

Merton Council

Planning Applications Committee

Membership

Councillors

Linda Kirby (Chair)

John Bowcott (Vice-Chair)

Tobin Byers

David Dean

Ross Garrod

Daniel Holden

Abigail Jones

Philip Jones

Peter Southgate

Geraldine Stanford

Substitute Members:

Janice Howard

Najeeb Latif

Ian Munn BSc, MRTPI(Rtd)

John Sargeant

Imran Uddin

A meeting of the Planning Applications Committee will be held on:

Date: 23 April 2015

Time: 7.15 pm

**Venue: Council chamber - Merton Civic Centre, London Road, Morden
SM4 5DX**

This is a public meeting and attendance by the public is encouraged and welcomed. If you wish to speak please see notes after the list of agenda items. For more information about the agenda and the decision making process contact democratic.services@merton.gov.uk or telephone 020 8545 3357

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Planning Applications Committee

23 April 2015

- 1 Declarations of interest
- 2 Apologies for absence
- 3 Minutes of the Previous Meeting 1 - 10
Officer Recommendation:
That the Minutes of the meeting held on 26 March 2015
be agreed as a correct record.
- 4 Town Planning Applications - Covering Report 11 - 14
Officer Recommendation:
The recommendations for each individual application are
detailed in the relevant section of the reports. (NB. The
recommendations are also summarised on the index
page at the front of this agenda).
- 5 143 Cottenham Park Road, West Wimbledon, SW20 15 - 30
0DW (Ref. 15/P0081) (Raynes Park Ward)
Officer Recommendation:
Grant Permission subject to conditions
- 6 35 Florence Avenue, Morden, SM4 6EX (Ref 15/P0364) 31 - 50
(Ravensbury Ward)
Officer Recommendation:
Grant Permission subject to conditions
- 7 Flat 2, 26 Kings Road, Wimbledon, SW19 8QW (Ref. 51 - 62
15/P0491) (Trinity Ward)
Officer Recommendation:
Grant Permission subject to conditions
- 8 Ravensbury Park Café adjacent to Ravensbury Park 63 - 86
Medical Centre, Ravensbury Lane, Mitcham, CR4 4DQ
(Ref 14/P4113) (Ravensbury Ward)
Officer Recommendation:
Grant Permission subject to conditions
- 9 24 Rayleigh Road, Wimbledon, SW19 3RF (Ref 87 - 100
15/P0714) (Dundonald Ward)
Officer Recommendation:
Grant Permission subject to conditions
- 10 The Alexandra PH, 31-33 Wimbledon Hill Road, 101 - 124
Wimbledon, SW19 7NE (Ref. 14/P4488) (Hillside Ward)
Officer Recommendation:

Grant Permission subject to conditions

11 Planning Appeal Decisions

(To follow)

12 Planning Enforcement - Summary of Current Cases

125 - 130

Officer Recommendation:

That Members note the contents of the report.

Declarations of Pecuniary Interests

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Assistant Director of Corporate Governance.

Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

NOTES

- 1) **Order of items:** Please note that items may well be not considered in the order in which they are shown on the agenda since the items for which there are many observers or speakers are likely to be prioritised and their consideration brought forward.
- 2) **Speakers:** Councillors and members of the public may request to speak at the Committee. Requests should be made by telephone to the Development Control Admin. Section on 020-8545-3445/3448 (or e-mail: planning@merton.gov.uk) no later than 12 Noon on the last (working) day preceding the meeting. For further details see the following procedure note.
- 3) **Procedure at Meetings:** Attached after this page is a brief note of the procedure at Planning Application Committee meetings in relation to
 - a. requests to speak at meetings; and
 - b. the submission of additional written evidence at meetings. Please note that the distribution of documentation (including photographs/ drawings etc) by the public during the course of the meeting will not be permitted.
- 4) **Copies of agenda:** The agenda for this meeting can be seen on the Council's web-site (which can be accessed at all Merton Libraries). A printed hard copy of the agenda will also be available for inspection at the meeting.

Procedure at meetings of the Planning Applications Committee

- 1 Public speaking at the Planning Applications Committee
- 2 Submission of additional written evidence at meetings

1 Public speaking at the Planning Applications Committee

- 1.1 The Council permits persons who wish to make representations on planning applications to speak at the Committee and present their views. The number of speakers for each item will be at the discretion of the Committee Chair, but subject to time constraints there will normally be a maximum of 3 objectors (or third party) speakers, each being allowed to speak for a maximum of 3 minutes.
- 1.2 Following the issue of the agenda, even if a person has previously indicated their wish to address the Committee, they should contact either
 - the Planning Officer dealing with the application (or e-mail: planning@merton.gov.uk) or
 - the Development Control Admin. Section on 020-8545-3445/3448 (9am – 5pm); or
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
- 1.3 Requests to speak must be received by 12 noon on the day before the meeting, and should include the person's name, address, and daytime contact phone number (or e-mail address) and if appropriate, the organisation they represent; and also clearly indicate the application, on which it is wished to make representations.
- 1.4 More speakers may be permitted in the case of exceptional circumstances/major applications, but representatives of political parties will not be permitted to speak. (See also note 1.10 below on Ward Councillors/Other Merton Councillors.)
- 1.5 If a person is aware of other people who wish to speak and make the same points, then that person may wish to appoint a representative to present their collective views or arrange that different speakers raise different issues. Permission to speak is at the absolute discretion of the Chair, who may limit the number of speakers in order to take account the size of the agenda and to progress the business of the Committee.
- 1.6 Applicants (& agents/technical consultants): Applicants or their representatives may be allowed to speak for the same amount of time as the sum of all objectors for each application. (For example, if objectors are allowed to speak for three minutes each, then if there was only one objector, the applicant may be allowed to speak for a maximum of 3 minutes; but if there were 2 objectors, the applicant may be allowed to speak for a maximum of 6 minutes and so on.)
- 1.7 Unless applicants or their representatives notify the Council to the contrary prior to the Committee meeting, it will be assumed that they will be attending the meeting and if there are objectors speaking against their application, will take the opportunity to address the Committee in response to the objections.

- 1.8 When there are no objectors wishing to speak, but the application is recommended for refusal, then the Applicants or their representatives will also be allowed to speak up to a maximum of 3 minutes.
- 1.9 Applicants will not be allowed to speak if their application is recommended for approval and there are no objectors speaking. An exception will be made if an applicant (or their representative) wishes to object to the proposed conditions; and in this case they will be allowed to speak only in relation to the relevant conditions causing concern.
- 1.10 Speaking time for Ward Councillors/Other Merton Councillors: Councillors, who are not on the Committee, may speak for up to a maximum of 3 minutes on an application, subject to the Chair's consent, but may take no part in the subsequent debate or vote. Such Councillors, however, subject to the Chair's consent, may ask questions of fact of officers.
- 1.11 Such Councillors, who are not on the Committee, should submit their request to speak by 12 noon on the day before the meeting (so that their name can be added to the list of speaker requests provided to the Chair). Such requests may be made to the Development Control Section direct (see 1.2 above for contact details) or via the Councillor's Group office.
- 1.12 Points of clarification from applicants/objectors: If needed, the Chair is also able to ask applicants/objectors for points of clarification during the discussion of an application.

2 Submission of additional written evidence at meetings

- 2.1 The distribution of documentation (including photographs/drawings etc) during the course of the Committee meeting will not be permitted.
- 2.2 Additional evidence that objectors/applicants want to provide Committee Members (i.e. Councillors) to support their presentation (when speaking) must be submitted to Merton Council's Development Control Section before 12 Noon on the day before the relevant Committee meeting.
- 2.3 If an applicant or objector wishes to circulate additional information in hard copy form to Committee Members, they are required to provide 16 hard copies to the Planning Officer dealing with the application before 12 Noon on the day before the meeting.
- 2.4 Any queries on the above should be directed to:
 - planning@merton.gov.uk or;
 - the Development Control hotline 020-8545-3777 (open 1pm – 4pm only).
 - Contact details for Committee Members and all other Councillors can be found on the Council's web-site: <http://www.merton.gov.uk>

All minutes are draft until agreed at the next meeting of the committee/panel. To find out the date of the next meeting please check the calendar of events at your local library or online at www.merton.gov.uk/committee.

PLANNING APPLICATIONS COMMITTEE

26 MARCH 2015

(19.15 - 23.55)

PRESENT: Councillors Councillor Linda Kirby (in the Chair),
Councillor John Bowcott, Councillor Tobin Byers,
Councillor David Dean, Councillor Ross Garrod,
Councillor Daniel Holden, Councillor Abigail Jones,
Councillor Philip Jones, Councillor Peter Southgate and
Councillor Geraldine Stanford

ALSO PRESENT: Councillors Nick Draper and Andrew Judge

Richard Lancaster (Future Merton Programme Manager),
Jonathan Lewis (South Team Leader - Development Control),
Neil Milligan (Development Control Manager, ENVR), Michael
Udall (Democratic Services) and Sue Wright (North Team
Leader - Development Control)

1 FILMING (Agenda Item)

The Chair confirmed that, as stated on the agenda, the meeting would be filmed and broadcast via the Council's web-site.

2 DECLARATIONS OF INTEREST (Agenda Item 1)

None made at the start of the meeting.

3 APOLOGIES FOR ABSENCE (Agenda Item 2)

None.

4 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED: That the Minutes of the meeting held on 12 February 2015 be agreed as a correct record.

5 TOWN PLANNING APPLICATIONS - COVERING REPORT (Agenda Item 4)

The published agenda and the modifications sheet tabled at committee form part of the Minutes.

(a) Modifications Sheet: A list of modifications for items 6, 8, 10, 13, 14, & 18, and additional letters/representations and drawings received since agenda publication, were tabled at the meeting.

(b) Oral representations: The Committee received oral representations at the meeting made by third parties and applicants/agents in respect of items.

5, 6, 9, 11, 12, 14, 15 & 18

In each case where objectors spoke, the Chair also offered the applicants/agents the opportunity to speak; and the Chair also indicated that applicants/agents would be given the same amount of time to speak as objectors for each item.

The Committee also received oral representations at the meeting from the following Councillors (who were not members of the Committee for this meeting) in respect of the items indicated below –

Item 12 – Councillor Andrew Judge

Item 18 – Councillor Nick Draper

(c) Order of the Agenda – Following consultation with other Members at various times during the meeting, the Chair amended the order of items to the following - 8, 12, 15, 9, 14, 18, 5, 11, 6, 7, 10 & then 13.

RESOLVED : That the following decisions are made:

6 157 ARTHUR ROAD, WIMBLEDON, SW19 8AD (REF.15/P0036)
(WIMBLEDON PARK WARD) (Agenda Item 5)

1. Proposal - Listed Building Consent: reinstatement of acoustic partition wall between shop and access to upper floor residential uses.

2. Approval – The application was approved by 9 votes to nil (Councillor David Dean not voting).

Decision: Item 5 - ref. 15/P0036 (157 Arthur Road, Wimbledon, SW19 8AD)

GRANT LISTED BUILDING CONSENT subject to the conditions set out in the officer case report.

7 25 BELVEDERE DRIVE, WIMBLEDON, SW19 7BU (REF. 15/P0045)
(VILLAGE WARD) (Agenda Item 6)

1. Proposal - Demolition of existing two storey house and erection of 2 x detached houses with basement, ground, first and second (attic) levels with alterations to existing vehicular crossover on Belvedere Drive (Amendment to LBM planning permission 14/P1901 dated 16/10/2014 - addition of dormer windows to side roof elevations).

2. Dormer Windows – Officers explained that the application was identical to that approved at its meeting in October 2014 except for the replacement of a roof light with a dormer (2.3m wide and 1.27m high) on each of the 2 new houses above the staircase, on the roof flanks facing towards the side boundaries with the adjacent properties.

3 Refusal Motion: Members considered that the proposals were not a minor change to the original scheme and would have a considerable impact. It was moved and seconded that permission be refused as detailed below. The motion was carried by

unanimously. Subsequently the Committee agreed that officers be delegated authority to agree the detailed grounds of refusal and also agreed (C) below.

Decision: Item 6 - ref. 15/P0045 (25 Belvedere Drive, Wimbledon, SW19 7BU)

(A) subject to detailed grounds of refusal being agreed in accordance with (B) below, REFUSE permission on grounds relating to the following -

(1) the proposed dormer windows would close the gaps between buildings leading to a loss of the sense of spaciousness given by views through the gaps between buildings and so adversely affecting the character of the Conservation Area; and

(2) unacceptable bulk and massing of the proposed building; contrary to Council policies including Policy DM.D3 (sub-para. viii) of the Merton Sites and Policies Plan (July 2014)

(B) Delegation: The Director of Environment & Regeneration be delegated authority to agree the detailed grounds of refusal, including any appropriate amendments, additions and/or deletions to the proposed grounds/policies.

(C) Reasons for not following Planning Officers' recommendation for permission: The Committee considered that the officer report had underestimated the loss of spaciousness created by the proposed dormers.

8 LAND REAR OF 318-344 CANNON HILL LANE, RAYNES PARK, SW20 9HN (REF. 12/P3206) (CANNON HILL WARD) (Agenda Item 7)

1. Proposal - Application for demolition of existing scout hut and erection of new scout county HQ and car parking with access between 318/320 and 322/324 Cannon Hill Lane.

2. Revised Drawing – Officers advised that the car parking area had been amended in order to protect an oak tree and therefore drawing nos. needed to be updated to refer to Revision D (instead of Revision C).

3. Hours of Use – Officers explained that Condition (9) would restrict the hours of use of the premises to 8am to 9pm on any day; whereas paragraph 3.1 (on page 52) set out the applicant's anticipated hours of use (which were shorter).

4. Approval Motion - It was moved and seconded that permission be granted. The motion was carried by 8 votes to 1. (Councillor Linda Kirby dissenting).

Decision: Item 7 - ref. 12/P3206 (Land rear of 318-344 Cannon Hill Lane, Raynes Park, SW20 9HN)

GRANT PERMISSION subject to the conditions set out in the officer case report.

9 SHREE GANAPATHY TEMPLE, 125-133 EFFRA ROAD, WIMBLEDON,

SW19 8PU (REF. 13/P3508) (TRINITY WARD) (Agenda Item 8)

Officers advised that the application had been formally withdrawn by the applicants and so would not be considered at this meeting.

10 THE BELL HOUSE, ELM GROVE, WIMBLEDON, SW19 4HE (REF. 15/P0099) (HILLSIDE WARD) (Agenda Item 9)

1. Proposal - Demolition of existing building and erection of a part single, part two, part three storey building to provide seven studio offices and associated site works.

2. Possible residential use – Officers advised that proposed condition (24) meant that any proposal to convert the development to residential use would first need planning permission.

3. Incomplete drawing – Officers referred to concerns raised by an objector in their oral representations that the solar study drawings for the existing development showed a gable roof and not a hipped roof. Officers advised that even with this correction, officers considered that any additional overshadowing compared to the existing scenario, would be insufficient to justify refusal.

Decision: Item 9 - ref. 15/P0099 (The Bell House, Elm Grove, Wimbledon, SW19 4HE)

GRANT PERMISSION subject to a S.106 Obligation and conditions set out in the officer case report.

11 CAVENDISH HOUSE, HIGH STREET, COLLIERS WOOD, SW19 2HR (REF 14/P4222) (COLLIERS WOOD WARD) (Agenda Item 18)

1. Reason for Urgency - The Chair had approved the submission of this report as a matter of urgency for the reasons detailed below –

The need to consider the application at the March Committee is considered vital in order that any delay does not impact adversely on the applicant's on-going commitment to work with the Council in delivering a new public library for Colliers Wood.

2. Proposal - Erection of a part five, part six and part seven storey building to provide: 540 sq.m of library and community space, (Use within Class D1), and 270 sq.m of floorspace for uses within Class within A1 (Retail) Class A2 (Financial and professional services), and D1 (Non-residential institutions) at ground floor level and 54 residential units above with a detached three storey building to the rear to provide 6 additional residential units. Access to parking spaces (6 disabled bays) cycle parking, servicing and flats off Cavendish Road with a further pedestrian access off Valley Gardens.

3. Affordable Housing – There was considerable discussion about the proposal delivering only 10% affordable housing compared to the Council’s policy to seek 40% affordable housing. Officers confirmed the viability of the scheme had been subject to independent review and advised that this had had to factor in the provision of the new public library and community facilities and other factors such as the site being located near London Underground tunnels.

3. New public library and community facilities - There was also considerable discussion on the value of these proposed new facilities in relation to assessing the scheme’s viability and the amount of affordable housing to be provided. Planning officers present explained that the new library facilities would be owned by the developer and that the negotiations for leasing of the new library facilities had been carried out by the Council’s Head of Libraries and Head of Property Services. The applicants representative advised that Heads of Terms had been agreed with the Head of Libraries for a lease of 25 years at £60k initially.

4. Approval – Following extensive discussion on the above matters and a number of other issues including the type of affordable housing proposed, the location of the affordable housing as a separate building within the site, the standard of accommodation, the housing density of the scheme, the building’s height and impact on the neighbourhood, the application was approved by 7 votes to 2 (Councillors David Dean and Ross Garrod dissenting).

Decision: Item 18 - ref. 14/P4222 (Cavendish House, High Street, Colliers Wood, SW19 2HR)

GRANT PERMISSION subject to S.106 Obligation and the conditions set out in the officer case report and the tabled modifications sheet.

12 587 KINGSTON ROAD, RAYNES PARK, SW20 8SA (REF 14/P4537)
(DUNDONALD WARD) (Agenda Item 10)

1. Proposal - Demolition of the existing two storey buildings [537 sqm of general industrial Use Class B2 floor space] and the construction of a part three, part four, part five storey replacement building providing 193 sqm of floor space at ground floor level to be used for any of the following retail, financial and professional services, restaurant or café, business or non-residential institution use [use classes A1, A2, A3, B1 or D1] and 20 flats [3 one bedroom, 15 two bedroom and 2 three bedroom flats] at the rear of the ground floor and on the upper floors with 22 cycle parking spaces, associated landscaping and highways works to provide a new layby in Kingston Road for servicing and two disabled parking bays

2. Lost Refusal Motion - It was moved and seconded that the application be refused on the following grounds - the loss of employment land, no affordable housing provision and lack of car parking.. The motion was lost by 7 votes to 3 (Councillors David Dean, Ross Garrod and Daniel Holden voting for the motion). The Application was subsequently approved as indicated below by 7 votes to 2 (Councillors David Dean and Daniel Holden dissenting and Councillor Ross Garrod not voting).

