rear garden. The applicant has provided sufficient cycle spaces and facilities, therefore the proposal complies with policy T5 of the London Plan 2021.

### Car parking

- 9.6 Planning Policy T6 (Car parking) of the London Plan 2021 states that Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with standards set out in policy T6.1 (Residential parking). Planning Policy DM T3 (Car parking and servicing standards) of Merton's Sites and Policies Plan also promotes car free development in areas which benefit from good access to public transport (generally PTAL 4 or above) and be within an existing controlled Parking Zone.
- 9.7 The application site has a PTAL rating of 3 (moderate) and within Car Parking Zone CW. Therefore, the development is considered to be suitable as a permit free development as this would take pressure off existing car parking zones and promote sustainable modes of transport. In this instance, as the property already benefits from the ability to obtain car parking permits, the permit free development would only relate to the two upper floor flats. The applicant has agreed to the permit free requirement, this can be controlled via a S106 agreement restricting permits.

## 10 **Sustainability**

- 10.1 Merton's Core Planning Strategy (2011) Policy CS15 outlines how all minor and major development, including major refurbishment, should demonstrate: how the proposal makes effective use of resources and materials, minimises water use and CO2 emissions; makes the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy and designed to withstand the long term impacts of climate change.

- 10.2 London Plan Policies SI 2, SI 5 and Merton's Sustainable Design and Construction Explanatory note, expects developments to achieve carbon reductions beyond Part L from energy efficiency measures alone to reduce energy demand as far as possible.
- 10.3 For minor residential developments, 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.
- 10.4 To ensure that the proposed development meets the policy standards, the proposed would be subject of a planning condition requiring full details of the sustainability measures.

### 13. **CONCLUSION**

- 19.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.
- 19.2 NPPF - Paragraph 122 explains planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.
- 19.3 NPPF Paragraph 123 states that it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 19.4 The principle of development is considered to be acceptable by maximizing the potential of the site, helping Merton deliver its increased housing targets and whilst still retaining a family sized unit on the site. The standard of residential accommodation is considered to offer good accommodation that would meet the needs of future occupiers. Each flat would have access to suitable bin and cycle facilities and direct access to a large private amenity space which exceeds minimum standards. The proposed conversion and extensions would have no undue impact on the street scene or the amenities of neighboring residential properties. The design of the extensions are considered to respect of original building and would have no harmful impact on the Harewood Road street scene or surrounding area.



19.8 The proposal are therefore considered to be in accordance with Adopted Sites and Policies Plan, Core Planning Strategy and London Plan policies. The proposal is therefore recommended for approval subject to conditions and S106 agreement.

### **RECOMMENDATION**

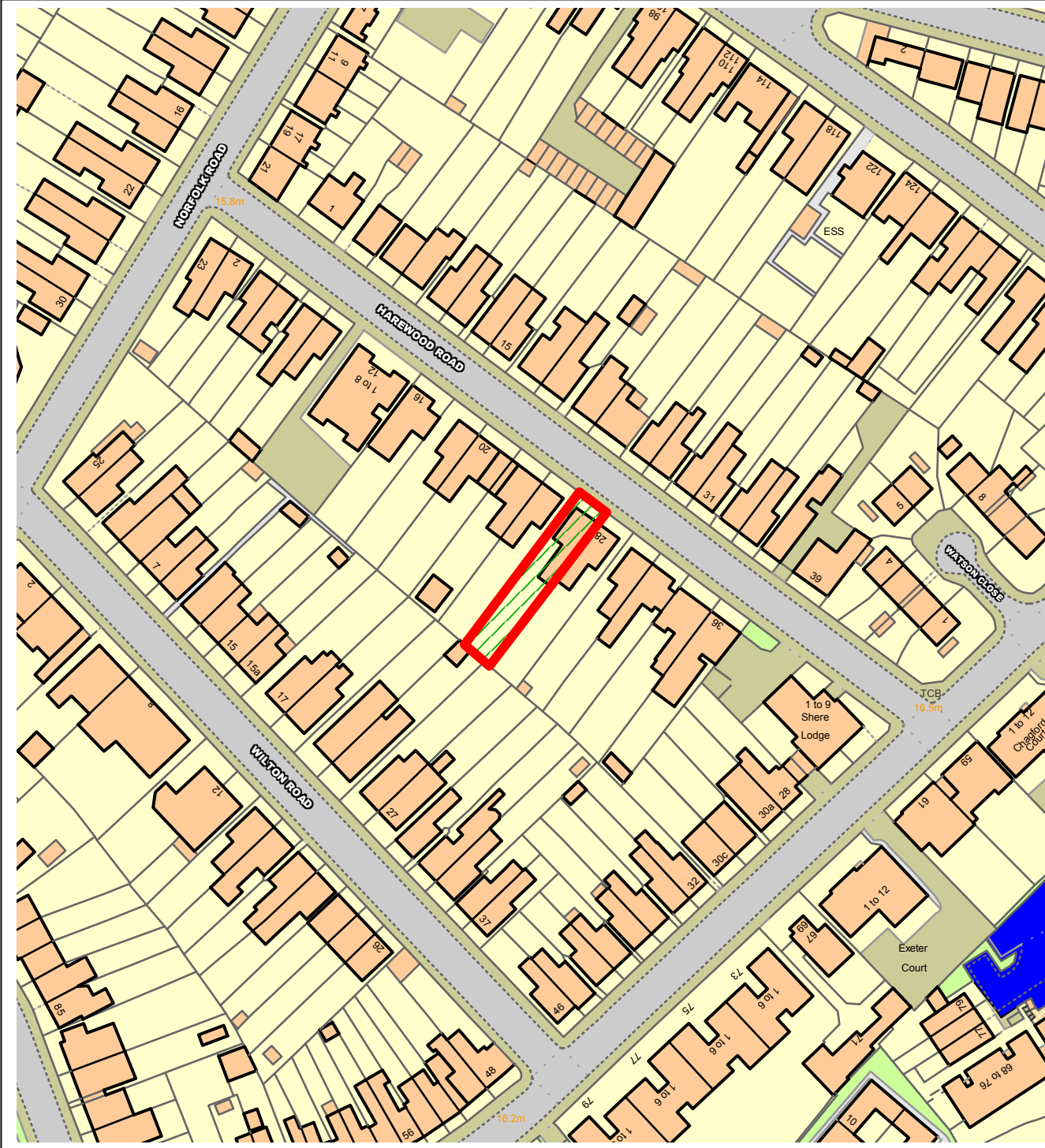
GRANT PLANNING PERMISSION subject to –

1. Subject to conditions and the completion of a Section 106 Agreement covering the following heads of terms:-
  1. Permit Free (restriction relates to 2 upper flats only).
  2. The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A1 Commencement of Development (full application)
2. A7 Approved Plans
3. B3 External Materials as Specified
4. C08 No use of flat roofs
5. Cycle Parking
6. Refuse and recycling
7. Sustainability

# NORTHGATE SE GIS Print Template

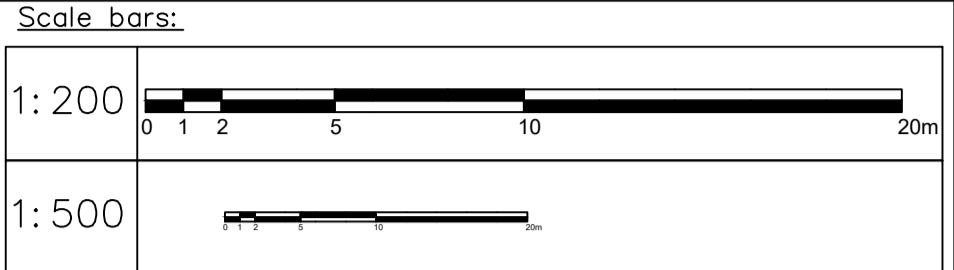


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**NOTES GENERAL:**

- Work to figured dimensions and relative position only, confirm to designer
- This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series (if any)
- Any discrepancy on this drawing is to be reported immediately to Oakman Architecture Ltd for clarification
- The contractor is responsible for all temporary works and for the stability of the works in progress