Decision: Item 10 - ref. 14/P4537 (587 Kingston Road, Raynes Park, SW20)

GRANT PERMISSION subject to S.106 Obligation and the conditions set out in the officer case report and the tabled modifications sheet.

- 13 THE OLD LIBRARY, 150 LOWER MORDEN LANE, MORDEN, SM4 4SJ
(REF 14/P4693) (LOWER MORDEN WARD) (Agenda Item 11)

1. Proposal - Replacement of the first floor extension with new first and second floor extensions and reconfiguration of site to create 4 x 2 bed flats with continued use of ground floor office space (use within Class B1).

2. Approval – The application was approved by 9 votes to nil.

Decision: Item 11 - ref. 14/P4693 (The Old Library, 150 Lower Morden Lane, Morden, SM4 4SJ)

GRANT PERMISSION subject to the conditions set out in the officer case report.

- 14 34-40 MORDEN ROAD, SOUTH WIMBLEDON, SW19 3BJ (REF. 14/P3856)
(ABBEY WARD) (Agenda Item 12)

1. Proposal - Application for outline planning permission considering access and scale for the demolition of the existing two storey buildings at 34-40 Morden Road [providing 1 two bedroom house, 2 one bedroom flats and 7 studio flats] and erection of a building up to a maximum of five storeys [previously up to 8 storeys] providing an 'aparthotel' consisting of 17 serviced apartments including 7 studio units and 10 one bedroom units provided short term accommodation together with 9 residential flats providing 6 one bedroom, 2 two bedroom and 1 studio flat [Outline planning application with access and scale considered at this stage with external appearance, landscaping, layout reserved matters for future consideration].

2. Height – There was discussion about the height of the proposed 5 storey building, particularly in comparison to other buildings in the neighbourhood. Officers confirmed that the precise height was not included in the report, but that officers estimated that the new building would be a maximum of 13m high at its core, and advised that, if necessary, a maximum height for the new building could be derived from scaling the drawings submitted with this outline application.

2.1 There was also discussion of how the 5 storey building would appear when viewed from the street and other buildings. Officers highlighted that the top floor would be recessed back so giving the appearance of a 4 storey building when viewed from the street.

3. Discussion – There was extensive discussion of the application including on the above issue of height and on the heritage value of the cottages on the site, the

standard of accommodation to be provided, the location of the new building within the application site, and its bulk and massing.

4. Refusal Motion: It was moved and seconded that permission be refused as detailed below on the same grounds as the previous application (ref. 13/P1898) (as shown in para. 4.3, page 221) subject to the deletion of (iv) referring to Nelson Gardens. The motion was carried by 9 votes to nil (Councillor Linda Kirby not voting). Subsequently it was noted that the proposed grounds of refusal referred to the Unitary Development Plan (UDP) and the Committee agreed that officers be delegated authority to agree the detailed grounds of refusal and also agreed (C) below.

Decision: Item 12 - ref. 14/P3856 (34-40 Morden Road, South Wimbledon, SW19 3BJ)

(A) subject to detailed grounds of refusal being agreed in accordance with (B) below, REFUSE permission on grounds relating to the following -

The proposals fail to demonstrate that the development
(i) would respond to and reinforce the locally distinctive pattern of development and landscape; (ii) respect the siting, rhythm, scale, density, proportions, height, and massing of surrounding buildings; and (iii) achieve a high standard of design that would complement the character and local distinctiveness of the adjoining townscape and landscape; and would be harmful to the visual amenities of neighbours and of the area generally. The proposals would be contrary to policies 3.5 and 7.4 of the London Plan, policy CS.14 of the Merton LDF Core Planning Strategy, and policies BE16 (i) and BE.22 (i) and (ii) of the Merton Unitary Development Plan (2003).

(B) Delegation: The Director of Environment & Regeneration be delegated authority to agree the detailed grounds of refusal, including any appropriate amendments, additions and/or deletions to the proposed grounds/policies.

(C) Reasons for not following Planning Officers' recommendation for permission: The Committee disagreed with the officer assessment of the visual impact of the proposal.

15 KINGS COLLEGE SCHOOL, SOUTHSIDE COMMON, WIMBLEDON, SW19 4TT (REF. 15/P0212) (VILLAGE WARD) (Agenda Item 13)

1. Declaration of Interest – Prior to discussion of this item, Councillor David Dean indicated that he would be unable to vote on the item as KCS had links with the school where his children attended and he was a school governor.

2. Proposal: Demolition of single storey lodge and erection of music school buildings comprising a concert hall, teaching and practice areas, gate reception and porter's residential accommodation (three bedroom self-contained flat).

3. Community Use – Reference was made to a previous application for upgrading the facilities at Kings College School (including a multiple use games area), when the School had been asked to make the new facilities available to the local community. Officers advised that they would expect that the new facilities proposed in the current application would be made available to other schools and referred to the Kings College School's links with other schools in the Borough.

Decision: Item 13 - ref. 15/P0212 (Kings College School, Southside Common, Wimbledon, SW19 4TT)

GRANT PERMISSION subject to the conditions set out in the officer case report and the tabled modifications sheet.

16 23 VINEYARD HILL ROAD, WIMBLEDON, SW19 7JL (REF. 14/P4646)
(WIMBLEDON PARK WARD) (Agenda Item 14)

1. Proposal - Demolition of existing garage and erection of single storey side and rear extensions and enlargement of existing basement, alterations to the fenestration of the existing dwelling house and construction of new steps from street level to new side entrance together with associated landscaping.

2. Fencing – Officers advised that in order to deal with possible concerns regarding overlooking due to the proposed side window panels of the development, a condition was proposed requiring that the proposed boundary fencing be a minimum of 1.75m in height. Officers also indicated that in fact the applicant and neighbours had now agreed the fencing be 1.85m in height.

Decision: Item 14 - ref. 14/P4646 (23 Vineyard Hill Road, Wimbledon, SW19)

GRANT PERMISSION subject to conditions set out in the officer case report and the tabled modifications sheet.

17 STIRLING HOUSE, 42 WORPLE ROAD, WIMBLEDON, SW19 4EQ (REF. 14/P3300) (HILLSIDE WARD) (Agenda Item 15)

1. Proposal - Extension of existing second floor and installation of third floor roof extension to provide additional office (B1) floor space.

2. Discussion – There was discussion including on the location of the application site just outside the Wimbledon Town Centre (WTC) boundary as defined on the Council's Policies Map; officers' advice that a sequential test was not needed in this case, the demand and vacancy level for office space in WTC, the appearance of the existing building and the proposed development; and the effect of the hill behind the application site.

3. Lost Refusal Motion - It was then moved and seconded that the application be refused on the grounds that the proposal would be unacceptable due its bulk and massing which would exacerbate the existing monolithic appearance of the building. The motion was lost by 6votes to 4 (Councillors John Bowcott, David Dean, Daniel

Holden and Peter Southgate voting for the motion). The Application was subsequently approved as indicated below by 6 votes to 2 (Councillors David Dean and Daniel Holden dissenting, and Councillor John Bowcott not voting.)

Decision: Item 15 - ref. 14/P3300 (Stirling House, 42 Worple Road, Wimbledon, SW19 4EQ)

GRANT PERMISSION subject to S.106 Obligations and conditions set out in the officer case report.

18 MEETING BREAK (Agenda Item)

After consideration of item 14 at about 9.35pm, the Committee adjourned its discussions for about 5 minutes.

19 PLANNING APPEAL DECISIONS (Agenda Item 16)

RECEIVED

20 PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES (Agenda Item 17)

25 Malcolm Road, Wimbledon, SW19 (para. 2.02) – Officers advised that, in relation to the rear garden, having regard to various court cases elsewhere, the viability of possibly taking direct action (where the Council itself carried out remedial works to the land) was being further discussed with Legal Services.

RECEIVED

21 MODIFICATIONS SHEET (FOR VARIOUS ITEMS) (Agenda Item 19)

See above Minute on Item 4 (Town Planning Applications – Covering Report)

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Agenda Item 4

Committee: PLANNING APPLICATIONS COMMITTEE

Date: 23rd April 2015

Wards: ALL

Subject: TOWN PLANNING APPLICATIONS – Covering Report

Lead officer: James McGinlay - Head of Sustainable Communities

Lead member: COUNCILLOR LINDA KIRBY, CHAIR OF PLANNING APPLICATIONS COMMITTEE

Contact officer: For each individual application, see the relevant section of the report.

Recommendations:

A. The recommendations for each individual application are detailed in the relevant section of the reports. (NB. The recommendations are also summarised on the index page at the front of this agenda).

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY.

1.1. These planning application reports detail site and surroundings, planning history, describe the planning proposal, cover relevant planning policies, outline third party representations and then assess the relevant material planning considerations.

2. DETAILS

2.1 This report considers various applications for Planning Permission and may also include applications for Conservation Area Consent, Listed Building Consent and Advertisement Consent and for miscellaneous associated matters submitted to the Council under the Town & Country Planning Acts.

2.2. Members' attention is drawn to Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 2.3 In Merton the Development Plan comprises: The London Plan (July 2011) the Merton LDF Core Planning Strategy (July 2011), the Merton Sites and Policies Plan (June 2014), and The South West London Waste Plan (March 2012). The National Planning Policy Framework (“NPPF”) which came into effect in March 2012 is also of particular relevance in the determination of planning applications.
- 2.4 Members’ attention is also drawn to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act), regarding applications for Listed Building Consent which places a statutory duty on the Council as local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 2.5 With regard to Conservation Areas, Section 72(1) of the 1990 Act provides that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of the conservation area when determining applications in those areas.
- 2.6 Each application report details policies contained within the Development Plan. For ease of reference and to introduce some familiarity, the topics covered by the policies are outlined in brackets. In the event that an application is recommended for refusal the reasons will cover policies in the Development Plan.
- 2.7 All letters, petitions etc. making representations on the planning applications which are included in this report will be available, on request, for Members at the meeting.
- 2.8 Members will be aware that certain types of development are classed as "Permitted Development" and do not require planning permission.
- 2.9 The Council’s Scheme of Management provides for officers to determine generally routine, applications, including householder applications, applications for new housing that have not been the subject of local interest at consultation stage and with which there is an associated S106 undertaking providing for example affordable housing contributions, and applications for advertisement consent.

3. SUSTAINABLE DEVELOPMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

- 3.1 There is a need to comply with Government guidance that the planning process should achieve sustainable development objectives. It is for this reason that each report contains a section on sustainability and environmental impact assessment requirements.
- 3.2 Resolution 42/187 of the United Nations General Assembly defined sustainable development as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states that “the purpose of the planning system is to

contribute to the achievement of sustainable development” and that “there are three dimensions to sustainable development: economic, social and environmental”.

- 3.3 The NPPF states that “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life”, and that “at the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”.
- 3.4 It is also important that relevant applications comply with requirements in respect of environmental impact assessment as set out in the Town & Country Planning (Environmental Impact) Regulations 2011. Each report contains details outlining whether or not an environmental impact assessment was required in the consideration of the application and, where relevant, whether or not a screening opinion was required in the determination of the application. Environmental impact assessments are needed in conjunction with larger applications in accordance with relevant regulations. In some cases, which rarely occur, they are compulsory and in others the Council has a discretion following the issue of a screening opinion. In practice they are not needed for the large majority of planning applications.

4 ALTERNATIVE OPTIONS

- 4.1. None for the purposes of this report, which is of a general nature outlining considerations relevant to the reports for specific land development proposals.

5 CONSULTATION UNDERTAKEN OR PROPOSED

- 5.1 Not required for the purposes of this report.

6 TIMETABLE

- 6.1. As set out in the body of the report.

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. None for the purposes of this report unless indicated in the report for a particular application.

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. As set out in the body of the report.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. These applications have been considered in the light of the Human Rights Act (“The Act”) and in particular, the First Protocol of Article 1 (Protection of Property); Article 6 (Rights to a Fair Trial) and Article 8 (Private and Family Life) which came into force on 2 October 2000.
- 8.2. Consideration has been given to the impact of each application on the people living and working in the vicinity of that particular application site and

to the impact of the proposals on the persons who have made written representations on the planning merits of the case. A full assessment of material planning considerations has been included in each Committee report.

- 8.3. Third party representations and details of the application proposals are summarised in each Committee report. It may be that the policies and proposals contained within the Development Plan and/or other material planning considerations will outweigh the views of third parties and/or those of the applicant.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. As set out in the body of the report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. As set out in the body of the report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- 11.1 None for the purposes of this report.

12. BACKGROUND PAPERS

- Background papers – Local Government (Access to Information) Act 1985
- Planning application files for the individual applications.
- London Plan (2011)
- Merton LDF Core Planning Strategy (2011)
- Merton Sites and Policies Plan (2014)

- Appropriate Government Circulars and Guidance Notes and in particular the NPPF.
- Town Planning Legislation.
- The Mayor of London's Supplementary Planning Guidance.
- Merton's Supplementary Planning Guidance.
- Merton's Standard Planning Conditions and Reasons.
- Town & Country Planning (Environmental Impact Assessment) Regulations 2011

PLANNING APPLICATIONS COMMITTEE
23 April 2015

Item No:

UPRN

APPLICATION NO.

DATE VALID

15/P0081

23/12//2014

Address/Site 143 Cottenham Park Road, West Wimbledon, SW20 0DW

(Ward) Raynes Park

Proposal: Demolition of existing detached dwelling house and erection of a new detached dwelling house with associated parking and landscaping

Drawing Nos FA.R14-17 A – 105E, 107E, 108E, 109E, 110E, 111D, 112D, 113D, 114E, 115E, 116C, 118B; sustainability statement.

Contact Officer: Mark Brodie (8545 4028)

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted – 12
- External consultants: None
- Density: 154 h.r.p.h
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the number of objections.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a detached two storey, three bedroom single family dwelling house located on the south side of Cottenham Park Road, west of and close to the junction with Oakwood Road. Cottenham Park Road is a well-established residential road comprising a mixture of mainly detached and some semi-detached and terraced residential properties, of varying sizes and designs. To the west fronting onto Oakwood Road are a pair of two-storey semi-detached properties and to the east lies a recently constructed part two/part three-storey detached house fronting onto Cottenham Park Road. Opposite across Cottenham Park Road is a playing field that lies within Corpse Hill Conservation Area and designated Open Land (MOL).
- 2.2 The site is not within a conservation area or an area at risk of flooding. There are no TPO'd trees and the site does not lie within an Archaeological Priority Area. Public Transport Accessibility Level is low (PTAL 1b).

3. **CURRENT PROPOSAL**

- 3.1 The current scheme involves the demolition of the existing detached house and the erection of a new two-storey (with rooms within roof space) detached dwelling house with associated car parking and landscaping. The proposed plans indicate a layout that comprises living room, family room, dining room and kitchen at ground floor level with three bedrooms at first floor level and two bedrooms at second floor level. All bedrooms would host an en-suite bathroom.
- 3.2 The proposed house would be 10 metres in width and 15 metres deep at ground floor level narrowing to 12.7m at first floor level. The house would be set off the boundary with properties in Oakwood Road by approximately 1.2 metres and 0.5 metres from the boundary with no.141 Cottenham Park Road to the east. The proposed house would have an eaves height of 5 metres and a ridge height of 7.6 metres. The proposed house would be set some 6.5 metres from the front building line.
- 3.3 A traditional design approach has been adopted for the proposed dwelling, which would be constructed in facing London stock brickwork, painted hardwood sash windows with stone cills and soldier course, a pitched slate roof with flat roof dormers to front and rear. At the front it is proposed to have two two-storey splayed gabled bays. It is proposed to lay out a new driveway and parking area accommodating up to three cars and to landscape the front curtilage.
- 3.4 The application has been the subject of amendment and the submission of further information. The main change involves a reduction in the overall height of the building by approximately 250mm. The applicant has submitted a sustainability statement; clarified the relationship with buildings in Oakwood

Road and provided additional/revised sun studies showing effect on shading upon 141 Cottenham Park Road and to 18a Oakwood Road.

4. **PLANNING HISTORY**

- 4.1 MER343/71 Extensions to provide a new garage, lobby, laundry area and reception room on ground floor, with bathroom and additional bedroom on first floor.
- 4.2 02/2762 Erection of a two-storey front extension, part one/part two-storey side extension and rear dormer roof extension.
- 4.3 07/P1475 Certificate of Lawfulness in respect of the demolition and rebuilding of a single-storey side extension.

5. **CONSULTATION**

- 5.1 The application has been advertised by site & press notice procedure and letters of notification to occupiers of 12 neighbouring properties. 5 objections and two letters of support have been received.
- 5.2 (no.139 Cottenham Park Road) increased ridge height relative to the neighbouring houses and increased footprint would be extremely imposing, bulky design dwarfs surrounding houses; the appearance of the front elevation represents a sore thumb; preference for a similar design to the approved scheme that was negotiated at no.141.
- 5.3 (nos. 18 & 18a Oakwood Road): proposal is overbearing and detrimental to the enjoyment of properties; no sun study has been carried out to gauge effect on nos.18 and 18a; at first floor level the proposed building will project considerably further than the existing building resulting in an overbearing mass of solid brickwork & overshadowing; the document described as proposed visuals is totally out of scale showing a large gap adjacent to no.18a whereas at its narrowest point is less than 75cm; increase sense of enclosure and loss of light; would break the building line.
- 5.4 (no.16 Oakwood Road): out of date plans of neighbouring properties that have been subsequently extended; the gap between 18 & 18a Oakwood Road is shown incorrectly and not as large as shown; the orangerie is likely to result in an increased sense of enclosure and loss of privacy; preference for orangerie to be reduced in depth so as no to exceed the boundary with nos. 18 & 18a Oakwood Road. .
- 5.5 Wimbledon Society: Objects on the following grounds: Footprint of the new house is in front of existing building lines and is much taller and wider than the existing house and would dominate the surrounding buildings & fail to relate positively to its neighbours contrary to Policy DMD2A; fails to provide information relating to sustainability contrary to policy DMH4.

- 5.6 The Resident's Association of West Wimbledon: Extends footprint to the north and south beyond the existing building lines; the increased mass and height of the proposed new house would result in a structure that is out of context with its setting and would be excessively dominant to the street scene and would result in overshadowing of the neighbouring property and garden at no.141, contrary to policy DMD2a; the application contains no statement that it will comply Sustainable Homes Level 5 contrary to Policy DMH4; the scheme involves five bedrooms each with en-suite bathrooms, none of which have natural ventilation to the bathrooms; the single aspect bedrooms have poor access to natural light; the proposed building would dominate open views across the site and detract from views of the Metropolitan Open Land opposite; .
- 5.7 2 letters of support. One from adjacent property at no. 141 & one from no. 79 Cottenham Park Road: proposal would significantly improve the street scene and outlook of surroundings; would represent a significant improvement on the current building improving the appearance of the road; do not consider the proposed house would negatively impact on own house; No.143 is almost the last house on the street which has not benefited from redevelopment; the proposal would allow the property to better fit in with the rest of the street; proposed redevelopment would be in keeping with recent building works which has improved the appearance of the houses in this part of the road. .

6. **POLICY CONTEXT**

- 6.1 Merton Core Strategy (July 2011)
CS 8 (Housing Choice), CS13 (Open Space, Nature Conservation, Leisure and Culture), CS14 (Design), CS15 (Climate Change) and CS20 (Parking)
- 6.2 Merton Sites and Policies Plan (July 2014)
DM H2 (Housing Mix), DM H4 (Demolition and Redevelopment of a Single Dwelling House), DM 02 (Nature Conservation, Trees, Hedges and Landscape Features), DM D2 (Design Considerations in all Developments) and DM T3 (Car Parking and Servicing Standards).
- 6.3 The London Plan (March 2015)
The relevant policies within the London Plan are 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing), 3.8 (Housing Choice), 3.11 (Affordable Housing), 4.3 (Mixed Use Development and Offices), 5.7 (Renewable Energy), 7.4 (Local Character), 7.6 (Architecture).

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the demolition of the existing house, the design and standard of accommodation of the new dwelling and its impact on the neighbouring conservation area and Metropolitan Open Land, together with neighbour amenity, parking and sustainability issues.

Demolition of Existing Building

- 7.2 The existing dwelling house is of little architectural merit and there are no objections to the demolition of the existing building subject to a satisfactory replacement and compliance with relevant adopted Merton Core strategy policies and policies within the Merton Plans and Policies Plan in particular policy DM H4 (Demolition and Redevelopment of a Single Dwelling House) and policies within the London Plan and relevant planning guidance.

Design Issues

- 7.3 A traditional design approach has been adopted for the proposed new dwelling house and the position of the proposed house within the plot and its relationship with neighbouring properties is considered to be acceptable in design terms. The proposed house replicates elements of the design of other replacement houses that have been approved at nos. 125, 127 and 129 Cottenham Park Road. It would be constructed in brick incorporating features common to the townscape including bays, dormers and chimneys. There is no uniformity of appearance within the road. The amended roof height would be marginally higher than the neighbouring property to the east (no.141) by approximately 600mm. There are comparable differences in heights between the two properties at no.137 and 139 with greater differences in height between 125/127 and 129 & 131 of 1.5m and 1.7m respectively. In the context of the streetscene the proposed height and bulk of the proposed house is considered acceptable.

Impact on MOL/Conservation Area

- 7.4 This section of Cottenham Park Road lies due south of an open sports land that was formerly associated with Atkinson Morley/St Georges Hospital. The land is designated as MOL and lies within Corpse Hill Conservation Area. A row of mature trees borders the sports land where it meets Cottenham Park Road. Policy DM 01 seeks to ensure that development of land outside the boundaries of MOL, but in proximity to it, must not adversely affect the amenity, quality or utility of the open space. Policy DM04 requires development adjacent to a conservation area to preserve or enhance the setting and not detract from views into or out of the area. It is acknowledged that the design and scale of the proposed buildings would differ from its older neighbours, however, the proposed replacement house would not materially alter the backdrop of the MOL when viewed in the context of recently constructed houses in this stretch of Cottenham Park Road. The proposed house being similar in design to other recent developments along this part of Cottenham Park Road would not detract unacceptably from and would generally preserve the character and appearance of the Corpse Hill Conservation Area opposite.

Standard of Residential Accommodation – Lifetime Homes Standards

- 7.5 The London Plan sets out minimum space standards (Table 3.3) and policy 3.5 indicates that the Mayor will, and borough should, seek to ensure that developments reflect these standards. Policy CS.8 of the LDF requires all housing to be built to lifetime homes standards.

7.6 London Plan policy 3.5 also requires that new dwellings have adequately sized rooms and convenient and efficient room layouts, meet the changing needs of Londoners over their lifetimes, and address social inclusion objectives. This policy also sets out the minimum Gross Internal Areas required for different sized residential properties. The gross internal area of the proposed house more than complies with minimum space standards set out in the London Plan 2015 and all the rooms have good levels of outlook and natural light. The rear garden remains in excess of the minimum 50 sq.m required for a new house.

7.7 Policies in the London Plan and Core Strategy require that all new residential properties be built to Lifetime Home Standards. The applicant has confirmed compliance with Lifetime Home Standards. A planning condition is recommended to ensure prior to first occupation of the new dwelling, written evidence shall be submitted confirming the new dwelling meets the relevant criteria of Lifetime Homes Standards.

Neighbour Amenity

7.8 Policy DM D2 in the Council's Sites and Policies Plan seeks to ensure appropriate levels of sunlight and daylight, quality of living conditions and privacy to adjoining buildings and gardens. In the recognition of the potential for the proposed house to affect the outlook and light for the occupiers of no.141 Cottenham Park Road, to the rear at first floor level, its eastern flank wall has been set in 3.9m for a projection of 2.4m. The submitted sun study shows that the effect of shading on no.141 would not be significant. Overall the scheme should not give rise to unacceptable loss of outlook, sunlight and daylight to this neighbouring property. Given the juxtaposition of the properties to the west in Oakwood Road, the proposed house would not have a significant impact on the sunlight/daylight currently enjoyed by occupiers of these properties over and above that currently experienced from the existing property which is positioned approximately 300mm closer to this boundary than the proposed house. The applicant has provided a sun study that shows that the scheme would not give rise to unacceptable loss of sunlight to these properties.

7.9 Suitably conditioned to ensure that the roof of the proposed single-storey rear addition is not used a roof terrace will prevent the potential for overlooking and loss of privacy to neighbouring properties. There are no windows currently proposed within each flank (side) elevation of the proposed house. Suitably conditioned to ensure no windows are installed within the flank walls of the house should protect neighbour's privacy and prevent direct overlooking. The proposed single-storey rear extension is set some 1.5m from the garden boundary with no.16 Oakwood Road and it is not considered that this relationship would result in an unacceptable increased sense of enclosure or loss of privacy to occupiers of this property.

Trees

- 7.10 No trees would be lost as a result of the proposed redevelopment.

Parking

- 7.11 Three parking spaces would be provided within the front forecourt which is considered acceptable in terms of policy CS20.

8. Developer Contributions

- 8.1 The proposed development would also be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

9. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 9.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.
- 9.2 Policy DM H4 (Demolition and Redevelopment of a Single Dwelling House) seeks to promote sustainable development and effective use of resources. The policy states that where a proposal involves the demolition of a structurally sound dwelling house to create a new dwelling in its place, the new dwelling would be required to demonstrate that it would have exceeded the minimum sustainability requirements outlined in Merton's Core Planning Strategy 2011 policy CS15 through:(a) Limiting CO2 emissions from the operation of the dwelling and its services in line with Code for sustainable homes level 5;(b) Improving the fabric energy efficiency performance in line with Code for sustainable Homes level 5; and,(c) Making effective use of resources and materials in accordance with Merton's Core Planning Strategy Policy CS15 (part (a)). Suitable conditions may be attached to meet these objectives.

10. CONCLUSION

- 10.1 The design of the proposed house, standard of accommodation, its impact on the neighbouring conservation area and Metropolitan Open Land, together with neighbour amenity, parking and sustainability issues are considered acceptable. Accordingly it is recommended that planning be granted..

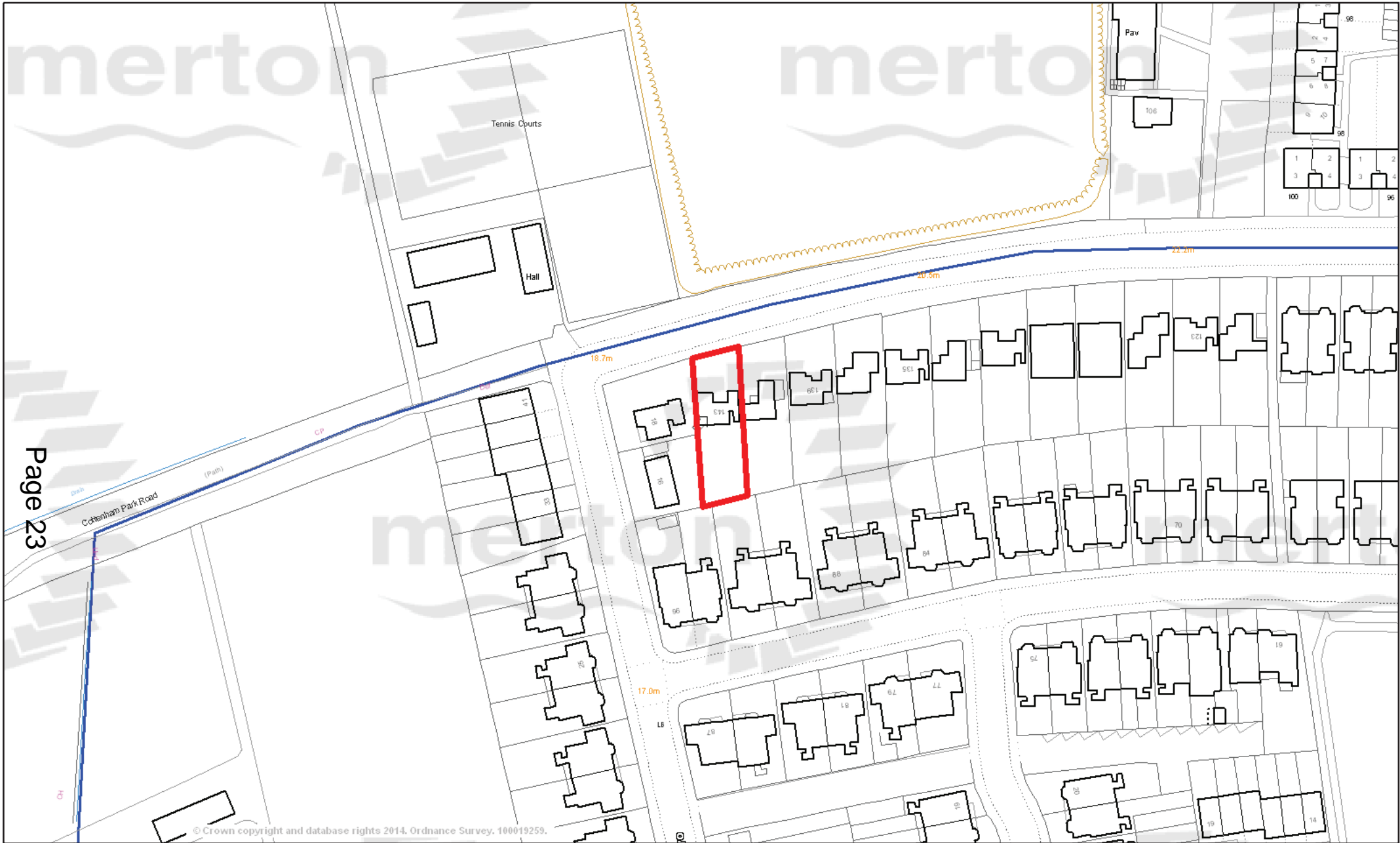
RECOMMENDATION

GRANT PLANNING PERMISSION

and subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Drawings

3. B.1 (Approval of Facing Materials)
4. B.4 (Site Surface Treatment)
5. B.5 (Boundary Treatment)
6. C.2 (No Permitted Development Doors/Windows)
7. C.1 (No permitted development Extensions)
8. C.7 (Refuse and Recycling-Implementation)
9. C8 (No use of flat roof)
10. D.11 (Construction Times)
11. H.9 Construction Vehicles)
12. J.1 (Lifetime Homes)
13. L.2 (Code for Sustainable Homes-Pre Commencement)
14. L.3 (Code for Sustainable Homes – Pre Occupation)
15. INF.1 Party Wall Act
16. INF.7 Hardstandings



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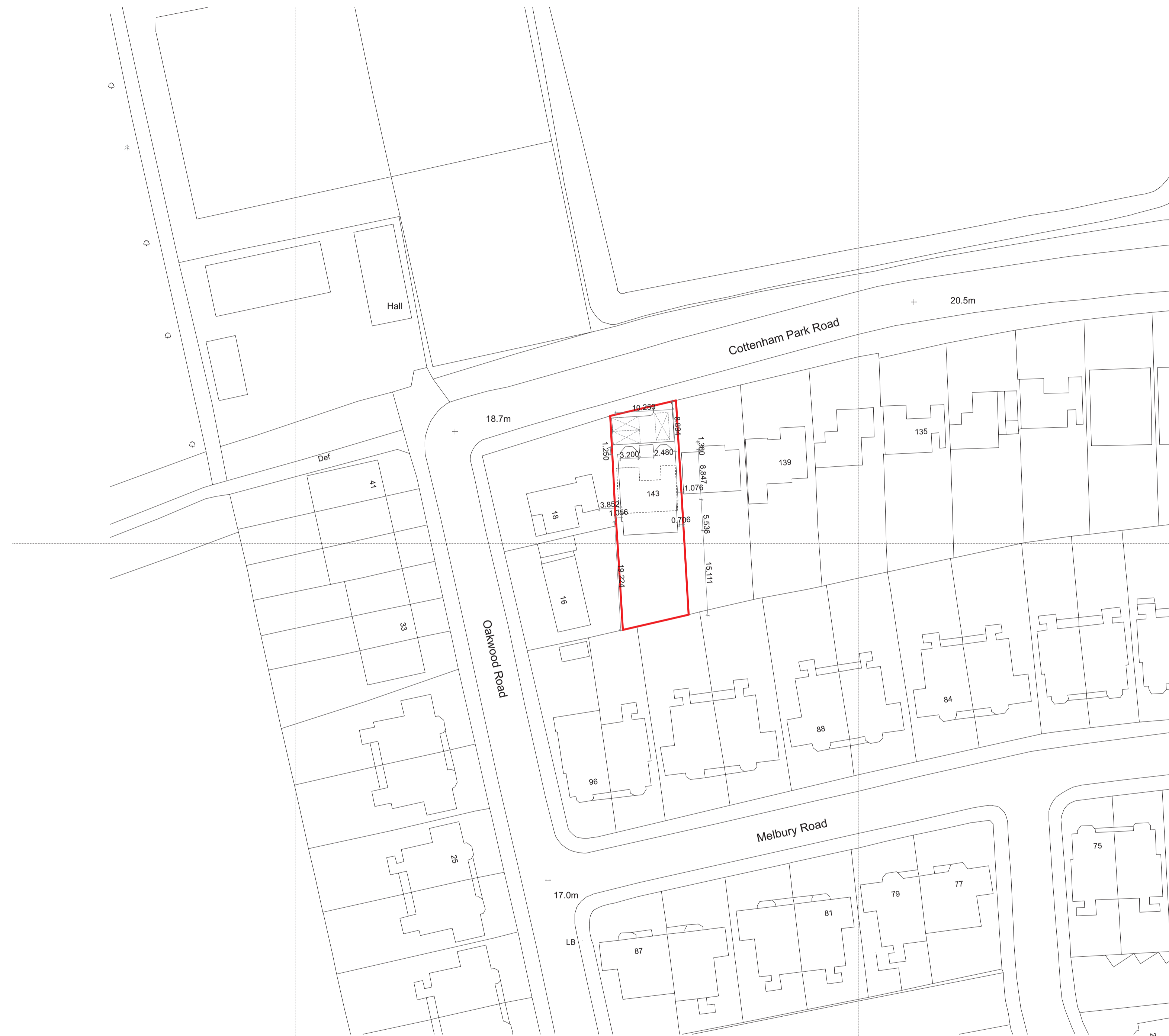
143 Cottenham Park Rd

Scale 1/1250

Date 7/4/2015

London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX





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W-01 Proposed Ground Floor Plan
1:500

Legend

Application Boundary

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143 Cottenham Park Road

Wimbledon
Surrey SW20 0DW

REVISION	DATE	DESCRIPTION
D	05.12.2014	HOUSE MOVED
C	12.11.2014	BAY WINDOW ADDED
B	06.11.2014	BASEMENT DELETED HOUSE MOVED