Block Plan  
1: 500



Location Plan  
1: 1250

24.08.21	NPC				
Revision	Date	Drawn	Designer	Checked	Approved

Revision History

**OAKMAN ARCHITECTURE**

ARCHITECTURE SURVEYING  
CONSULTANCY PROJECT MANAGEMENT CDM

Address: 119 St John's Hill, Battersea, SW11 1SZ  
Mob: 07977096495  
E mail: info@oakmanitd.com

Project Address: 26 Harewood Road, Tooting, SW19 2HD

Client: Mr David Dean

**EXISTING**

Drawing Title:  
SITE & LOCATION PLANS

Drawing Number: 2133_EX_001	Scales: 1: 200@A1 1: 500@A1 1: 1250@A1	Rev. No. -
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Page 29

Site Plan  
1: 200

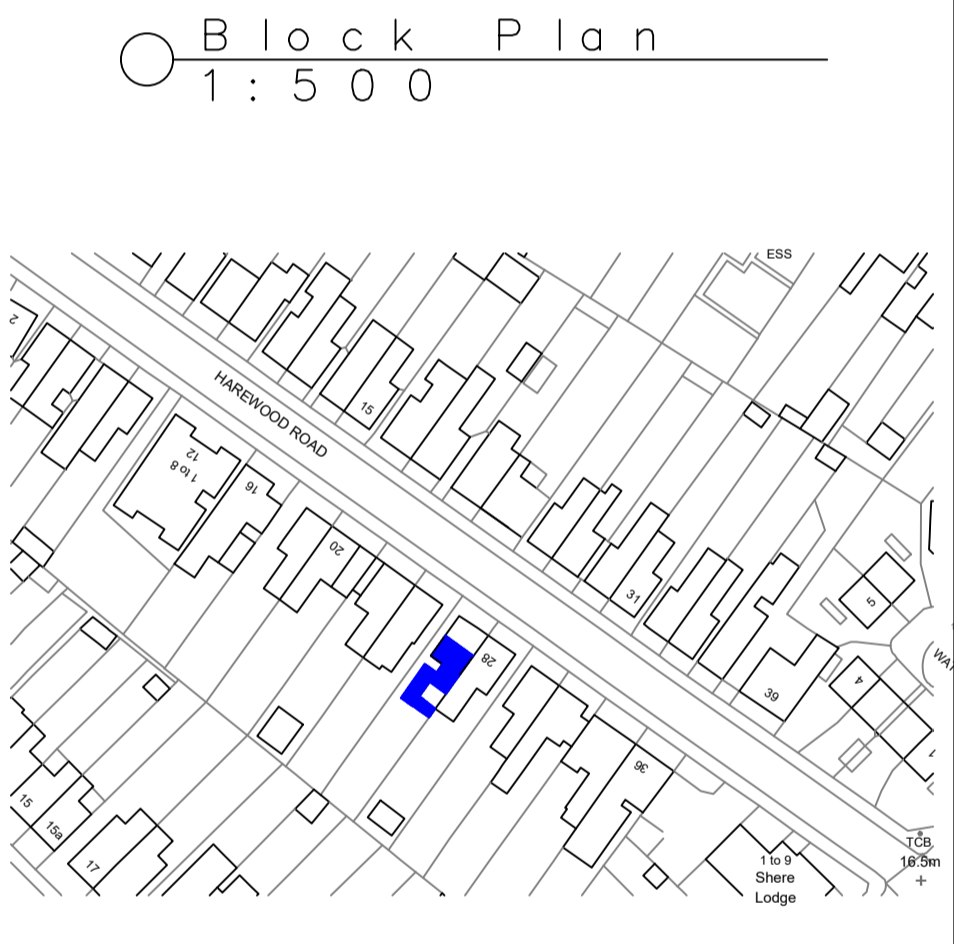
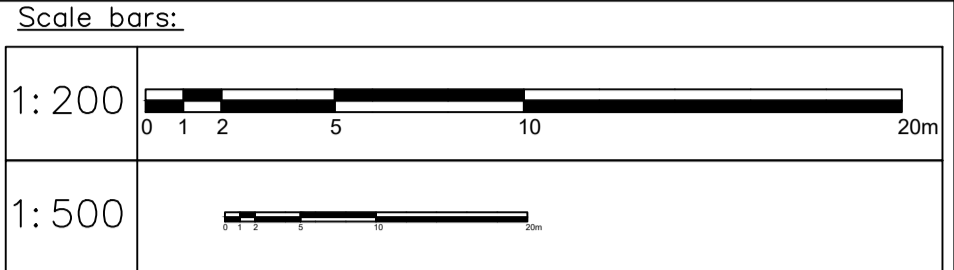
1 to 9  
Shere Lodge

T  
16



**NOTES GENERAL:**

- Work to figured dimensions and relative position only, confirm to designer
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Revision	Date	Drawn	Designer	Checked	Approved
25.11.21		NPC			

Revision History

**OAKMAN ARCHITECTURE**

ARCHITECTURE SURVEYING  
CONSULTANCY PROJECT MANAGEMENT CDM

Address: 119 St John's Hill, Battersea, SW11 1SZ  
Mob: 07977096495  
E-mail: info@oakmanltd.com