PROJECT NO: FA.R14-17

MODEL FILE: Scheme 07.pln

DRAWN BY: DIR

CHK'D BY: TAD

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SHEET TITLE

Proposed Site Block Plan



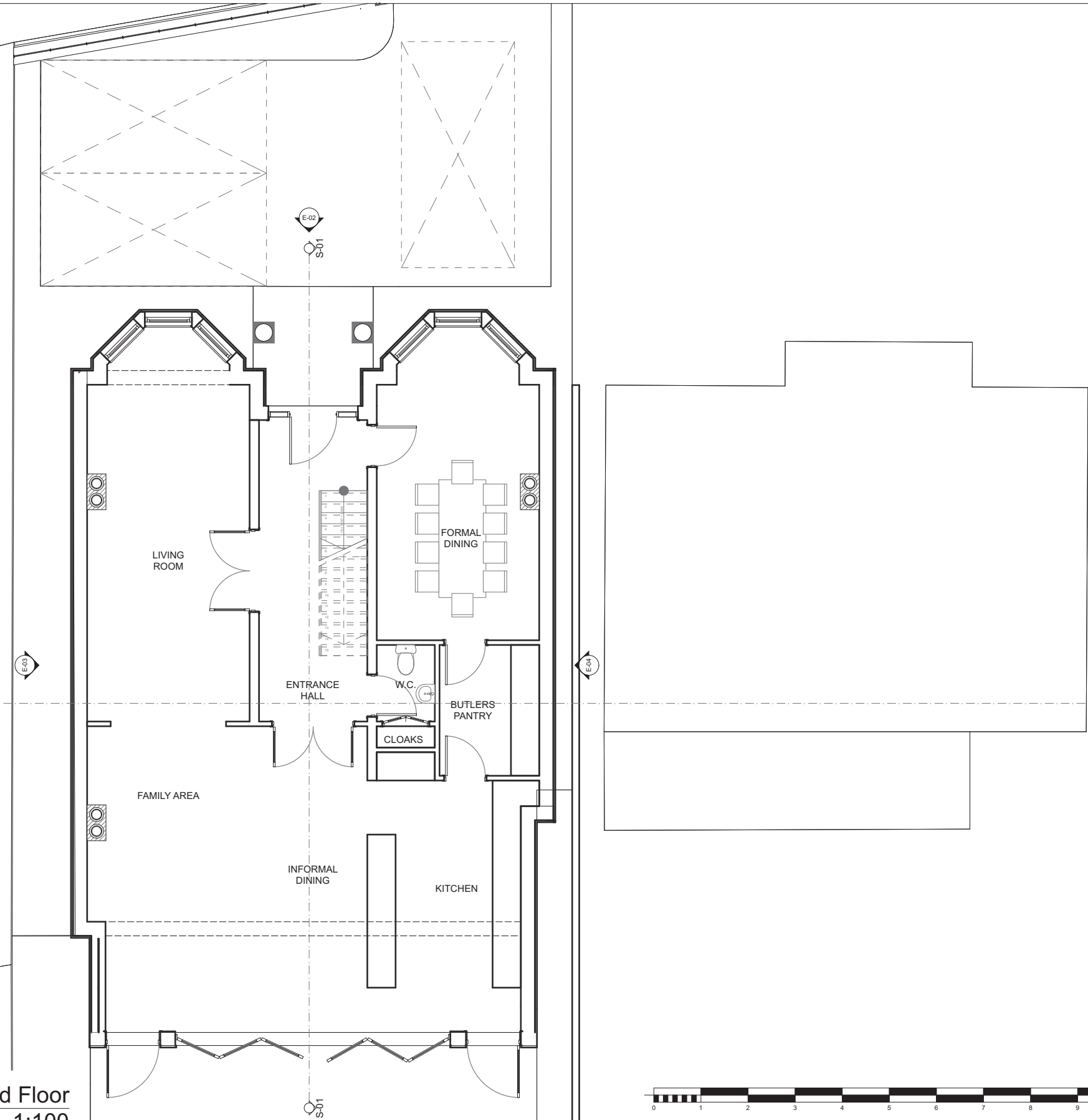
Fredrick Adam

Fredrick Adam Ltd 18 Lymington Bottom rd. t. 01420 568087
Architecture & Planning Medstead e. info@fredrickadam.com
Unit 22, Lymington Farm Hampshire GU34 5FD www.fredrickadam.com

FA.R14-17 A-105D

Scale 1:500 @ A1

0. Proposed Ground Floor
1:100



0.



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C	12.11.2014	BAY WINDOW ADDED
B	06.11.2014	BASEMENT DELETED HOUSE MOVED

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Proposed Ground Floor Plan

Scale 1:100 @ A3

FA.R14-17 A-107D



E-02
-

Proposed Front Elevation (North)
1:50



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C	12.11.2014	BAY WINDOW ADDED
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Proposed Front Elevation (North)

Scale 1:50 @ A3

FA.R14-17 A-111C



E-01

1:50



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REVISION	DATE	DESCRIPTION
C	05.12.2014	HOUSE MOVED, ALT TO REAR
B	06.11.2014	BASEMENT DELETED HOUSE MOVED

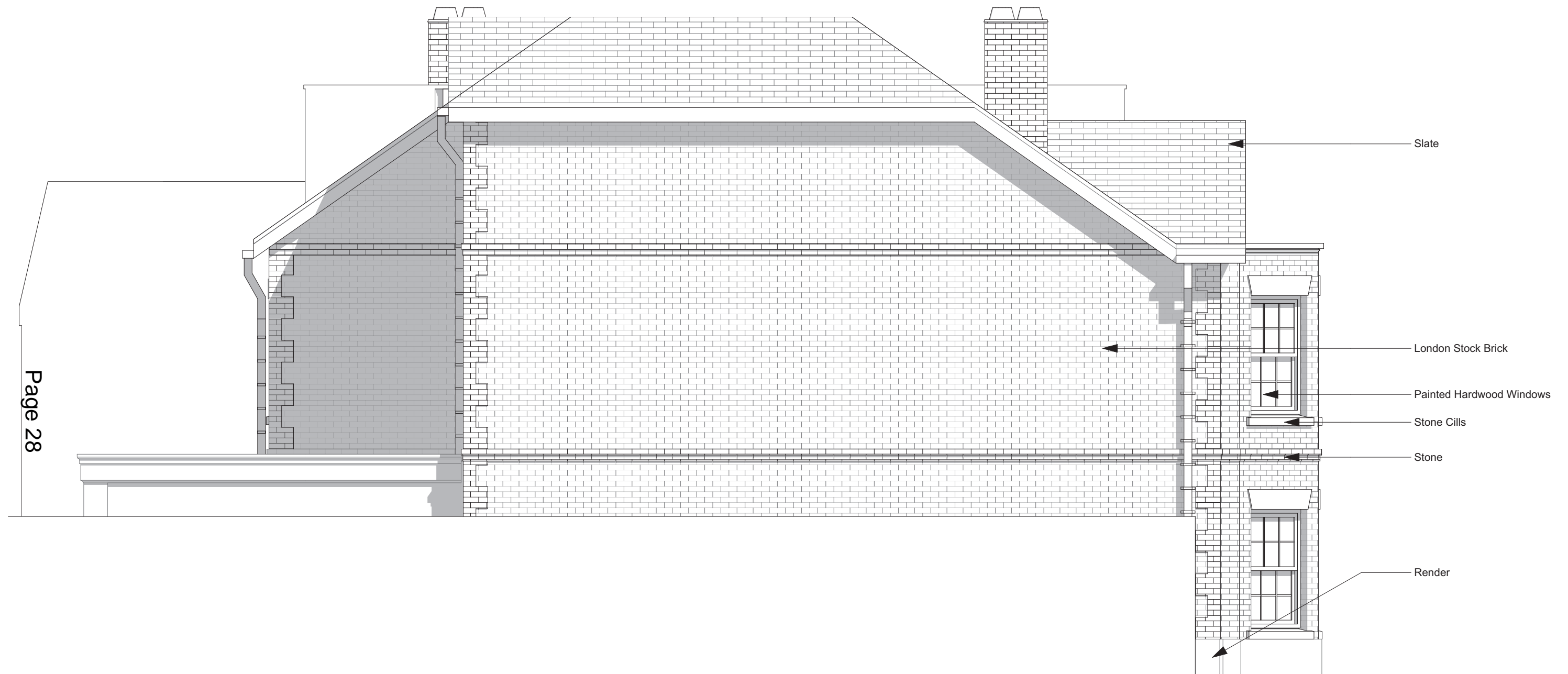
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Proposed Rear Elevation (South)

Scale 1:50 @ A3

FA.R14-17 A-112C



E-04

Proposed Side Elevation (East) (1)
1:50



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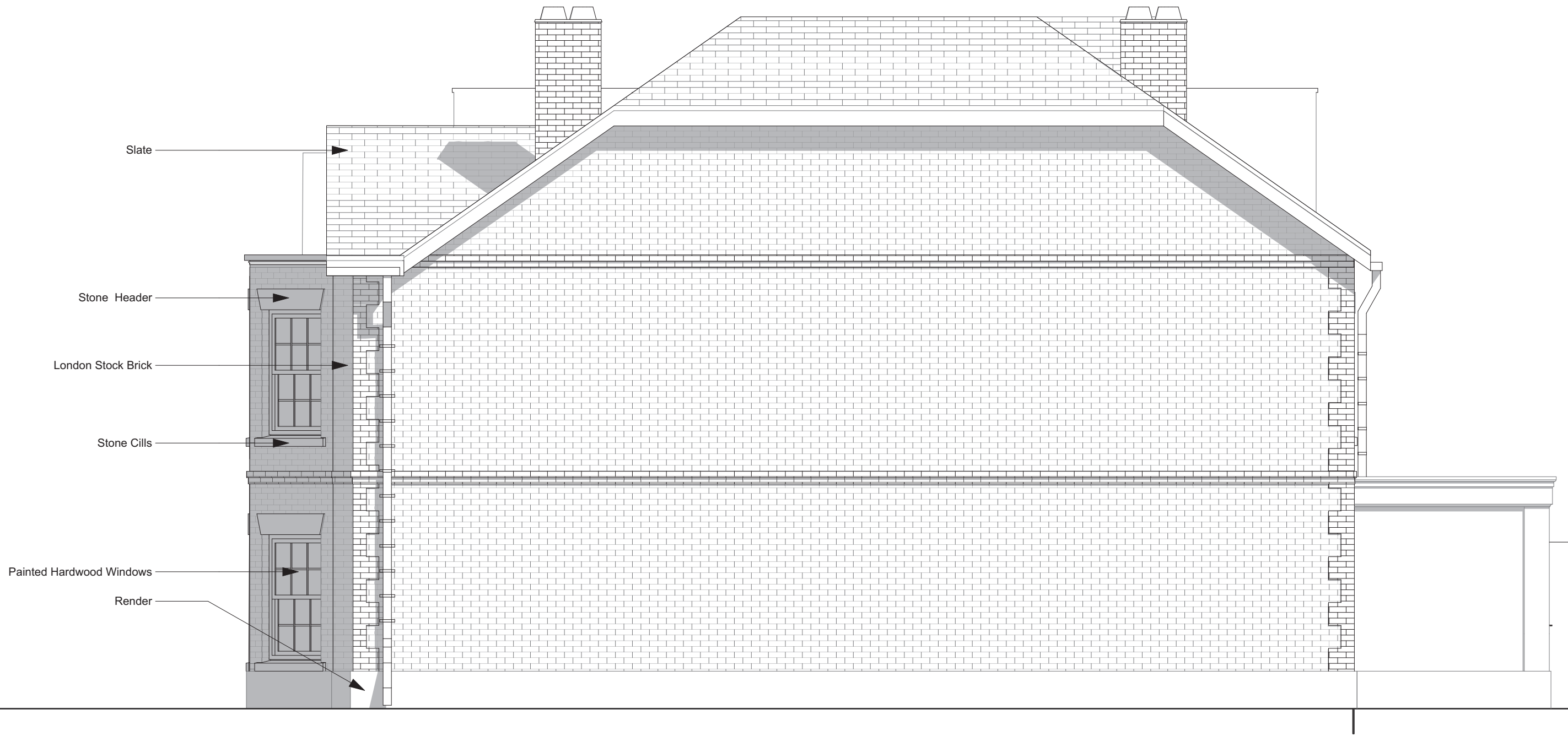
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REVISION	DATE	DESCRIPTION
D	05.12.2014	HOUSE MOVED, ALT TO REAR
C	12.11.2014	BAY WINDOW ADDED
B	06.11.2014	BASEMENT DELETED HOUSE MOVED

Proposed Side Elevation (East)

Scale 1:50 @ A3

FA.R14-17 A-114D



Proposed Side Elevation (West)
1:50



E-03



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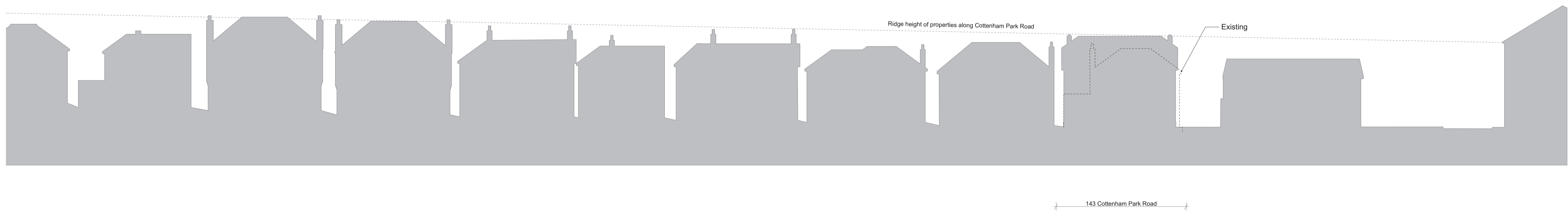
SHEET TITLE PROJECT NO: FA.R14-17

Proposed Side Elevation (West)

Scale 1:50 @ A3

FA.R14-17 A-113C

REVISION	DATE	DESCRIPTION
C	05.12.2014	HOUSE MOVED, ALT TO REAR
B	06.11.2014	BASEMENT DELETED HOUSE MOVED



W-04 Proposed Street scene
1:200

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CONSULTANTS

143 Cottenham Park Road

Wimbledon
Surrey SW20 0DW

REVISION	DATE	DESCRIPTION
B	06.11.2014	Amended street scene

PROJECT NO: *FA.R14-17*
 MODEL FILE: *Scheme 07.pln*
 DRAWN BY: *DIR*
 CHK'D BY: *TAD*

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SHEET TITLE
**Proposed Street View
 Of Adjacent Properties**

PLANNING APPLICATIONS COMMITTEE

23rd April 2015

Item No:

UPRN	APPLICATION NO.	DATE VALID
	15/P0364	11/02/2015
Address/Site:	35 Florence Avenue, Morden, SM4 6EX	
(Ward)	Ravensbury	
Proposal	Erection of a 1 bedroom single storey dwelling house – application for outline planning permission with all matters reserved.	
Drawing No's	Site location plan, Indicative drawings FP1, FP2, FP3 & FP/4.	
Contact Officer	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted - No
- Number of neighbours consulted - 19
- Press notice - No
- Site notice - Yes
- External consultations: Metropolitan Police
- Density – 1.8 dwellings per hectare
- Number of jobs created N/A

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee due to the level of objection to the proposal and the previous planning history of the site.

2. SITE AND SURROUNDINGS

- 2.1 The application site (554 sq.m) is a plot of land to the rear of 35 Florence Avenue in Morden. 35 Florence Avenue is a large detached two-storey property with accommodation in the roof space. A driveway to the side of the house allows for vehicular access to the plot of land to the rear which is the subject of this application. The plot of land is surrounded by a number of residential properties in Florence Avenue, John's lane and William's Lane and is formed predominantly from a grass lawn.
- 2.2 The site is not within a conservation area and has a Public Transport Accessibility Level of 1b where 1 is the lowest level of public transport accessibility. The site is not within a Controlled Parking Zone.

3. CURRENT PROPOSAL

- 3.1 The proposal is for outline planning permission for the erection of a single storey bungalow style property on the land to the rear of 35 Florence Avenue with all matters, including the design and access reserved at this stage.
- 3.2 The applicant has however provided illustrative plans that show a bungalow (55sq.m) which would provide a double bedroom, full bathroom and a combined living/kitchen/dining room area along with an area of permeable hardstanding to the front of the building. The dwelling would be independent from the host building with illustrative plans showing a garden to the new dwelling of around 400sq.m and an additional 120sqm hardstanding area with the rear garden of the retained dwelling reduced to 60sq.m.
- 3.3 Illustrative plans show the bungalow located no closer than 3m from the boundaries of back gardens to house in Johns Lane providing an overall separation of 35m from the back of these houses. The plans show the bungalow located no closer than 7m from the boundaries of back gardens to house in Williams Lane Lane providing an overall separation of 20m from the back of these houses. The illustrative plans show a bungalow 22 m from the backs of houses in Florence Avenue.
- 3.4 The bungalow is described on the illustrative plans as having a ridged roof rising to 3.98m with an eaves of 2.44m.

4. PLANNING HISTORY

- 4.1 1984 - MER259/84 Outline planning permission refused for the erection of a bungalow and two domestic garages in rear garden, involving demolition of existing garage at side of dwellinghouse.

- 4.2 2005 - 05/P2857 Application for demolition of existing house and erection of a 5 bedroom detached dwelling house on three floors with top floor of accommodation within the roofspace, facing Florence Avenue and a terrace of three houses, with accommodation on two floors, in rear garden (2 x 2 bed and 1 x 3 bedroom houses). Vehicle access to 4 parking spaces via enlarged crossover onto Florence Avenue. Withdrawn by applicant.
- 4.3 2006 - 06/P1155 Application for demolition of existing house and the erection of a 5 bed detached house fronting Florence Avenue, and a terrace of 4 x 1 bed dwellings to the rear with access onto Florence Avenue. Refused on the following grounds.
The proposed development would:
(a) have adverse implications for biodiversity due to the large amount of back garden land and open space that would be lost to built development;
(b) result in the living conditions and privacy of occupiers of existing neighbouring residential properties being diminished by increased noise and disturbance, including due to use of the new access road to the rear;
(c) fail to respond to or reinforce the locally distinctive patterns of development; and
(d) fail to respect the siting, rhythm, scale, proportions, materials and massing of surrounding buildings;
all contrary to policies NE.10, BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (October 2003). Appeal dismissed.
- 4.4 2007 - 07/0696 Application for a certificate of lawfulness in respect of a proposed single storey building in rear garden for use as stables, tack room, store and garage. The proposals entail the demolition of an existing garage and the formation of a driveway to access the building refused on the following grounds.
On the basis of the information submitted as part of the application the Council consider that the proposed structure and the use for which it is intended is not incidental to the enjoyment of the dwellinghouse and would therefore fall outside of the definition of permitted development as set out in Class E of Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995. Planning permission is therefore required. .
- 4.5 2007 - 07/P1650 Application for planning permission for the demolition of existing house and erection of a new 5 bedroom house with accommodation on three floors with top floor in roofspace and a parking space to front, and three dwellings to rear (one detached, two semi-detached- one 3 bedroom house, one two bedroom and 1 one bedroom)

with accommodation on two floors with top floor in roofspace. Three parking spaces to be provided to rear of replacement dwelling on Florence Avenue frontage, with access provided by proposed driveway between replacement dwelling and 37 Florence avenue. Refused on the following grounds:

The proposed development would:

- (a) have adverse implications for biodiversity due to the large amount of back garden land and open space that would be lost to built development;**
 - (b) result in the living conditions and privacy of occupiers of existing neighbouring residential properties being diminished by increased noise and disturbance, including due to use of the new access road to the rear;**
 - (c) fail to respond to or reinforce the locally distinctive patterns of development; and**
 - (d) fail to respect the siting, rhythm, scale, proportions, materials and massing of surrounding buildings;**
- all contrary to policies NE.10, BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (October 2003). Appeal dismissed.**

- 4.6 **09/P1909** Planning application for construction of a three bedroom detached dwelling arranged over two levels on garden land to the rear of 35 Florence Avenue. Refused on the following grounds:
The proposals by reason of their design, siting, height, bulk and massing, would result in an unduly prominent and unneighbourly form of development, which would:
- a) fail to respond to or reinforce the locally distinctive pattern of development within the area resulting in a building that would be unduly visually intrusive to neighbouring occupants,**
 - b) result in an undue loss of privacy to the rear gardens of the 35 and 33 Florence Avenue,**
- and would be contrary to policies BE.15, BE.16 and BE.22 of the Adopted Unitary Development Plan (2003) and the Adopted Supplementary Planning Guidance Notes: New Residential Development (1999); and**

The proposed development would generate additional pressure on educational facilities, public open spaces and children's play spaces in the area. In the absence of a legal agreement securing a financial contribution toward education provision, the upgrade of local public open space and children's play spaces and the costs of monitoring the S106 obligations, the proposal would fail to offset this impact, and would be contrary to policies C.13, L.8 & L.9 of the Adopted Unitary Development Plan (October 2003) and the Council's Supplementary Planning Guidance: Planning Obligations (2006).