Project Address: 26 Harewood Road, Tooting, SW19 2HD

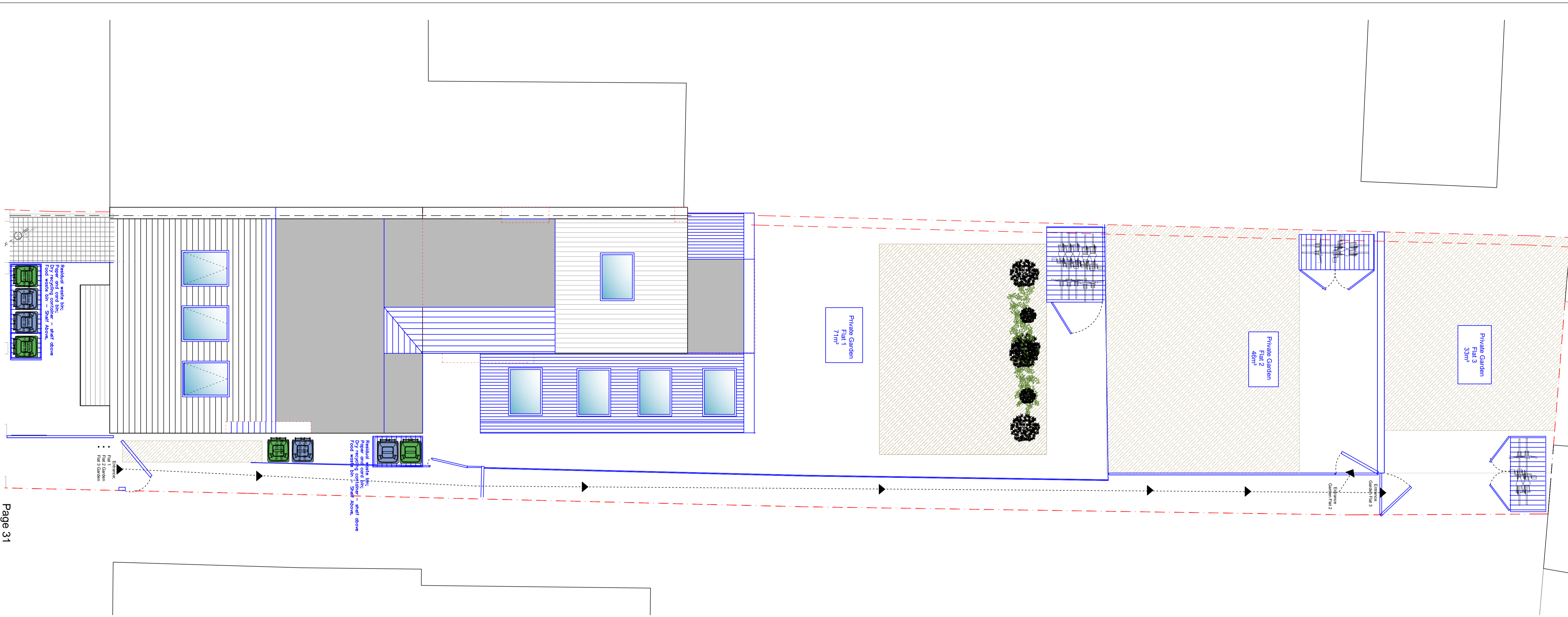
Client: Mr David Dean

**PROPOSED**

Drawing Title:  
SITE & LOCATION PLANS

Drawing Number: 2133_PL_101	Scales: 1:200@A1 1:500@A1 1:1250@A1	Rev. No. -
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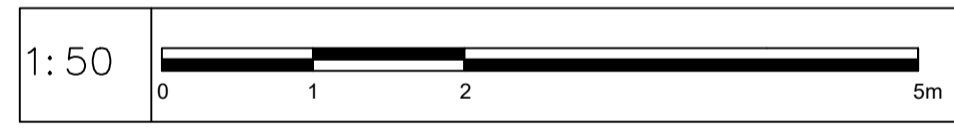
1 to 9  
Shere



Page 31

Flat 1 Bike Store	5
Flat 2 Bike Store	2
Flat 3 Bike Store	2

PROPOSED AREAS	
Ground Floor	64.5m <sup>2</sup>
Proposed Ext	19m <sup>2</sup>
First Floor	61.9m <sup>2</sup>
Second Floor	44.3m <sup>2</sup>
<b>Total GIA</b>	<b>189.7m<sup>2</sup></b>
Flat 1 Garden	71m <sup>2</sup>
Flat 2 Garden	46m <sup>2</sup>
Flat 3 Garden	33m <sup>2</sup>
<b>Curtilage</b>	<b>214m<sup>2</sup></b>
<b>Site Area</b>	<b>292m<sup>2</sup></b>



- Site Plan  
1:50
- Showing;
- Entrance for Gardens
  - Garden Areas
  - Bin Storage
  - Bike Storage
  - Entrance for Flats

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Revision	Date	Drawn	Designer	Checked	Approved
25.01.22	NPC				

**Revision History**

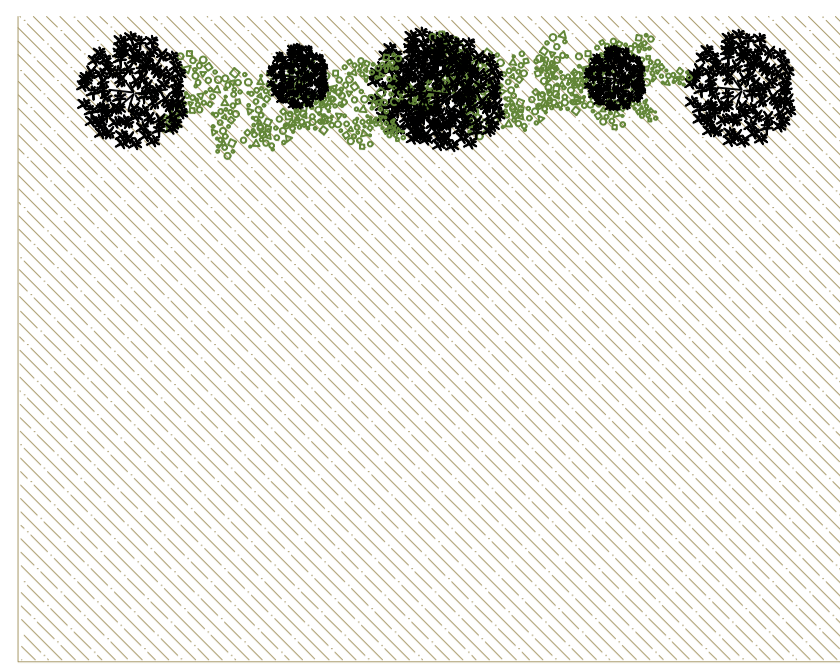
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 © CONSULTANCY      © CDM  
 © PROJECT MANAGEMENT      © MOBILITY  
 Mob: 07977096495  
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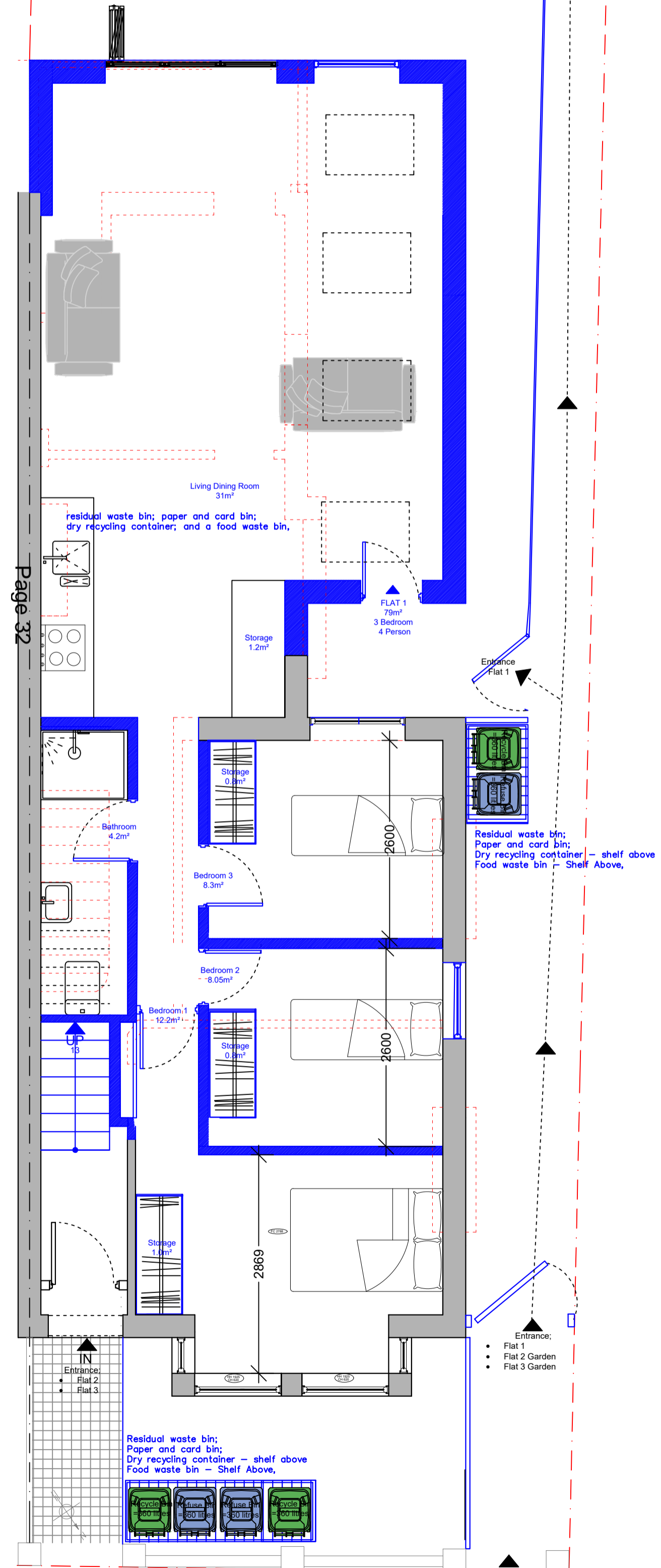
<b>Project Address:</b> 26 Harewood Road Tooting SW19 2HD	<b>Client:</b> Mr David Dean
--	---------------------------------

PROPOSED

<b>Drawing Title:</b> SECTIONS & SITE PLAN	<b>Drawing Number:</b> 2133_PL_104	<b>Scales:</b> 1:50@A1 1:100@A1	<b>Rev. No.</b> A
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Private Garden  
Flat 1  
71m<sup>2</sup>

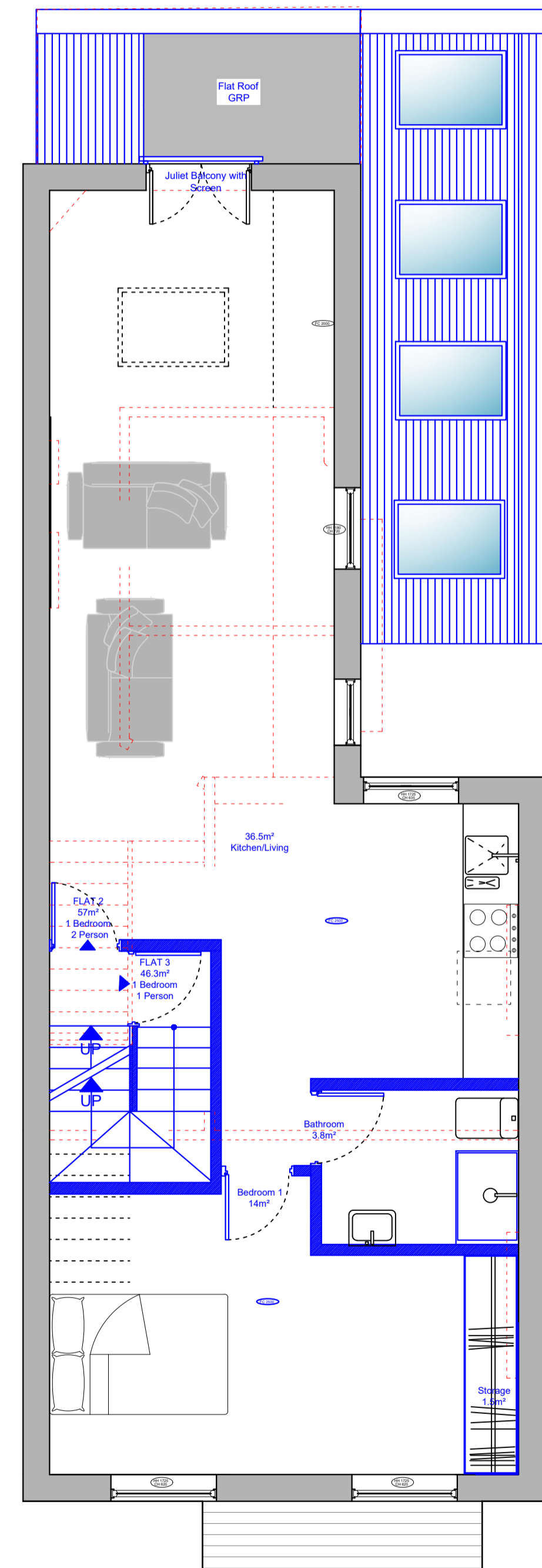


Ground Floor Plan  
1:50

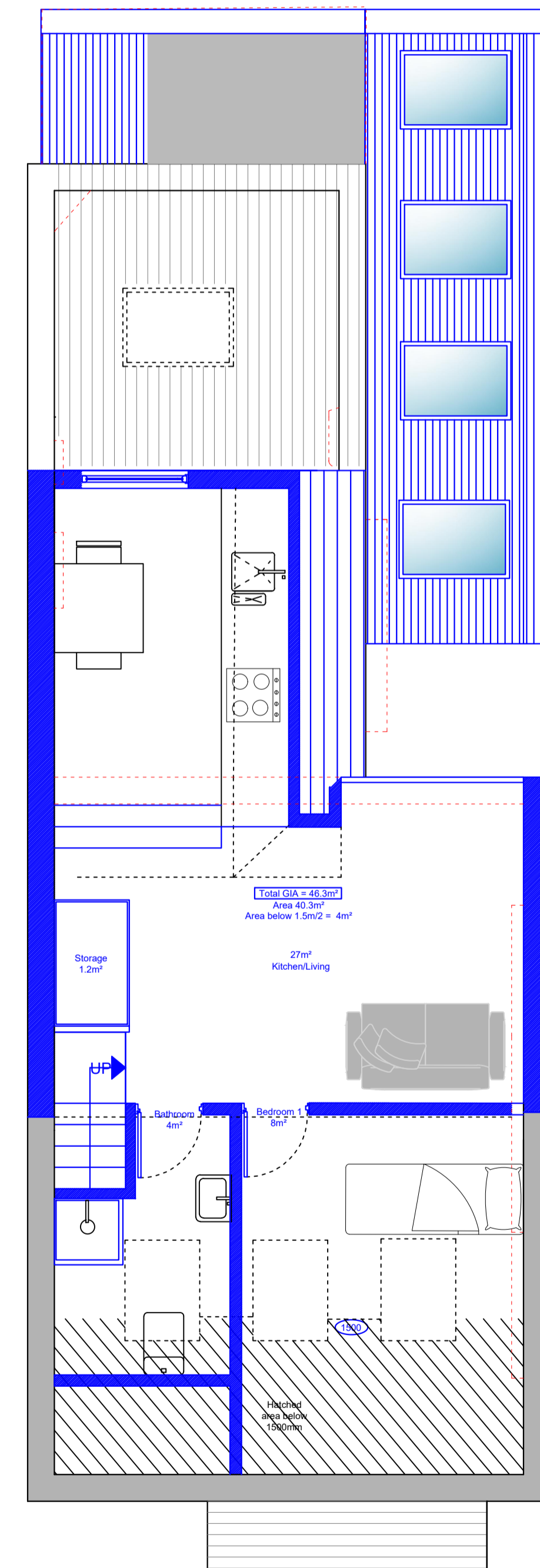
Minimum GIA (m <sup>2</sup> )					
No of Bedrooms	No of Bed spaces	1 Storey Dwellings	2 Storey Dwellings	3 Storey Dwellings	Built in Storage
Studio	32.5m <sup>2</sup> (25m <sup>2</sup> *)				
1 Bedroom	1 Person	39m <sup>2</sup> (37*)			1m <sup>2</sup>
	2 Person	50m <sup>2</sup>	58m <sup>2</sup>		1.5m <sup>2</sup>
2 Bedroom	3 Person	61m <sup>2</sup>	70m <sup>2</sup>		2m <sup>2</sup>
	4 Person	70m <sup>2</sup>	83m <sup>2</sup>		
3 Bedroom	4 Person	74m <sup>2</sup>	87m <sup>2</sup>		102m <sup>2</sup>
	5 Person	86m <sup>2</sup>	96m <sup>2</sup>		
	6 Person	95m <sup>2</sup>			
4 Bedroom	5 Person	90m <sup>2</sup>	100m <sup>2</sup>	106m <sup>2</sup>	
	6 Person	99m <sup>2</sup>	107m <sup>2</sup>	113m <sup>2</sup>	

Occupancy	Minimum combined floor area of living, dining & kitchen (sqm)
2 Person	23m <sup>2</sup>
3 Person	25m <sup>2</sup>
4 Person	27m <sup>2</sup>
5 Person	29m <sup>2</sup>
6 Person	31m <sup>2</sup>