- 4.7 10/P2614 Planning application for the erection of a large one and half storey dormer bungalow on this plot of land at the rear of 35 Florence Avenue. Refused on the following grounds:

The proposal by reason of its design, siting, height, bulk and massing, would result in an unduly prominent and unneighbourly form of development, which would:

a) fail to respond to, or reinforce the locally distinctive pattern of development

b) result in the loss of garden land with implications for biodiversity, trees and wildlife habitats

c) result in a loss of amenity for nearby properties and their rear gardens in terms of loss of privacy and visual intrusion, including light pollution;

contrary to policies BE.15, BE.16, BE.22, NE.10, NE.12 and P.3 of the Adopted Unitary Development Plan (2003) and the Adopted Supplementary Planning Guidance Notes: New Residential Development (1999); and

The proposed development would generate additional pressure on educational facilities, and on local public open space and children's play spaces. In the absence of a planning undertaking to provide a financial contribution toward education provision, the upgrade of local public open space and children's play space and the costs of monitoring the S106 obligations the proposal would fail to mitigate the impacts of the proposals and would be contrary to policies C.13, L.8 & L.9 of the Adopted Unitary Development Plan (October 2003) and the Council's Supplementary Planning Guidance: Planning Obligations (2006).

Appeal dismissed.

- 4.8 12/P1665 application for a lawful development certificate in respect of the proposed erection in rear garden of a detached single storey outbuilding, a detached single storey double garage/workshop on rear boundary with associated resurfacing of back garden with permeable paving. Certificate refused on the following grounds:

The proposed larger outbuilding, by reason of being within 2m of the boundary of the curtilage of the dwellinghouse and exceeding 2.5m height, would exceed the permitted development tolerances set out in Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008. Planning permission would therefore be required.

And

The proposed new buildings exceed what may be reasonably considered as incidental to the enjoyment of the dwellinghouse. The floorspace of the two buildings would be much larger than the house itself, even including the upper floor. Although the activities

designated on the plans of the new buildings fall into categories that, individually, may be acceptable as incidental to the enjoyment of the dwelling house, taken together they occupy an unreasonable amount of space and as a matter of fact and degree it is considered that the proposals do not come within the terms of Class E of Part 1 of GPDO.

- 4.9 12/P2505 Application for a lawful development certificate in respect of the proposed erection of an ancillary detached single storey double garage and storage building, plus ancillary detached single storey leisure building, with permeable paving allowing vehicular access to garage. Certificate refused on the following grounds:

The proposed new buildings exceed what may be reasonably considered as incidental to the enjoyment of the dwellinghouse. The floorspace of the two buildings would be much larger than the house itself, even including the upper floor. Although the activities designated on the plans of the new buildings fall into categories that, individually, may be acceptable as incidental to the enjoyment of the dwellinghouse, taken together they occupy an unreasonable amount of space and, as a matter of fact and degree, it is considered that the proposals do not fall within the terms of Class E, Part 1, Schedule 2 of the GPDO (as amended).

- 4.10 15/P1202 Current Application for a lawful development certificate in respect of the proposed erection of a detached single storey garage with combined workshop/leisure room, ancillary to the main dwellinghouse.

5. CONSULTATION

- 5.1 The application was advertised by means of neighbour notification letter and site notice.

- 5.2 There were nine letters of objection to the proposal which raised the following issues;
- The changes to PPS3 reclassifying back gardens as Greenfield sites (officers would note that Planning Policy Statements were superseded by the NPPF in 2012. However, Merton's LDF has a specific policy for assessing proposals to build houses on garden land);
 - The plot size is too small and doesn't meet the SPG requirement for an 80m plot;
 - The proposal will generate severe light pollution from the building and the access road
 - Increased noise and disturbance
 - The site would be overlooked from all surrounding neighbours
 - Unneighbourly form of garden grabbing development
 - The new house would adversely affect housing density.
 - Harm the streetscene of Florence Avenue

- A dwelling in the rear garden is out of keeping with the local area.
- Increased vandalism and security risk as the site could be accessed from the road;
- The roadway would be too narrow for emergency vehicles and refuse vehicles and result in a serious impact on street parking and have insufficient “visibility requirements” for pedestrians. The roadway is too small for the site.
- Car exhaust pollution and disturbance from the access road
- The access road has no pavement for pedestrian access which is a Health and Safety hazard and contrary to Supplementary Planning Guidance.
- The building and hard surfacing will effect water run-off and cause problems of flooding
- Impacts the human rights of neighbours
- Harm to valuable backland habitat;
- Site is used by Bats and Stag Beetles
- Loss of a back garden and open site Green Space
- The building should be realigned
- The agents are not members of ARB or RIBA;

5.3 The Council’s Transport Planning section were consulted and raised no objection to the scheme, commenting that “The proposal is unlikely to generate substantial car parking (maximum of 1 car), and the immediately surrounding roads (it is noted that Florence Avenue is not in a CPZ) would be able to absorb this.”

5.4 The Metropolitan Police Safer by Design Officer was consulted and observed that:

- There should be no conflict between vehicular and pedestrian use of the access road.
- Lighting for the dwelling should be to the required British Standard to avoid harm to neighbour amenity
- Boundary fencing should have a trellis top.
- Safer by Design principles should be incorporated as a minimum.

6. **POLICY CONTEXT**

- 6.1 London Plan 2015
- 3.3 (Increasing housing supply)
 - 3.4 (Optimising housing potential)
 - 3.5 (Quality and design of housing developments)
 - 5.3 (Sustainable design and construction)
 - 6.13 (Parking)
 - 7.4 (Local character)
 - 7.6 (Architecture)

London Housing Supplementary Planning Guidance 2012

- 6.2 Merton LDF Core Strategy 2011:
CS 9 (Housing provision)
CS 13 (Open and nature conservation)
CS 14 (Design)
CS 15 (Climate change)
CS 16 (Flood risk management)
CS 20 (Parking, servicing and delivery)
- 6.3 Merton Sites and Policies Plan (July 2014):
DM D1 (Urban design)
DM D2 (Design considerations)
DM D3 (Alterations and Extensions to Buildings)
DM F1 (Support for Flood Risk management)
DM O2 (Nature conservation, trees hedges and landscape features)
DM T2 (Transport impacts of developments)

Supplementary Planning Guidance for New Residential Development
1999

7.0 **PLANNING CONSIDERATIONS**

- 7.1 As this is an outline application with all other matters reserved the main issues for consideration are the principle and suitability of the site for residential development by means of a one bedroom house, the impact on neighbour amenity and the local streetscene including open spaces.
- 7.2 Housing need.
Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan [July 2011] stated that the Council will work with housing providers to provide a minimum of 4,800 additional homes [320 new dwellings annually] between 2011 and 2026. The further alterations to the London Plan 2015 have increased this figure to 411 homes for Merton. This proposal will provide a new one bedroom house and is therefore considered to accord with these policies.
- 7.3 Use of garden land.
Policy CS 13 in the Core Strategy requires proposals for new dwellings in back gardens to be justified against;
- Local context and character of the site.
 - Biodiversity value of the site.
 - Value in terms of green corridors and green islands.
 - Flood risk and climate change impacts.

- 7.4 Whilst previous applications have been refused on the grounds of harm to biodiversity, the Inspector's decision letter in 2010 stated; "There is no reasoned evidence that the appeal site has any material value in terms of protected species or habitat. The loss of part of the site to development would therefore not have a harmful effect in this regard. I therefore conclude that the proposal would not have harmful effect on biodiversity in the area around the appeal site and that it thus would not conflict with UDP Saved Policy NE.10."
- 7.5 The site does not form part of either a green corridor or a green island, it is not an area at risk of flooding and the associated area of hardstanding has been indicatively shown to be permeable and this could be formalised by condition at the reserved matters stage. The land is now laid to lawn with no trees still on the site and therefore it is considered that the proposal would be unlikely to have any impact on biodiversity but an Informative highlighting the need to adhere to requirements of the Wildlife and Countryside Act 1981 is recommended. In view of these factors it is considered that there is insufficient evidence to justify a refusal of planning permission on these grounds.
- 7.6 Scale of the development.
Plot size; The plot is a substantial area of land for a residential area such as this with a stated area of 554sqm and far exceeds the minimum requirements for development of this scale. The letters of objection raised the issue of plot size and quoted a minimum plot size of 80sqm as set down in the 1999 New Residential Development SPG. Even though this document is given less weight in light of the more current London Housing SPG 2012, section 9.5 states "An overall plot depth of about 80 metres is desirable for backland development, in order to accommodate a new residential street, with houses or flats to each side, while allowing reasonable rear garden areas and privacy for both the new and existing dwellings." Given that the proposal is for a single bedroom, single storey house it is considered that the proposal would not be contrary to the SPG. Current plot size requirements are derived from a combination of the minimum required Gross Internal Area for the size of the proposal, which in this case is 55sqm, plus a further 50sqm for garden space. Both the existing house and the proposed house will have sufficient garden space and therefore it is considered that the proposal meets the minimum plot size requirement.
- 7.5 Building size; Previous applications have been refused because of the scale, size and massing of the proposed buildings. Whilst this is an outline application and the details of the final design will still need to be approved through a subsequent application, this outline application is for a single storey dwelling. A structure of that scale will by definition be limited in its size and height. However in order to ensure that the development remains

of a suitable size and scale, a condition removing permitted development rights is recommended.

7.6 Impact on neighbour amenity

London Plan policy 7.6 and SPP policy DM D2 require that proposals will not have a negative impact on neighbour amenity in terms of loss of light, privacy, visual intrusion or noise and disturbance. The site is surrounded by gardens and therefore the combination of the siting and height of a one bedroom single storey bungalow in this position means that there would be no impact from a loss of light to any habitable room in neighbouring properties and the overall size and siting of a one bedroom single storey bungalow in this position are such that had this been an outbuilding it would have complied with permitted development criteria for a Class E outbuilding. It is considered that the applicant has demonstrated that a single storey building sited 3m from a 2m high fence would not raise issues in regards to an unacceptable loss of privacy and visual intrusion. The reduced size and scale of a one bedroom single storey bungalow in this position is also considered to reduce any harmful impact on neighbour amenity caused by light pollution and a condition relating to the placement and arrangement of any external lighting is recommended. It is considered that the scope for unacceptable noise and disturbance in these circumstances is not considered to justify grounds for refusal and in determining the last appeal for a larger house the Inspector stated “I therefore conclude that the proposal would not have (a) harmful effect on the living conditions of nearby occupiers in relation to privacy, light emissions and visual intrusion”.

7.7 Sites and Policies Plan policy DM D2 requires proposals to provide layouts that are safe, secure and take account of crime prevention. The Metropolitan Police Safer by Design Officer was consulted on the proposals and raised no objections or opinion that the siting of a one bedroom bungalow in this position presented a security risk for neighbouring occupiers. Subject to a condition relating to the design of the boundary fence and through the subsequent use of Safer by Design principles it is considered that there are no grounds to warrant a refusal of permission on the basis of safety and crime prevention.

7.8 The impact on the street scene

London Plan policy 7.4, Sites and Policies Plan policies DM D1 (Urban design), DM D2: (Design considerations) and DM D3: (Alterations and Extensions to existing Buildings) as well as LBM Core Strategy Policy CS14 are all policies designed to ensure that proposals are well designed and in keeping with the character of the local area.

7.9 Although the Inspector considered the previous application to have a negative impact on the character of the local area that application was for

a far larger building, one that occupied the majority of the width of the plot with accommodation in the roof space. The illustrative plans indicate that the bungalow would be set behind gates to the front of the site and set in from the site boundaries on all sides, Consequently it is considered that the scope for a single storey one bedroom bungalow in this position to have a negative impact on the character of the local area is limited and not sufficient to warrant a refusal of outline planning permission.

7.10 Housing standards and amenity space provision.

The illustrative plans show a one bedroom house with a Gross Internal Area of 55m² which exceeds the 50m² minimum Gross Internal Area requirements of the London Plan 2015. The illustrative subdivision of the existing garden areas would still provide both properties with garden areas well in excess of the required 50m². Consequently it is considered that the applicant has demonstrated that it would be possible to provide additional housing capacity to an acceptable standard that accords with all relevant planning policies in this regard.

7.11 Parking, servicing and deliveries.

Core Strategy Policy CS 20 is concerned with issues surrounding pedestrian movement, safety, serving and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection. Concerns have been raised relating to site access but the established driveway is wide enough for a car (or small van in the case of deliveries) to access the site however as this is an outline application full details of access would be subject to a separate application at the reserved matters stage.

8 CONCLUSION

8.1 Officers consider that the proposal has now been scaled down sufficiently for the applicant to successfully demonstrate that a one bedroom single storey bungalow could be accommodated on site without contravening policy concerns in relation to loss of privacy, visual intrusion and harm to the streetscene whilst the Inspector determined that the previous application had no negative impacts on biodiversity. Since the previously refused scheme the Core Strategy has been adopted and it sets criteria for backland development that this proposal is considered to accord with. The Further Alterations to the London Plan this year have increased the requirements for new houses and it is considered that a new bungalow could contribute towards that target with a modest development on a site that would otherwise remain underutilised. The applicant has demonstrated that the bungalow would meet London Plan standards in terms of both internal and external space provision for a single storey one bedroom house whilst the details of layout, scale, appearance, access and landscaping would be dealt with under the reserved matters application.

For these reasons the proposal is recommended for approval subject to conditions.

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION subject to planning conditions:

1. A2 Commencement of Development The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission or 2 years from the approval of the last of the reserved matters as defined in the condition below, whichever is the later.
2. A3 Submission of reserved matters (outline)
 - a. Detail of the reserved matters set out below ('the reserved matters') shall be submitted to the Local Planning Authority for approval within 3 years from the date of this permission:
 - (i) layout; (ii) scale; (iii) appearance; (iv) access and (v) landscaping
 - b. The reserved matters shall be carried out as approved.
 - c. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
3. C1 No permitted development Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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. Reason; The Local Planning Authority considers that further development, over and above the development described by the illustrative plans, could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
4. B5 Details of walls and fences to be approved No development shall take place until details of all boundary walls or fences are 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 details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter. Reason; To ensure a satisfactory and safe

development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.

5. C6 Details of the provision to be made for the storage of refuse and recycling shall be submitted to and approved 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. Reason To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2015, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Polices Plan 2014
6. D9 No External Lighting No external lighting shall be installed without the prior approval in writing of the Local Planning Authority. Reason; To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.
7. 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. Reason To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Polices Plan 2014.
8. F9 Hardstandings Any hardstanding shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use. Reason. To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy F2 of Merton's Sites and Polices Plan 2014.

9. J1 Lifetime homes The new dwelling unit/s shall be constructed to Lifetime Homes Standards, and shall not be occupied until the applicant has provided written evidence to confirm this has been achieved based on the relevant Lifetime Homes Standards criteria. Reason To meet the changing needs of households and comply with the following Development Plan policies for Merton: policy 3.8 of the London Plan 2015, policy CS8 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Polices Plan 2014.
10. L2 Code for Sustainable Homes – Pre-Commencement (New build residential). No development shall commence until a copy of a letter from a person that is licensed with the Building Research Establishment (BRE) or other equivalent assessors as a Code for Sustainable Homes assessor that the development is registered with BRE or other equivalent assessors under Code For Sustainable and a Design Stage Assessment Report demonstrating that the development will achieve not less than the standards equivalent to Code for Sustainable Homes Level 4 has been submitted to and approved in writing by the Local Planning Authority. 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 2015 and policy CS15 of Merton's Core Planning Strategy 2011.
11. L3 Code for Sustainable Homes – Pre-Occupation (New Build Residential) No part of the development hereby approved shall be occupied until a Building Research Establishment or other equivalent assessor's Final Code Certificate, confirming that it has achieved not less than the standards equivalent to Code 4 level for Sustainable Homes, has been submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. 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 2015 and policy CS15 of Merton's Core Planning Strategy 2011.

Non standard informative. The applicant is advised of the need to adhere to requirements of the Wildlife and Countryside Act 1981 which seeks to protect stag beetle, nesting birds/bats and their nests/roosts. All species of stag beetles and bats in Britain and their roosts are afforded special protection under the Wildlife and Countryside act 1981. If bats are found, Natural England should be contacted for advice (tel: 020 7831 6922).