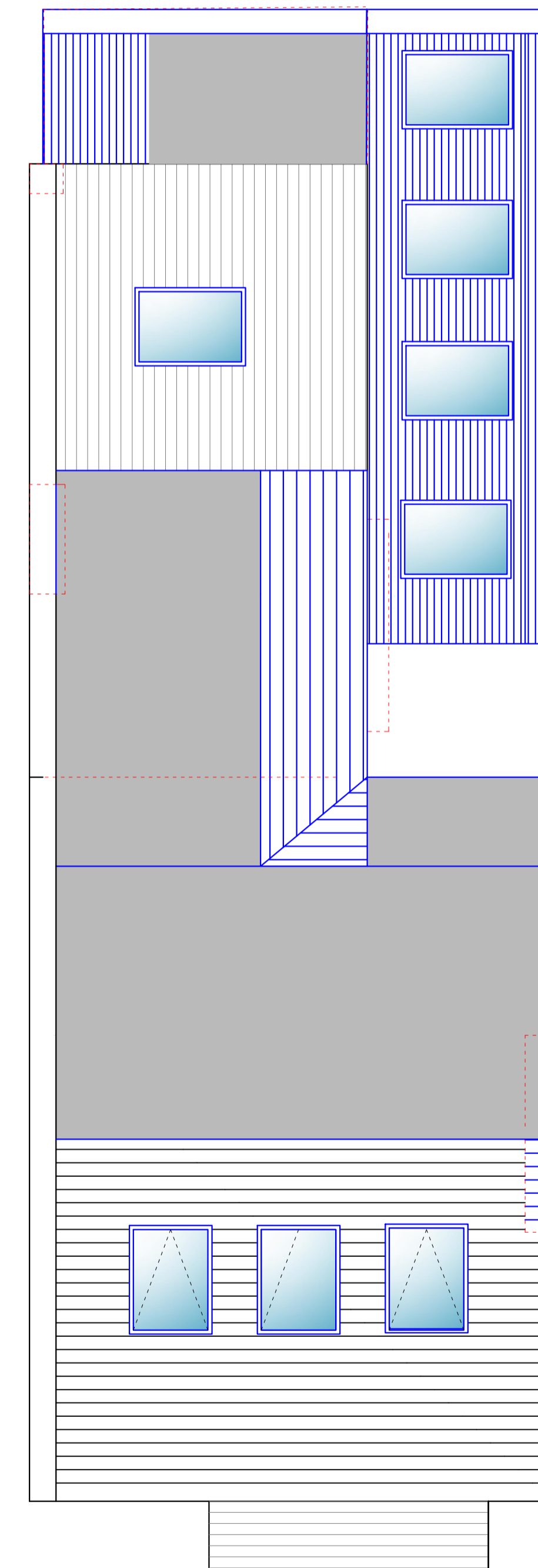
Container type Capacity	Width	Depth	Height
Recycling box (red/green/blue 55 litres)	565mm	440mm	350mm
Large food waste bin 23 litres	320mm	400mm	405mm
Food waste kitchen caddy 5 litres	260mm	205mm	205mm
Wheelie bin 140 litres	480mm	550mm	1060mm
Wheelie bin 180 litres	480mm	716mm	1070mm
Wheelie bin 360 litres	600mm	880mm	1090mm



First Floor Plan  
1:50



Second Floor Plan  
1:50



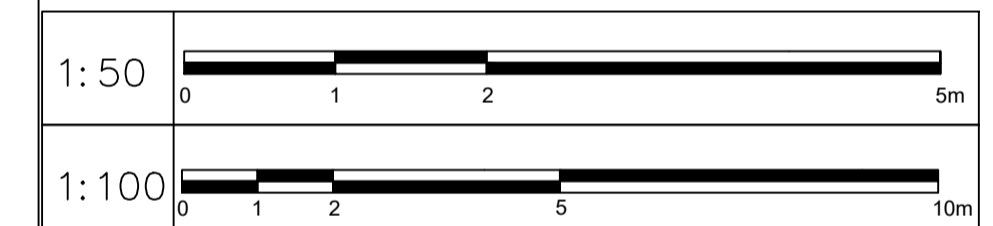
Roof Plan  
1:50

Internal Space Provision in Residential Conversions	FLAT 1 3 Bedroom 4 Person	FLAT 2 1 Bedroom 2 Person	FLAT 3 1 Bedroom 1 Person
Working Kitchen = 5.5m <sup>2</sup>			
Dining/Living Room = 14m <sup>2</sup> Living Room = 12.5m <sup>2</sup>	31m <sup>2</sup>	36.5m <sup>2</sup>	27m <sup>2</sup>
Main Bedroom = 12m <sup>2</sup> (DBL)	12.2m <sup>2</sup>	14m <sup>2</sup>	8m <sup>2</sup>
Bedroom 2	8.05m <sup>2</sup>		
Single Bedroom = 7.5m <sup>2</sup> (Bedroom 3)	8.3m <sup>2</sup>		
Bathroom = 3.7m <sup>2</sup>	4.2m <sup>2</sup>	3.8m <sup>2</sup>	4m <sup>2</sup>
Built in Storage 1p=1m <sup>2</sup> 2p=1.5m <sup>2</sup>	3.8m <sup>2</sup>	1.5m <sup>2</sup>	1.2m <sup>2</sup>
Curtilage/Terrace (Not included in GIA) {*Shared}	71m <sup>2</sup>	46m <sup>2</sup>	33m <sup>2</sup>
<b>TOTAL GIA</b>	<b>79m<sup>2</sup></b>	<b>57m<sup>2</sup></b>	<b>46.3m<sup>2</sup></b>

### PROPOSED AREAS

Ground Floor	64.5m <sup>2</sup>
Proposed Ext	19m <sup>2</sup>
First Floor	61.9m <sup>2</sup>
Second Floor	44.3m <sup>2</sup>
<b>Total GIA</b>	<b>189.7m<sup>2</sup></b>
Flat 1 Garden	71m <sup>2</sup>
Flat 2 Garden	46m <sup>2</sup>
Flat 3 Garden	33m <sup>2</sup>
<b>Curtilage</b>	<b>214m<sup>2</sup></b>
<b>Site Area</b>	<b>292m<sup>2</sup></b>

Scale bars:



Revision	Date	Drawn	Designer	Checked	Approved
A	25.01.22	NPC			
	25.11.21	NPC			

- Revision History
- NOTES GENERAL:
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**OAKMAN ARCHITECTURE**