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35 Florence Ave

Scale 1/1250

Date 7/4/2015

London Borough of Merton
100 London Road
Morden
Surrey
SM4 5DX



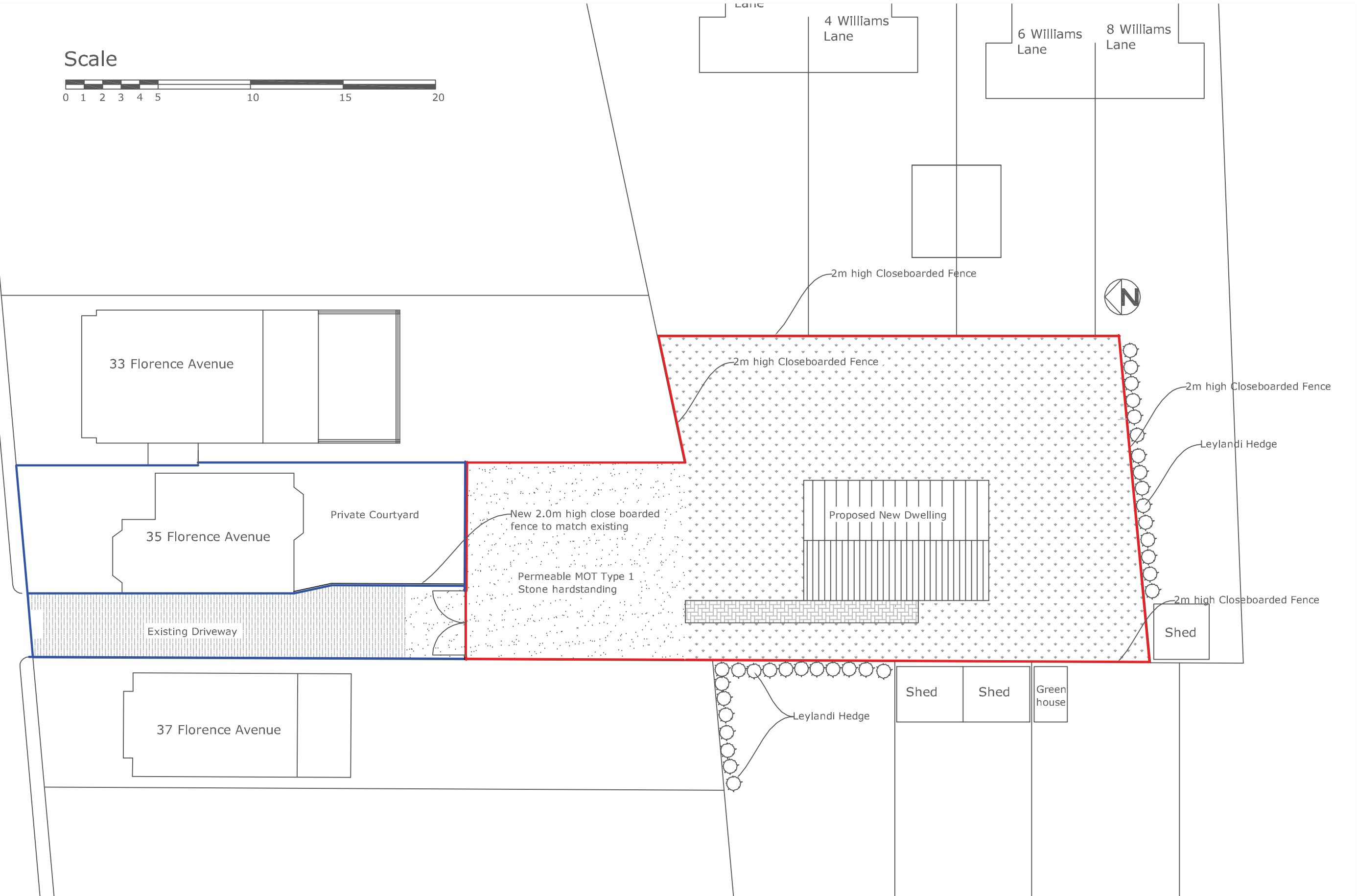
SITE LOCATION PLAN
 AREA 2 HA
 SCALE 1:1250 on A4
 CENTRE COORDINATES: 526382, 167620

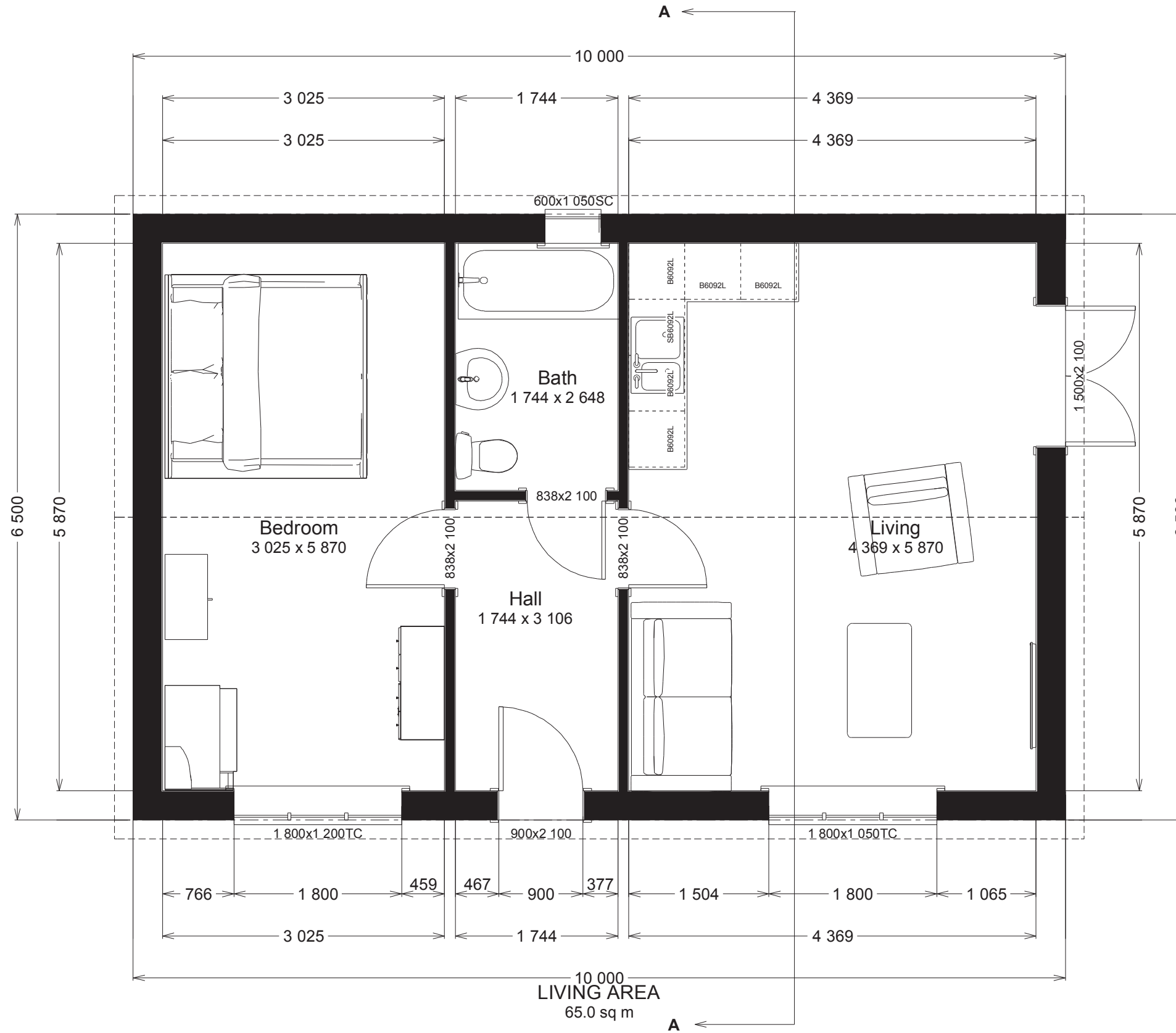


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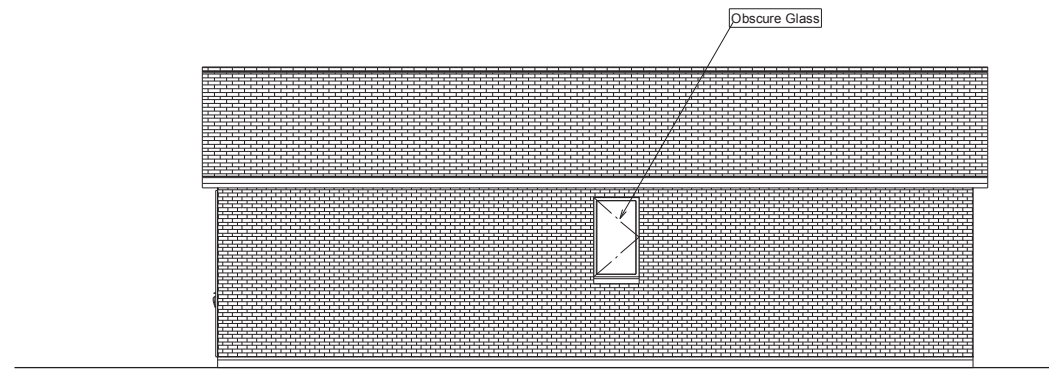
Project	Drawing	Scale	Drawing Nr
Proposed New Single Storey Dwelling At Rear of 35 Florence Avenue Morden SM4 6EX	Location Plan	1:1250@A4	FP/04

Scale

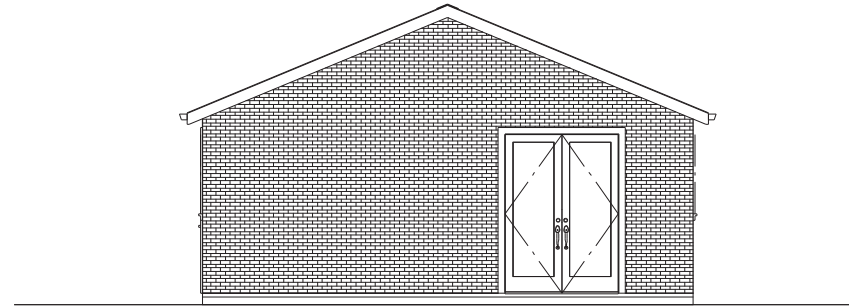




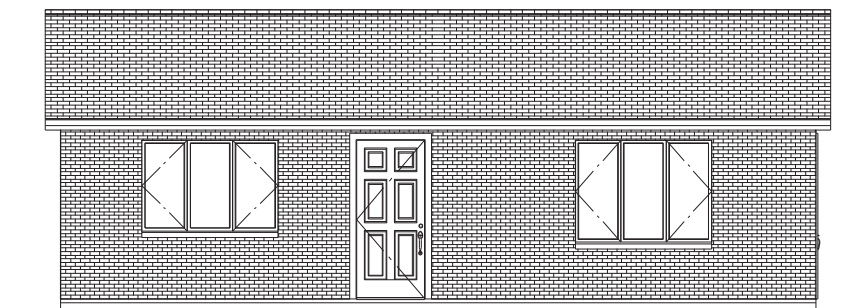
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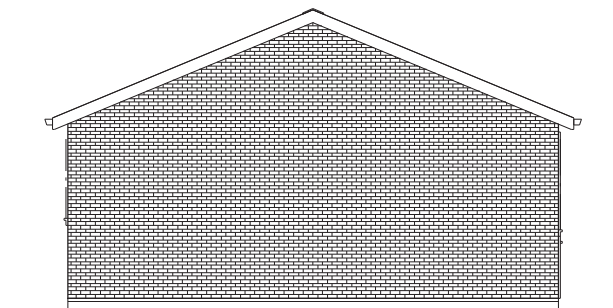
East Elevation



South Elevation



West Elevation



North Elevation

Scale



Typical Section

PLANNING APPLICATIONS COMMITTEE

23 April 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P0491	02/02/2015

Address/Site **Flat 2, 26 Kings Road, Wimbledon, SW19 8QW**

Ward **Trinity**

Proposal: **Erection of single storey rear infill extension to create a 2 bed flat.**

Drawing Nos: **EX-01, EX-02, PP-01 Rev P2, PP-02 Rev P2**

Contact Officer: **Jack Appleton (8545 3116)**

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- No
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 9
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee due to the objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a large detached property which has been subdivided into 5 self-contained flats (Planning permission MER703/83). The ground floor is sub-divided into 2 flats (Flat 1 and 2) and the current application is concerned with Flat 2. The property occupies the corner plot on the western side of Kings Road at the junction with Prince's Road.
- 2.2 The application site is located within South Park Gardens Conservation Area. The building is not statutorily or locally listed.

3. **CURRENT PROPOSAL**

- 3.1 The existing flat is a 1-bed property with a living room at the front, kitchen in the middle and a bedroom and bathroom at the rear with direct access to the rear garden from French doors leading from the bedroom. The proposal is for a 3.2m deep single storey extension abutting, and to the same depth as the single storey projection of adjoining flat 1. It would enable a re-orientation of the internal living space with the living room and kitchen moved to the rear, directly accessing the rear garden.
- 3.2 The extension would extend sideways towards the site boundary where it would have an eaves height of 2.4m. The extension would be under a hipped roof with a ridge height of 3.4m.
- 3.3 It would be constructed in brick to match the existing building with a slate roof and timber folding doors on the rear elevation.

4. **PLANNING HISTORY**

- 4.1 In September 1986 permission was granted for the erection of a single storey conservatory extension to the rear of flat 1 (LBM Ref: 86/P0096).
- 4.2 Permission was granted subject to condition in November 1983 for the conversion of the property from a single dwelling to five self-contained flats (LBM Ref: MER703/83).

5. **CONSULTATION**

- 5.1 Conservation Area site and press notice procedure.
Notice displayed.
Letters to occupiers of neighbouring properties.

In response seven letters of objection has been received from the occupants of flats within No. 26 as well as neighbouring properties in Kings Road and Princes Road. The grounds of objection are set out below:-

Flats 1, 4 & 5, 26 Kings Road

- Concerned about blocking off of side access in relation to the maintenance of the rear of the property.
- Concerned about drainage and structural arrangements and structural support for the proposed extension.
- Concerned about change in flat layout and its potential to cause disturbance due to the loss of symmetry between flats 2 & 4 and the addition of b-fold doors to the rear.
- Issues regarding the lease and consent require for structural alterations and additions.

6a Princes Road

- Consider that the glazed area of the new sliding doors is too large and should be reduced in order to reduce overlooking of garden 6a Princes Road.

28A and 28B Kings Road

- Concern about height of extension and loss of sunlight and daylight to the garden and ground floor flat.
- Concern relating to the extension being built onto the shared boundary.
- Noise concerns relating to the proximity of the living room and the folding back doors.

6. **POLICY CONTEXT**

- 6.1 Adopted Merton Core Strategy (July 2011).
CS14 (Design)
- 6.2 Adopted Merton Sites and Policies Plan (July 2014).
DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM D4 (Managing Heritage Assets).
- 6.3 SPG: Residential Extensions, Alterations and Conversions (2001), SPD: South Park Gardens Character Assessment (2005) and Design Guidance: South Park Gardens Conservation Area.

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations in this case relate to the design and appearance of the development and its impact upon the character of the conservation area and the potential for the development to cause harm to the amenity of neighbouring properties.

Design & Visual Amenity/Conservation Issues

- 7.2 The extension is located to the rear of the property, and although views would be possible from the public realm as the proposed extension would extend beyond the existing flank wall of the property towards the northern site boundary, it is set a long way back from the front elevation at the end of the flank. Given the siting and the single storey nature of the extension, there is considered to be no adverse impact from the loss of the gap between the main building and the side boundary.
- 7.3 It is not considered that the proposed extension would result in harm being caused to the character of the conservation area or the appearance of application property and would therefore comply with the aims of Policies DM D2 and DM D3. The proposed extension represents a modest and subordinate addition which is acceptable in terms of design and appearance.

Neighbour Amenity

- 7.4 The occupants of three of the other flats within the application property have raised concern relating to the loss of the side access to the rear garden in relation to maintenance concerns. Whilst their objections have been considered they cannot be afforded significant planning weight. There is no principle planning objection to blocking off the side access and it is not unusual for properties to do so. In terms of the potential of the proposed extension to cause disturbance to the occupants of neighbouring properties (Flats A & B at 28 Kings Road and 6A Princes Road), it is considered that the separation between the properties and the extension in addition to its modest size will mean there would be no risk of loss of amenity either through increased disturbance, outlook or loss of light. The height of 2.4m along the boundary is considered to be acceptable. The neighbouring property has one small window and one glazed door along its flank, however these are set closer to the front of the dwelling and therefore the limited light received by these windows is not considered to be significantly harmed by the proposals. The brick wall that marks the boundary between the properties has a height of 2.1m.
- 7.7 The addition of the bi-fold doors is acceptable and would not increase disturbance in itself. It is highlighted that the property already has doors to the rear which could be left open. In addition, the existing internal arrangement could be altered without planning permission. Therefore the objection based on the internal rearrangement is not a valid planning objection.

10. **CONCLUSION**

- 10.1 It is considered that the development is appropriate in terms of size and scale and would not detract from the appearance of the property or the character of South Park Gardens Conservation Area. The scheme would also not affect neighbour amenity. Accordingly, it is recommended that planning permission be granted.

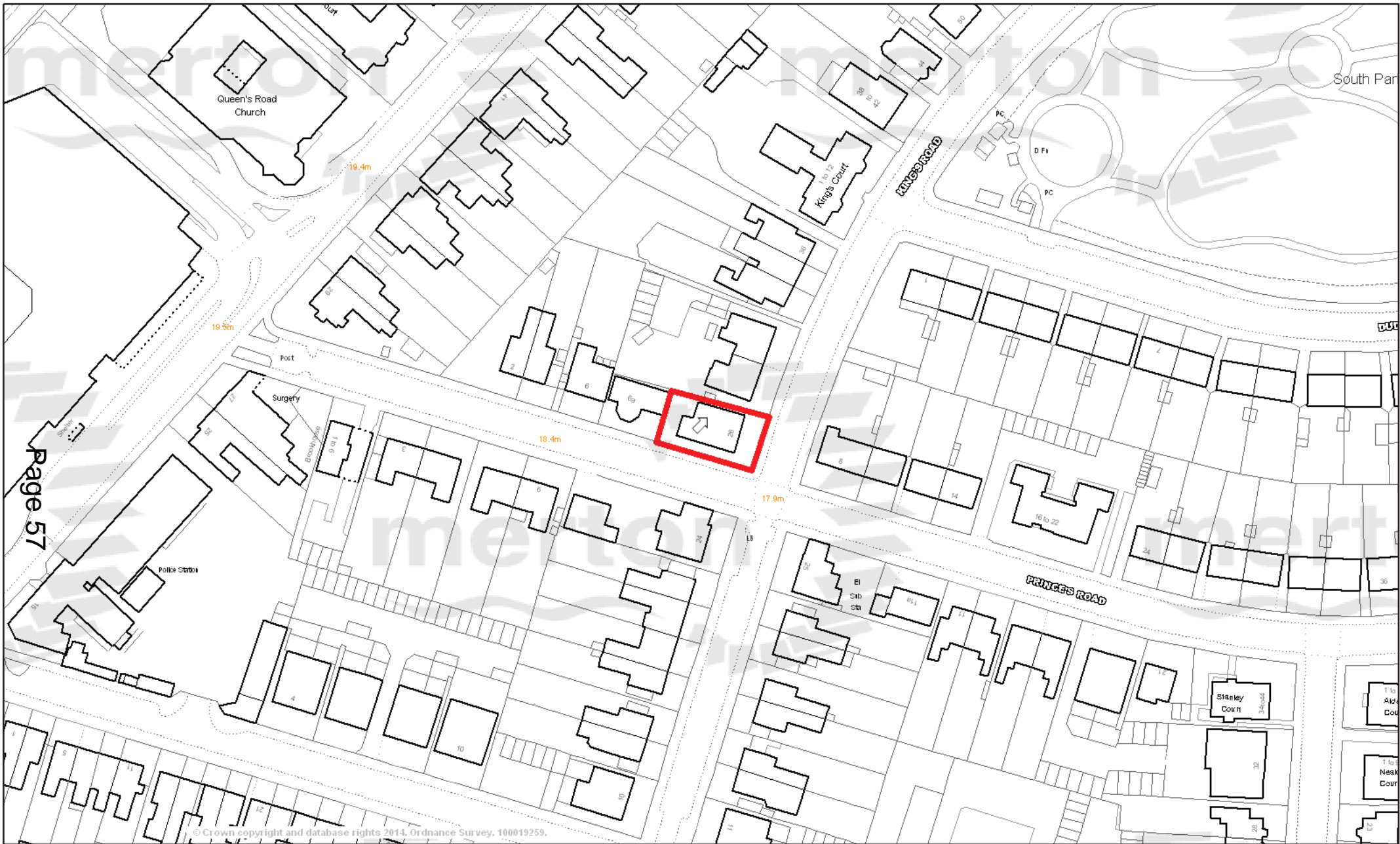
RECOMMENDATION

GRANT PLANNING PERMISSION

subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. INF1 Party Wall Act

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26 Kings Rd

Scale 1/1250

Date 7/4/2015

London Borough of Merton
 100 London Road
 Morden
 Surrey
 SM4 5DX



DEVELOPMENT CONTROL



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BLOCK SITE PLAN 1:200



SITE LOCATION PLAN 1:1250



YARD ARCHITECTS		STUDIO@YARDARCHITECTS.CO.UK	
PROJECT	FLAT 2, 26 KING'S ROAD, LONDON, SW19 8QW		
DRAWING TITLE	SITE LOCATION AND BLOCK PLAN		
DATE	JANUARY 15	JOB NO. 020	DRAWING NO. EX-01
SCALE @ A3	1:1250 & 1:200	REV. P1	



GROUND FLOOR PLAN



NUMBER 28

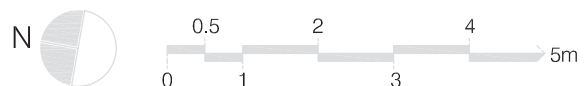
APPLICATION SITE - 26 KING'S ROAD

PRINCE'S ROAD

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



YARD ARCHITECTS

STUDIO@YARDARCHITECTS.CO.UK

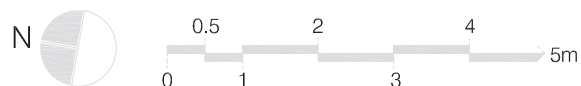
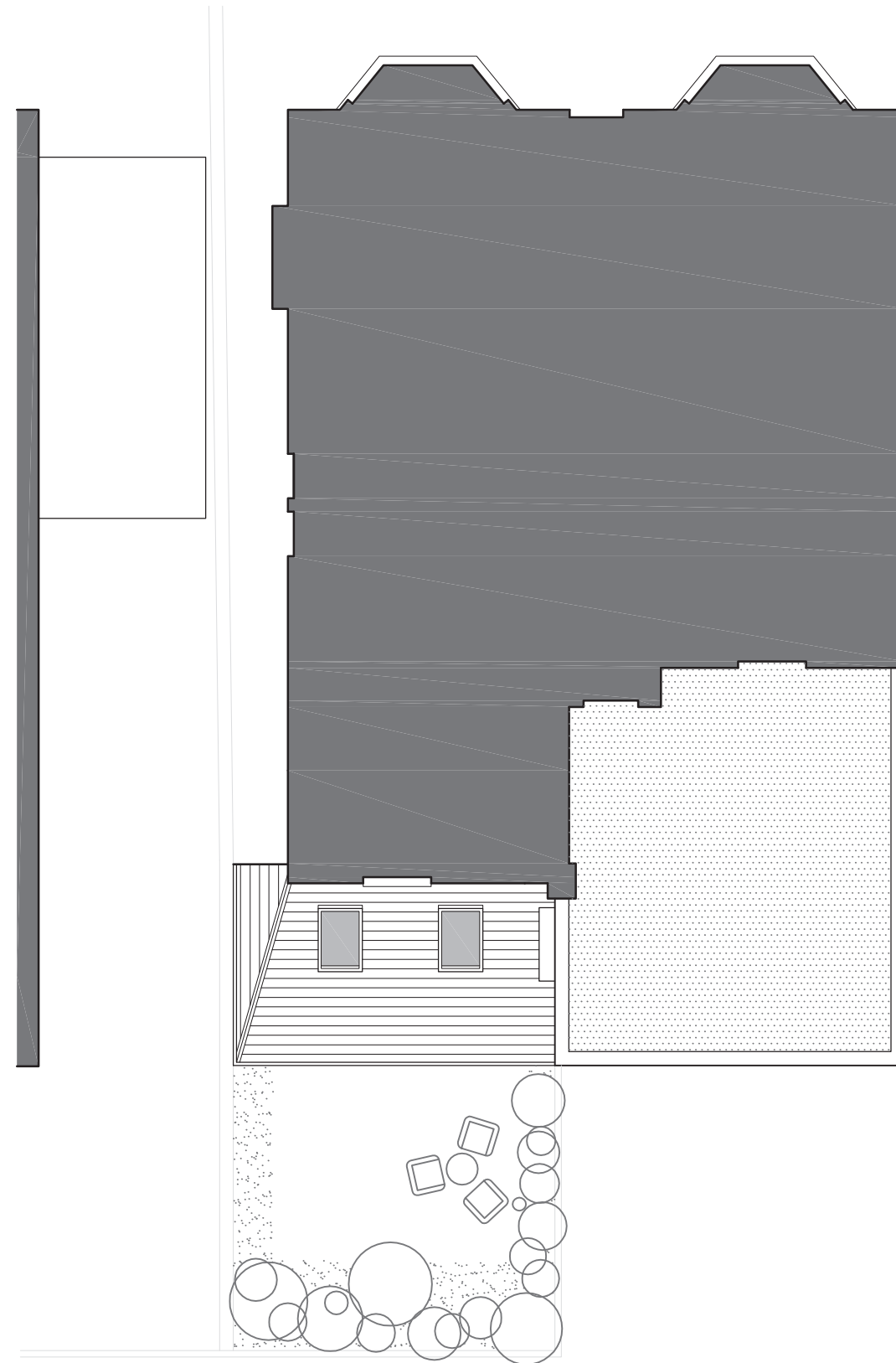
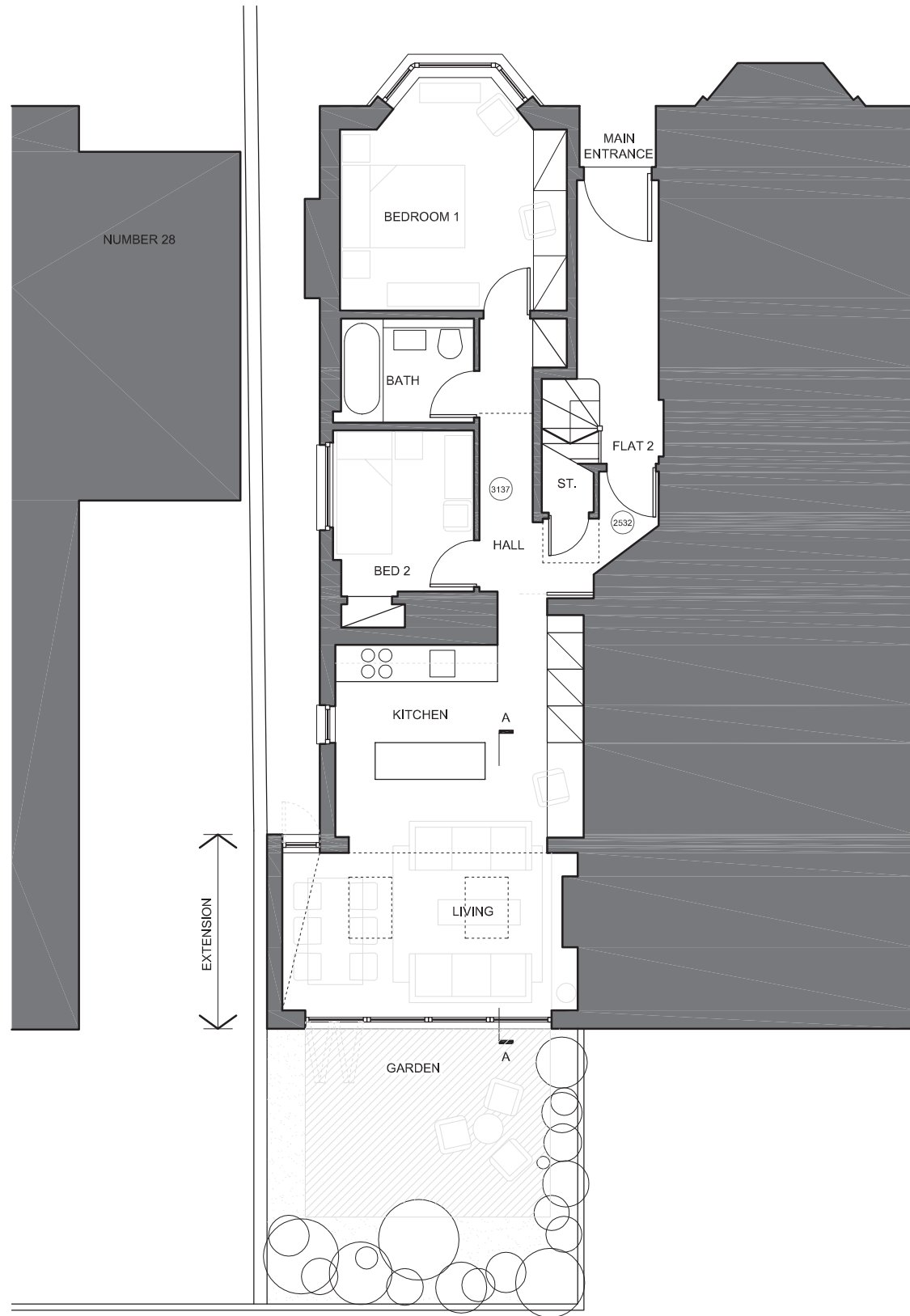
PROJECT FLAT 2, 26 KING'S ROAD, LONDON, SW19 8QW

DRAWING TITLE EXISTING FLAT PLAN, REAR AND SIDE ELEVATIONS

DATE JANUARY 15 JOB NO. 023

SCALE @ A3 1:100 REV. P1

DRAWING NO. EX-02



REV: P2 DATE: 13.04.15 SIDE WALL MOVED INWARD AND BOUNDARY WALL RETAINED



YARD ARCHITECTS

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PROJECT FLAT 2, 26 KING'S ROAD, LONDON, SW19 8QW

DRAWING TITLE PROPOSED GROUND FLOOR AND ROOF PLAN

DATE JANUARY 15 JOB NO. 023

SCALE @ A3 1:100 REV. P2

DRAWING NO. PP-01

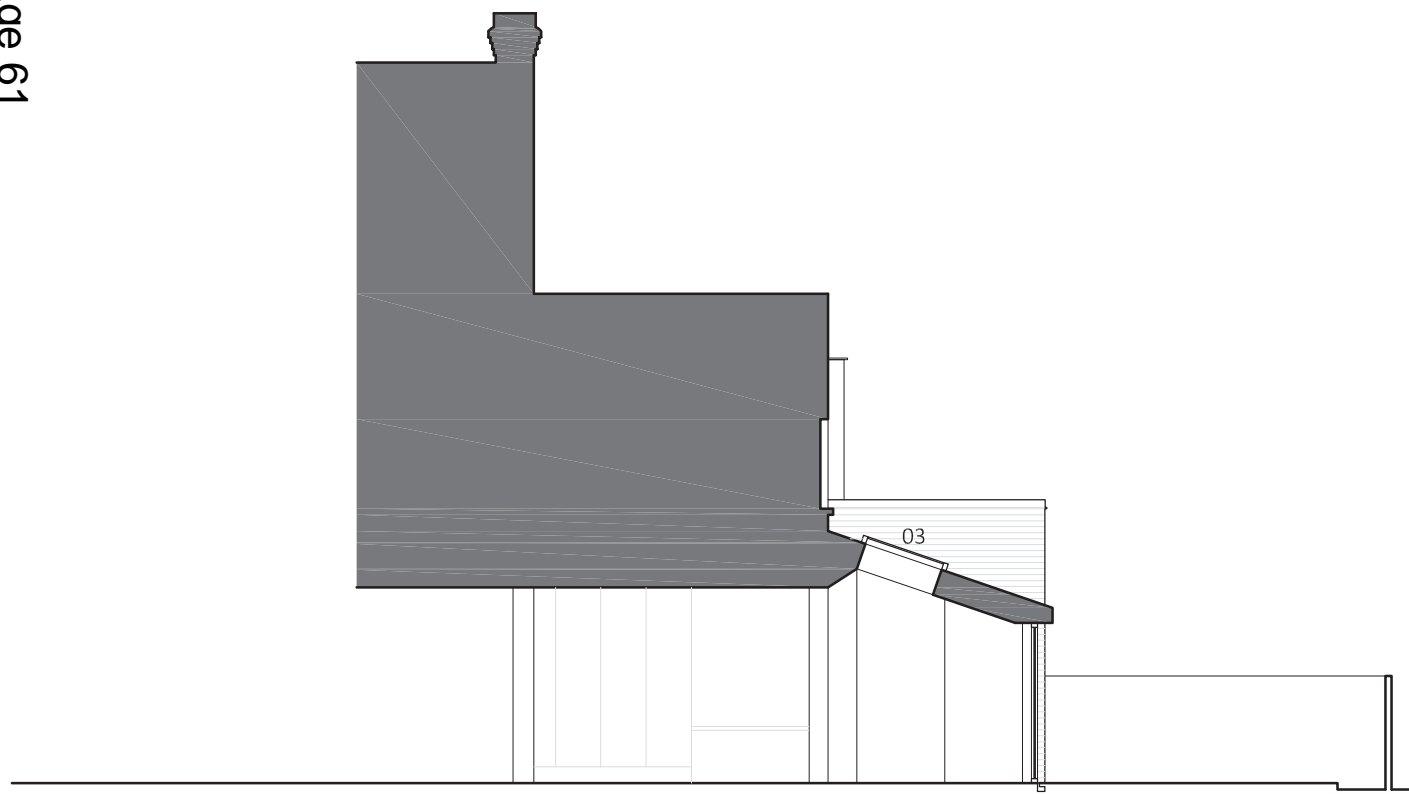


PROPOSED REAR ELEVATION

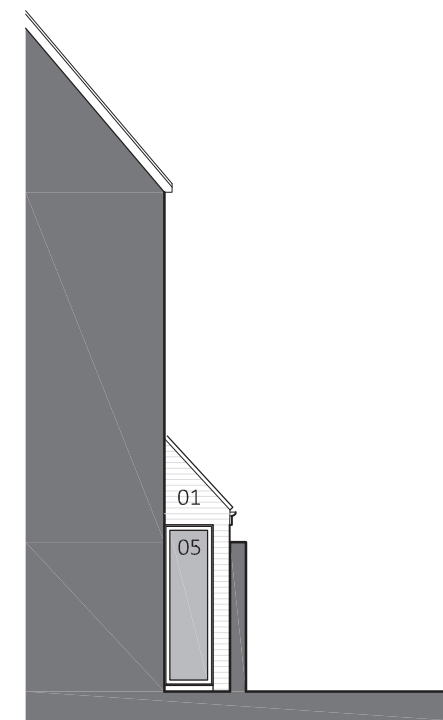


PROPOSED SIDE ELEVATION

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PROPOSED SECTION AA



PROPOSED PASSAGE ELEVATION



- 01 NEW BRICKWORK TO MATCH EXISTING
- 02 SLATE TILED ROOF
- 03 VELUX ROOFLIGHTS (OBSCURED)
- 04 TIMBER SLIDING FOLDING DOORS
- 05 DOUBLE GLAZED TIMBER WINDOWS PAINTED WHITE

REV: P2 DATE: 13.04.15 SIDE WALL MOVED INWARD AND BOUNDARY WALL RETAINED



YARD ARCHITECTS

STUDIO@YARDARCHITECTS.CO.UK

PROJECT FLAT 2, 26 KING'S ROAD, LONDON, SW19 8QW

DRAWING TITLE PROPOSED ELEVATIONS AND SECTION

DATE JANUARY 15 JOB NO. 023

SCALE @ A3 1:100 REV. P2

DRAWING NO. PP-02

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PLANNING APPLICATIONS COMMITTEE
23 April 2015

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	14/P4113	22/01/2015
Address:	Ravensbury Park Café, adjacent to Ravensbury Park Medical Centre, Ravensbury Lane, Mitcham, CR4 4DQ	
Ward	Ravensbury	
Proposal	Change of use from a café (Use Class A3) to a community centre / training and educational use (Use Class D1)	
Drawing No's	03, 04, 05, Design and Access Statement, Site Location Plan and Flood Risk Assessment.	
Contact Officer	Tony Ryan (020 8545 3114)	

RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION.