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Email: info@oakmantd.com

Project Address: 26 Harewood Road, Tooting, SW19 2HD  
Client: Mr David Dean

**PROPOSED**

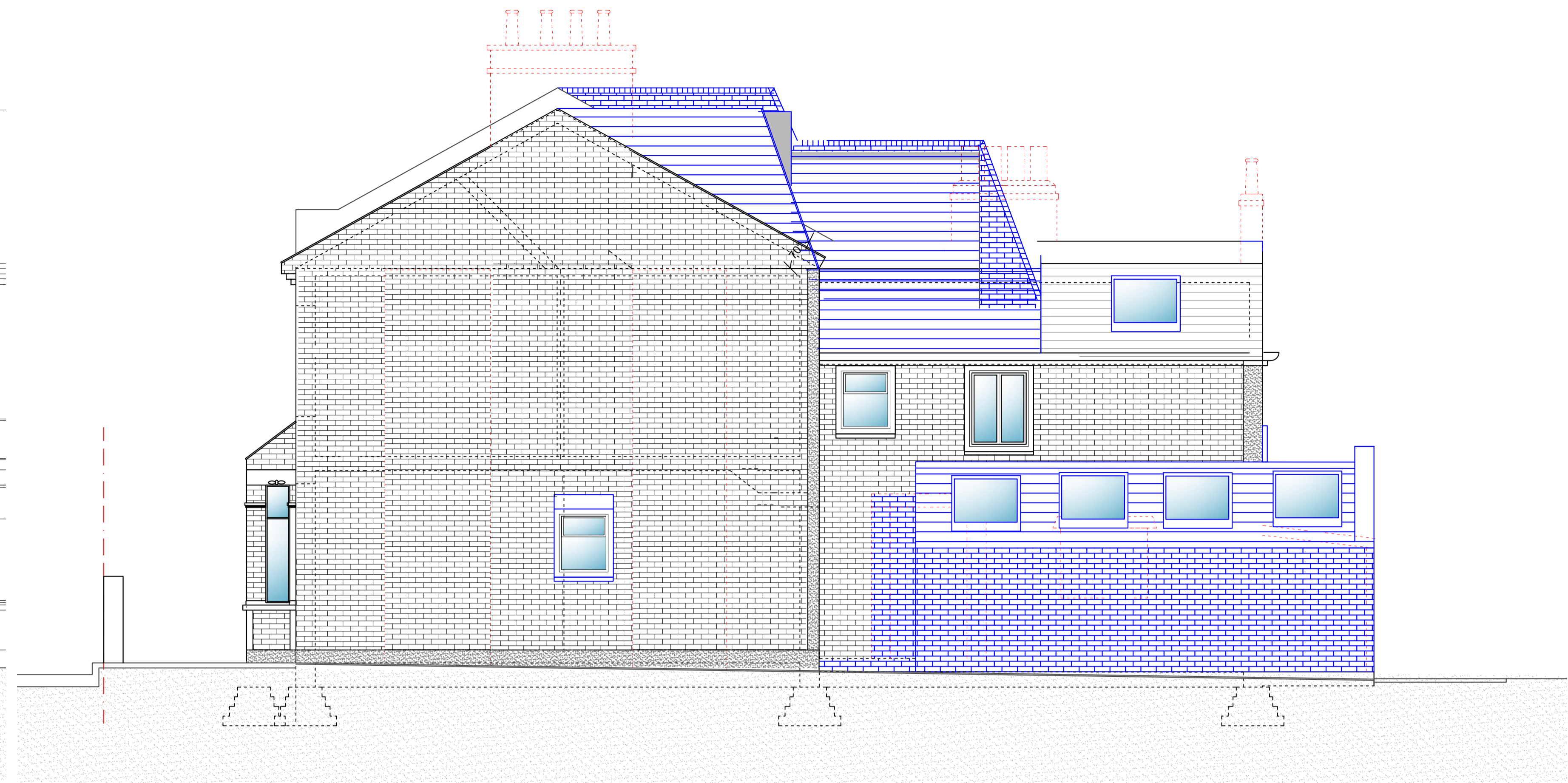
Drawing Title:  
GROUND, FIRST, SECOND FLOOR & ROOF PLAN

Drawing Number: 2133\_PL\_102  
Scales: 1:50@A1  
Rev. No: A

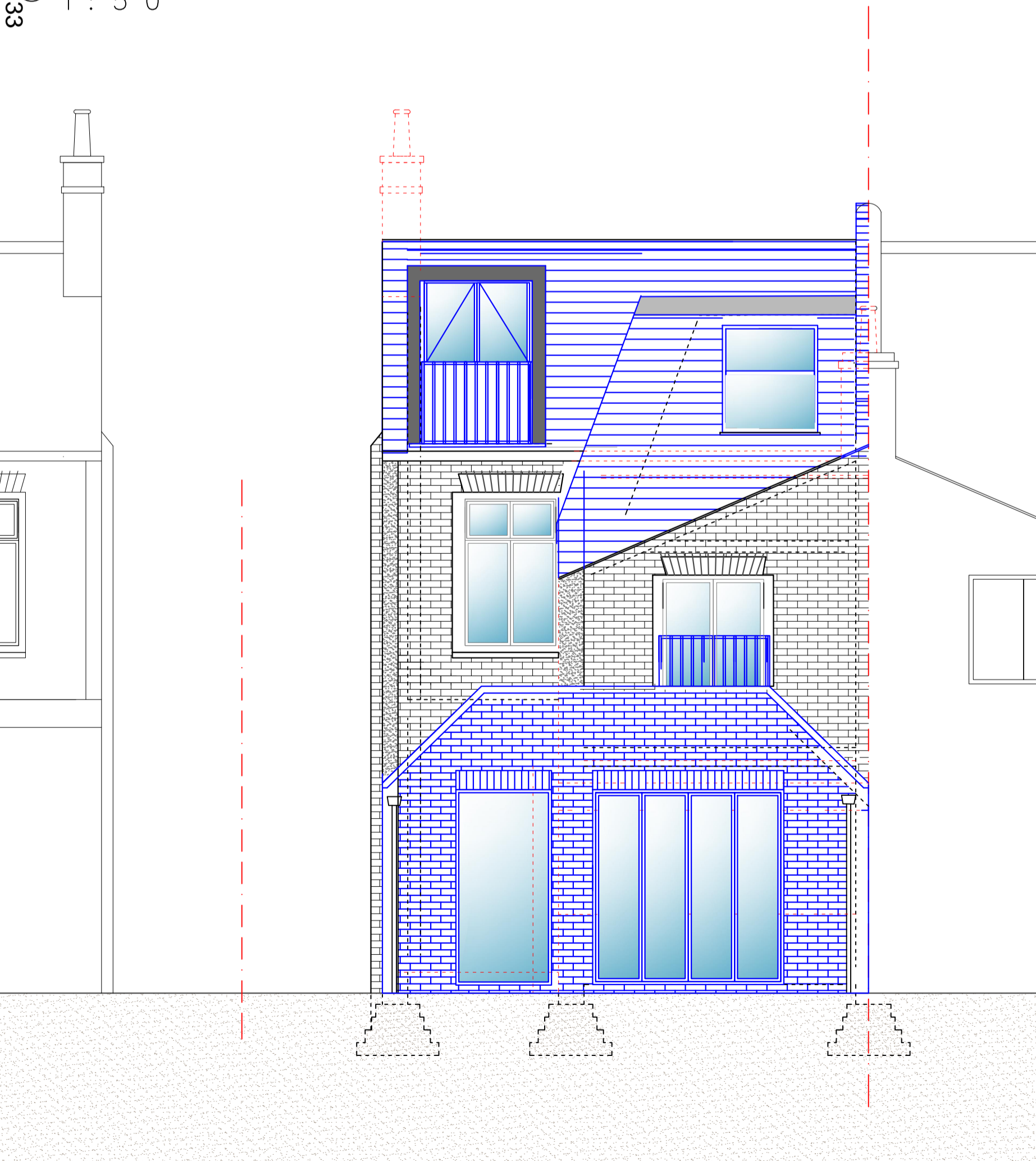


26 Harewood Road

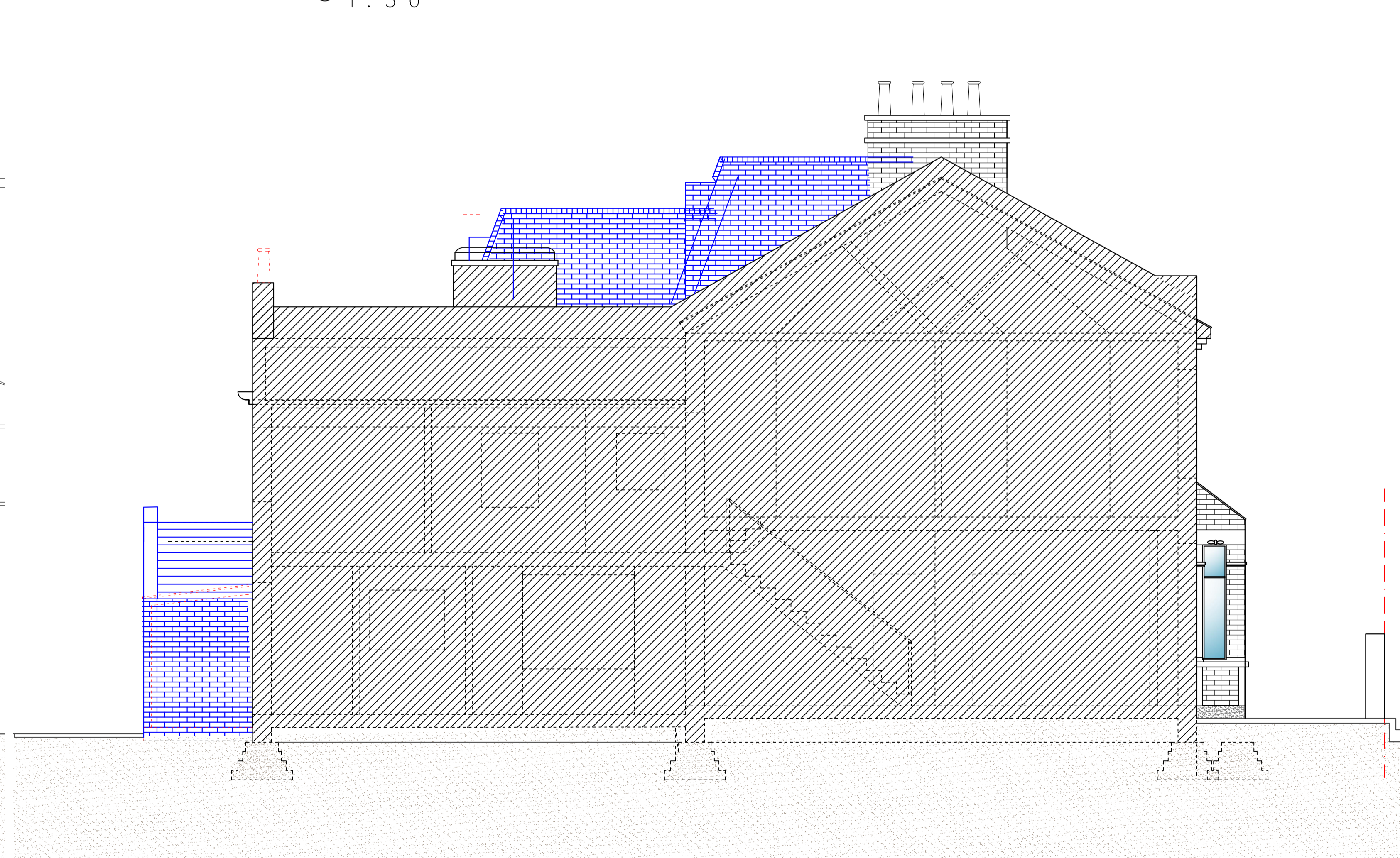
Page 33  
Front Elevation  
1:50



Sectioned Side Elevation 1  
1:50

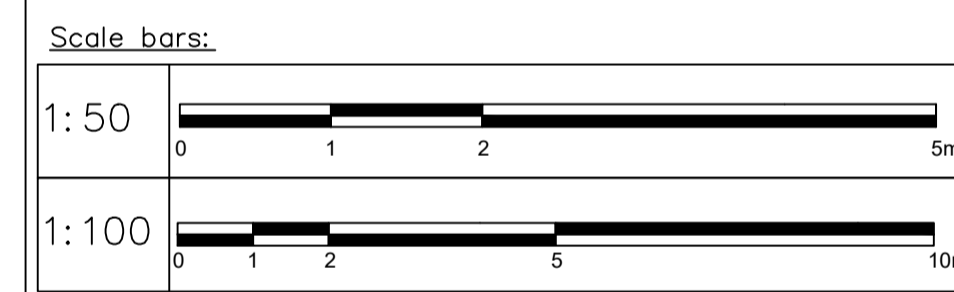


Rear Elevation  
1:50



Sectioned Side Elevation 2  
1:50

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Revision	Date	Drawn	Designer	Checked	Approved
A	25.01.22	NPC			
	25.11.21	NPC			

Revision History

**OAKMAN ARCHITECTURE**

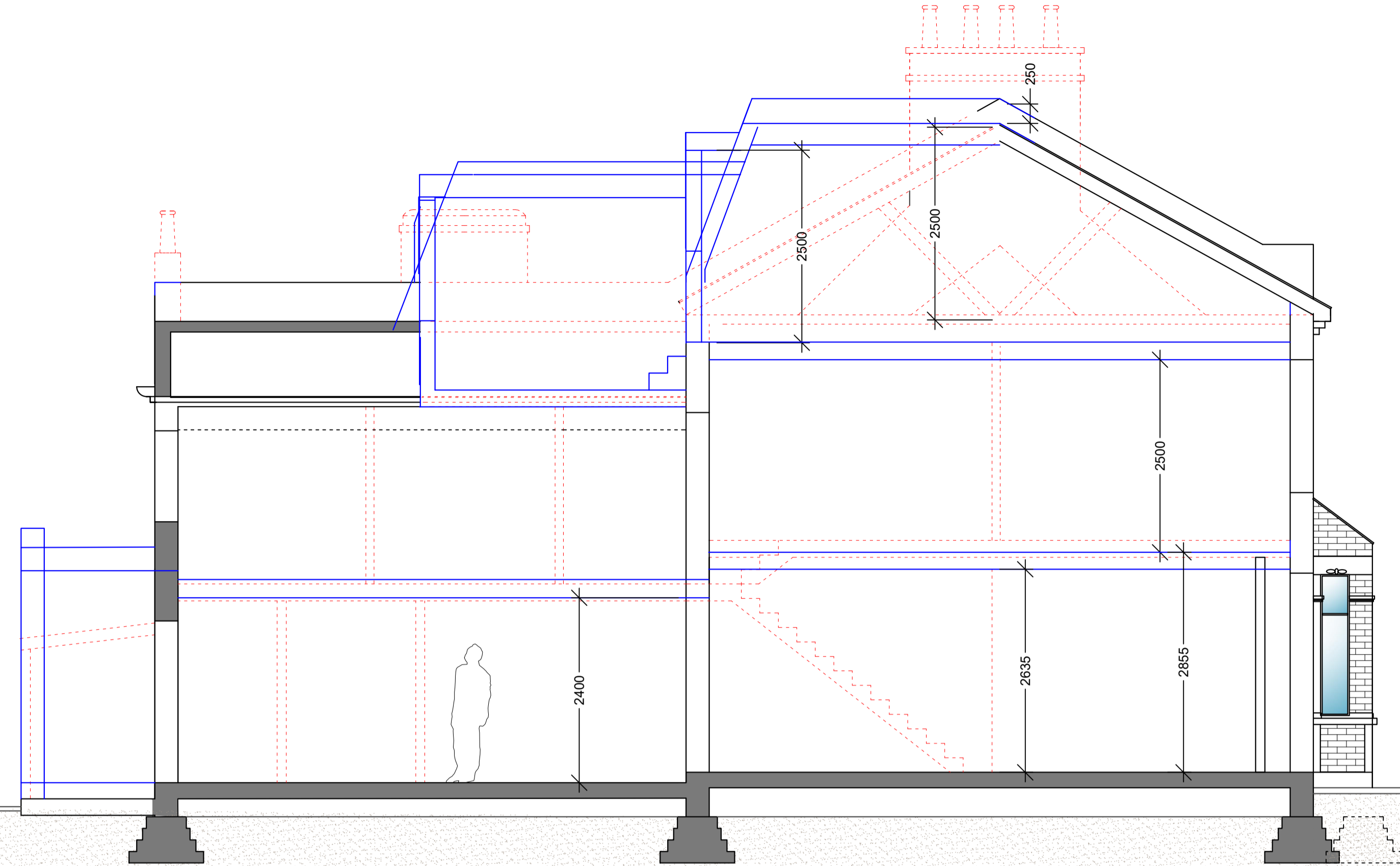
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Project Address: 26 Harewood Road Tooting SW19 2HD	Client: Mr David Dean
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PROPOSED

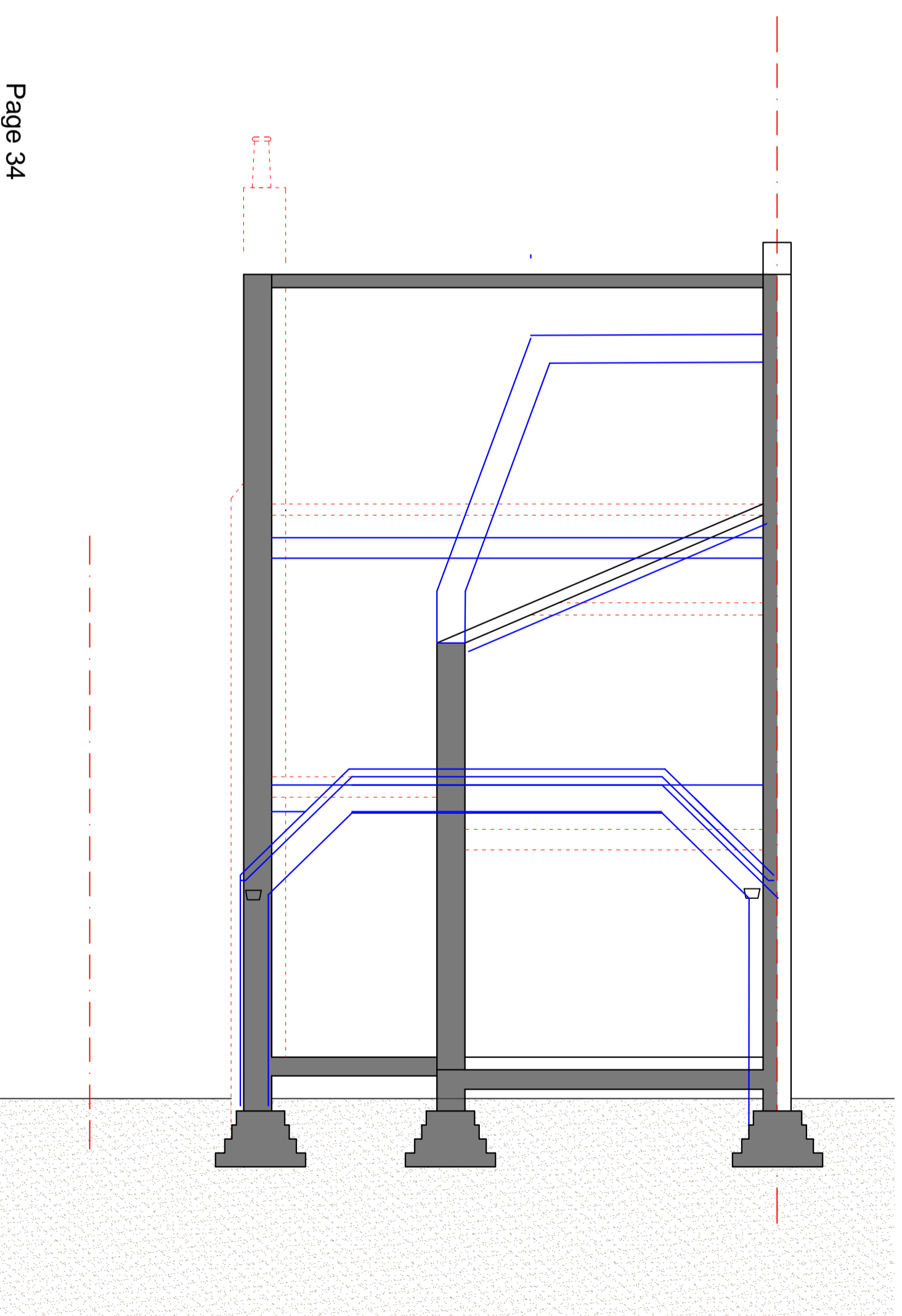
Drawing Title:  
FRONT, REAR & SIDE ELEVATIONS

Drawing Number: 2133_PL_103	Scales: 1:50@A1	Rev. No. A
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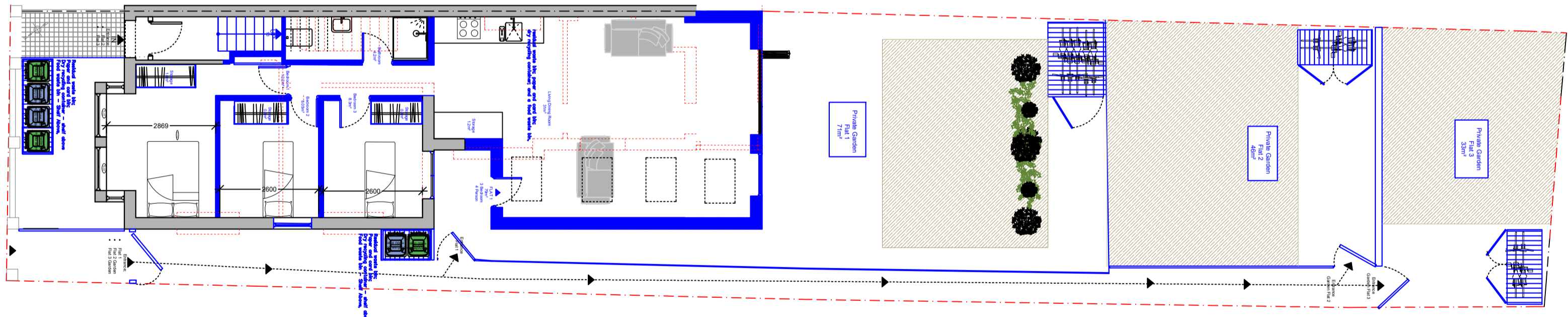


○ Cross Section A - A  
1:50

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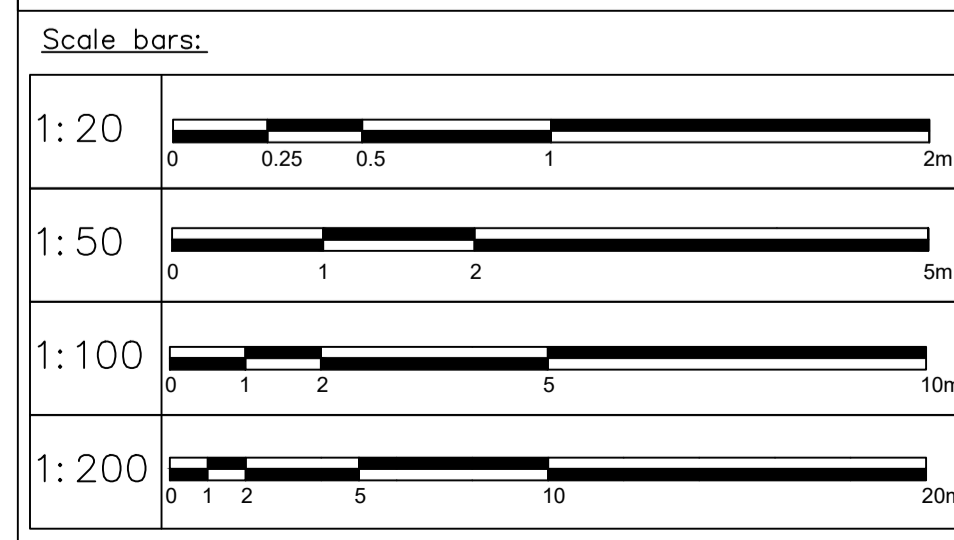


○ Cross Section B - B  
1:50



○ Site Plan  
1:100  
Showing;  
• Entrance for Gardens  
• Garden Areas  
• Bin Storage  
• Bike Storage  
• Entrance for Flats

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25.01.22	NPC				
25.11.21	NPC				

**Revision History**

**OAKMAN ARCHITECTURE**

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 @ PROJECT MANAGEMENT @ 07977096495  
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 @ E-mail: info@oakmanitd.com

**Project Address:** 26 Harewood Road, Tooting, SW19 2HD

**Client:** Mr David Dean

**PROPOSED**

**Drawing Title:** SECTIONS & SITE PLAN

**Drawing Number:** 2133\_PL\_104

**Scale:** 1:50@A1, 1:100@A1

**Rev. No.:** A