- S106: N/A
- Is an Environmental Statement required: No
- Conservation Area – Yes (Wandle Valley)
- Archaeological Priority Zone – No
- Area at Risk from Flooding – Yes
- Trees – No trees are located on the application site
- Controlled Parking Zone – No
- Development Plan designation – Open Space; Metropolitan Open Land; Green Chain, Flood Zone 3, Archaeological Priority Area (Adjacent to a Site of Importance for Nature Conservation and a Green Corridor)
- Design Review Panel consulted – No
- Site notice – Yes
- Press notice – Yes
- Number of neighbours consulted – 43
- External consultations – Environment Agency.
- PTAL: 2 (TFL Planning Information Database)
- Residential Density – N/A

1. INTRODUCTION

- 1.1 This application is brought before Committee for Members' consideration following a request for Councillor Phillip Jones and as a result of the public interest in the proposal.

2. SITE AND SURROUNDINGS

- 2.1 The application premises are located adjacent to Ravensbury Park Open Space. This open space is located between residential properties in Wandle Road to the south; Morden Road to the north and residential properties in Hengelo Gardens and Morden Gardens to the east and west respectively. The River Wandle runs along the southern boundary of the open space with a tributary flowing around the north, east and west open space boundaries.
- 2.2 A part three, part four storey building called Access House (formerly Dover House) occupies half the open space frontage on to Morden Road and is used as a self-storage facility having previously been in use as offices. Ravensbury Lane runs from Morden Road to the rear of Access House and provides access to the open space for park maintenance vehicles. An existing gravel surfaced car park is located in the north west corner of the site with vehicular access onto Morden Road. Industrial buildings within the large industrial estate called Liongate Enterprise Park are located on the opposite side of Morden Road.
- 2.3 The ground floor application premises are part of a larger two storey building with a shared entrance that provides Ravensbury Park Medical Centre and a pharmacy. The medical centre has three doctors (Dr's Keyamo, Peyvandi and Chong) and two nurses and is open Monday to Friday between 8am until 7pm, 8pm or 8.30pm depending on the day of the week. The pharmacy is open Monday to Friday between 9am and 7pm or 8 pm depending on the day of the week. A single self-contained residential flat is also located at first floor level.
- 2.4 The application premises are currently occupied by a café with the use located 40 metres from the nearest residential building to the east at 115 Morden Road. The application premises cover a total area of 91 square metres which includes a main café area of 69 square metres. To the rear of the application premises is a large area of raised decking that is linked to the café use.
- 2.5 The application premises are located within an area of Open Space; Metropolitan Open Land; within a Green Chain, within Flood Risk Zones 3 and in an Archaeological Priority Area. The site is located adjacent to a Site of Importance for Nature Conservation and a Green Corridor. Ravensbury Park Open Space is registered on the London Inventory of Historic Green Space.

3 CURRENT PROPOSAL

- 3.1 The current application involves the change of use of the existing café (Use Class A3) to community centre / training and educational use (Use Class D1). The new use will serve the Turkish community.
- 3.2 The main activity as part of the proposed community use will be the provision of advice, training and education. There will be '*meetings for women (to help their health, children, advice on state benefits and language issues)*', tea mornings for the elderly, healthy living groups, book clubs and the provision of advice to resolve issues relating to citizenship etc.

- 3.3 The facility will provide classes for a maximum of 20, 8 to 15 year olds a ‘few days during the week’ between 4.30pm and 7pm and on weekends between 11am and 2.30pm. It is considered that the centre is likely to be most used during the weekend, however it is expected that there will be a maximum of 40 people in the building at any one time. It is intended to open the community centre every day of the between 8am and 9pm.
- 3.4 The applicant has confirmed that the proposal does not include any external changes to the premises, with the café serving area retained to provide ‘ancillary tea/coffee serving’ to the community use. The existing toilets that were provided in association with the café use will be maintained and managed by those running the community centre. A planning condition was attached to the original planning permission stating that the toilets would be accessible to members of the general public and a similar planning condition is recommended in terms of this change of use application. The internal alterations to the premises include the provision of an additional toilet accessed of the main room of the application premises.
- 4. PLANNING HISTORY.**
- 4.1 In 2006 the Planning Applications Committee approved two related planning applications for Planning Permission (06/P0320) and Conservation Area Consent (06/P0377).
- 4.2 The application site was occupied at that time by a derelict two-storey chalet building with a footprint of 74 square metres. A 2.5 metre high locally listed wall ran for 107 metres along the north and west boundaries of the site. The application for conservation area consent (06/P0377) approved the demolition of the derelict café building and the removal of an 8.6 metre long section of the locally listed boundary wall to allow vehicular access from Ravensbury Lane to a new car parking area for a new medical centre. In December 2007 Conservation Area Consent was approved for the demolition of the remaining section of the locally listed boundary wall after it was found to be structurally unstable.
- 4.3 The planning permission approved under reference 06/P0320 related to the demolition of the derelict two storey chalet building and the construction of a two replacement detached buildings. The new two storey building at the front of the site has subsequently been completed and is where the application premises are located. This building provides a medical centre with a car park with access on Ravensbury Lane, a single storey café, a first floor residential flat, a small office designed for the park keeper, a pharmacy and public toilets shared with the cafe. A planning condition attached to this approval restricted the operation of the cafe use to between the hours of 07.30 and 20.00 with no staff present on the premises one hour after closing time
- 4.4 The following planning condition was attached to the planning permission under reference 06/P0320: “*The residential unit hereby approved shall only be occupied by a key worker in association with the medical centre or nursery unless otherwise agreed in writing by the Local Planning Authority. Reason for*

condition: To prevent the introduction of an inappropriate unrelated residential use in this location". A planning application to remove this condition was refused by the Council under delegated authority on the 8 April 2014 for the following reasons:

"The removal of condition 25 (key worker residency) of planning permission 06/P0320 would result in a residential unit, use of which would be unrelated to the use of the building as a medical centre and would fail to contribute to meeting affordable housing targets in the borough and, in the absence of a legal undertaking securing a financial contribution towards the delivery of affordable housing off-site, would be contrary to policy CS.8 of the Adopted Merton Core Strategy (2011)".

- 4.5 An appeal decision by the Planning Inspectorate dated 24 March 2015 allowed the appeal, overturned the Council's refusal of planning permission and granted planning permission for the removal of this condition. As a result of this approval the residential unit at first floor level within the larger application building can be rented or leased on the open market to an occupier with no link to the other uses on the site.
- 4.6 The second two storey building at the rear of the site approved under reference 06/P0320 provided a children's nursery. The Council have been advised that it has not been possible to find a nursery operator and as a result this second building has not been constructed.

5. **CONSULTATION**

- 5.1 The submitted planning application was publicised by means of a site notice, a press notice and individual consultation letters sent to 43 local addresses.
- 5.2 As a result of public consultation 12 letters (11 circular letters) have been received in support of the proposal:
- The proposal will bring '*...beneficial impacts to the community and individuals*';
 - The proposal will support our children by enhancing '*...their educational skills*';
 - The proposal will provide a diverse set out lessons including religious, cultural and languages;
 - The current café use does not bring benefits for the whole community as it does not attract people or serve park users;
 - The current application will increase the park usage as lessons and sports clubs can take place in the park;
 - We do not use the existing café as there is another café opposite the park entrance, however there are not enough facilities for the community.
- 5.3 **Siobhan McDonagh (Labour Parliamentary Candidate Mitcham and Morden)**. Given the significant increase in the Turkish population in Mitcham and Morden and in Merton more widely I would be grateful if this application might be sympathetically considered. The initiative taken by the community to meet this demand from their own resources is highly commendable and I hope it will receive the Council's support.

- 5.4 **Wandle Valley Forum.** Whilst there is no objection to the partial change of use for educational purposes in principle, there is an objection to the submitted planning application for the following two reasons.
- This is an important Wandle Valley Regional Park gateway and maximum public access should be available especially after substantial landscape enhancements.
 - There are very few catering outlets within Wandle Valley Regional Park and it is therefore important that this café remains to provide a facility for park users and be better promoted to potential park users who remain unaware of it.
- 5.5 **Friends of Ravensbury Park.** There is an objection to the planning application on the following grounds:
- The proposal would prevent public use of the café;
 - The café is truly a community facility that can be enjoyed by park users, people working locally and all residents;
 - Café staff advised that the lease of the application premises was taken to prevent competition for their other business, the nearby Savoy Café.
 - It appears that little effort has been made to publicise the café use to new customers;
 - Many walkers and cyclists who use the Wandle Trail at the weekend would welcome the café but it has been closed during the weekend in the summer holidays;
 - The original development was sold to residents as a means to regain the popular park café and toilet facilities. Residents feel misled as public access has only been possible through the café when it is open;
 - It is noted that letters of support all come from people who do not live in the vicinity of the application site;
 - Parking is likely to be an issue with 40 people being dropped off or collected with local parking already an issue for medical centre patients.
- 5.6 **Transport Planning** There are no objections to the proposed change of use. Given the nature of the use, the busiest periods are likely to be in the early evening and at weekends. This demand will coincide with times when there is less parking demand on the surrounding residential streets.
- 5.7 Whilst the PTAL rating of the site is 2 (poor) there are viable public transport options within the vicinity of the site for potential users of the facility; Belgrave Walk Tram Station is located 400 metres away (a 5 minute walk). There are also three bus services provided within 500 metres of the site. It is recommended that a planning condition be attached to any approval in relation to the provision of cycle parking facilities.
- 5.8 **Environment Agency** The Environment Agency consider the development to be a low environmental risk and therefore have no further comments to make in relation to this planning application.

6 POLICY CONTEXT

The London Plan (July 2015).

- 6.1 The further alterations to the London Plan were published on the 10 March 2015. The relevant policies are 3.9 (Mixed and balanced communities); 3.16 Protection and enhancement of social infrastructure 5.2 (Minimising carbon dioxide emissions); 6.3 (Assessing effects of development on transport capacity); 6.9 (Cycling); 6.10 (Walking); 6.11 (Smoothing traffic flow and tackling congestion); 6.12 (Road network capacity); 6.13 (Parking); 7.2 (An inclusive environment); 7.3 (Designing out crime); 7.4 (Local character); 7.14 (Improving air quality); 7.15 (Reducing noise and enhancing soundscapes); 7.17 (Metropolitan open land); 7.18 (Protecting local open space and addressing local deficiency) and 8.2 (Planning obligations).

Merton LDF Core Planning Strategy (adopted July 2011)

- 6.2 The relevant policies within the Council's Adopted Core Strategy (July 2011) are: CS 2 (Surrounding area of Mitcham Town Centre); CS 5 (Wandle Valley); CS13 (Open space, nature conservation, leisure and culture); CS.18 (Active transport); CS.19 (Public transport); and CS.20 (Parking; servicing and delivery).

Merton Sites and Policies Plan (adopted July 2014)

- 6.3 The London Borough of Merton 'Sites and Policies Plan' was formally adopted by the Council on the 9 July 2014. The relevant policies within the Sites and Policies Plan are as follows: DM C1 Community facilities; DM F1 Support for flood risk management; DM O1 (Open space); DM R6 (Culture, arts and tourism development); DM R5 (Food and drink / leisure and entertainment uses); DM T1 (Support for sustainable travel and active travel); DM T2 (Transport impacts from development) and DMT3 (Car parking and servicing standards).

National Planning Policy Framework (March 2012)

- 6.4 The National Planning Policy Framework (NPPF) was published on the 27 March 2012. This document is a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'.
- 6.5 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.6 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities should look for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve

quality outcomes; and enable the delivery of sustainable development proposals.

- 6.7 The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. The NPPF states that the re-use of buildings in Metropolitan Open Land will be acceptable provided that the buildings are of permanent and substantial construction.
- 6.8 On the matter of promoting social interaction and healthy inclusive communities the National Planning Policy Framework states that planning policies and decisions should aim to achieve places which promote:
- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.
- 6.9 To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include assessing the principle of development in terms of the potential impact from the loss of the existing use; the impact of introducing the proposed new use, the design, scale, layout of the proposed use, the impact on adjoining uses, the impact on residential amenity and the impact on car parking and traffic generation.

Loss of the existing use

- 7.2 The application site is located within Ravensbury Park which forms part of the Wandle Trail. The Wandle Trail links various open spaces as part of a walking route across south London from East Croydon Railway Station to the Thames.
- 7.3 Ravensbury Park is also part of the larger Wandle Valley Regional Park that includes 830 hectares of open space. Policy CS 5 of the Core Strategy seeks to make the Wandle Valley Regional Park a high quality, linked green infrastructure network that provides opportunities for formal and informal recreation and the protection and enhancement of recreational attributes. The supporting text to the policy states that Wandle Valley Regional Park has the

potential to attract a significant number of visitors to the borough, as it provides a cultural and recreational facility as well as a vital green asset.

- 7.4 A derelict two storey chalet building that included a café use was located on the application site prior to the construction of the existing building. The provision of the replacement café (that is the subject of the current planning application) was considered an important part of the redevelopment of this land; with the café providing a local facility including for park users, for users of the Wandle Trail and improving the general attractiveness of Ravensbury Park.
- 7.5 Policy 3.16 of the London Plan states that development proposals which would result in a loss of social infrastructure, without realistic proposals for replacement provision should be resisted. Social infrastructure covers a wide range of facilities such as recreation and leisure facilities and other uses which contribute to making an area more than just a place to live. It is considered that the existing café represents social infrastructure in the context of London Plan policy 3.16.
- 7.6 In support of the current planning application the café proprietor has provided the following summary of the main events since the lease of the premises was signed in January 2013. After an investment of £45,000 the café was opened for business on the 4 February 2013 with the business hours of 8am to 5pm Monday to Friday. The café proprietor has stated that “*business was slow*” after opening and this did not change during the summer of 2013 with café customers only coming from the nearby commercial uses. With the aim of improving the business in December 2013 the proprietor has advised that a further £2,500 was spent on adding a larger food menu and an extractor fan.
- 7.7 It is considered that the loss of the café as part of the current proposal will not improve the attractiveness of Ravensbury Park and will result in the removal of a facility that provides an open and freely accessible facility available to the general public. Whilst it is important to highlight the benefits of the café use to the adjacent open space and more generally, the marketing and other information that has been submitted by the applicant also needs to be considered.
- 7.8 When considering the viability of existing employment land uses (Use Classes B1, B2 and B8), the Council’s adopted planning policies require a minimum marketing period of 30 months. The café owner has stated that the café business (Use Class A3) was marketed for a period of 7 months between 19 February 2014 and the 18 September 2014. Whilst marketing took place for a relatively short period of time there were 19 expressions of interest in the premises. The only firm expression of interest was in relation to the use of the premises as a Turkish community centre and this interest has resulted in the submission of the current planning application.
- 7.9 The information submitted by the applicant appears to show that the café use is not currently viable in this location. As a result the refusal of planning permission for the current proposal may result in the application premises

becoming vacant. It is highlighted that the viability of a café use in this location is subject to change with development options currently being considered that will increase residential density in the local area and as a result increase potential business for a café in the location.

Acceptability of the proposed use – Development Plan designation

- 7.10 The application premises are located on an area of Open Space and Metropolitan Open Land. The premises are within a Green Chain, within Flood Risk Zones 2 and 3 and in an Archaeological Priority Area. The site is located adjacent to a Site of Importance for Nature Conservation and a Green Corridor.

Designation as Metropolitan Open Land, Open Space and Green Chain

- 7.11 The application is designated as Metropolitan Open Land, as Open Space and part of a Green Chain within the development plan. Policies 7.17 and 7.18 of the London Plan seek to protect this land from inappropriate development and resist the loss of open space.
- 7.12 Policy DM O1 of the sites and policies plan states that proposals should not harm the character, appearance or function of the open space. The supporting text to policy DM O1 states that proposals to redevelop buildings within open space should be for compatible uses and that the occupation of these buildings helps to minimise vandalism and crime. The supporting text states that it is important to protect existing green chains and improve links that provide informal recreational opportunities for walking and cycling.
- 7.13 The current application only involves the change of use of an area of the existing building from a café to a community centre. It is considered that a centre serving the community would represent a 'compatible' use within Metropolitan Open Land and members may consider this use acceptable in principle in this location subject to the other considerations within this report.
- 7.14 The proposal does not involve any increase in building footprint; it does not involve any extensions or changes to the external appearance of the building. The proposal will not result in any loss of open space and no physical change to the existing open space. In these circumstances it is considered that a community centre would complement the existing open space and maintain the openness of the Metropolitan Open Land in line with the development plan. It is considered that the use will not have any adverse impact on the adjacent Site of Importance for Nature Conservation and Green Corridor.

Area at risk from flooding

- 7.15 Sites and policies plan policy DM F1 states that to minimise the impact of flooding in the borough the Council will ensure that flood resilient and resistant measures are incorporated into design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding. The majority of the application premises has been determined by the Environment Agency to be in an area at risk from flooding. This land is in flood risk zone 3 (a 1 in 100 or greater annual probability of river flooding or >1%).

- 7.16 The application relates to the change of use of an existing building and this existing building currently incorporates various flood risk mitigation measures. These measures include floor levels raised 600mm above the 1 in 100 years flood level and an open void provided under the building with openings on the sides of the building to allow the free flow of water under the building. Whilst there would be an escape route provided by Ravensbury Lane, the users of the community centre are likely to be similar to the existing users of the café in terms of their vulnerability in the event of a flood.
- 7.17 A Flood Risk assessment has been submitted in support of the application and this has been considered by the Environment Agency. The Environment Agency consider the development to be a low environmental risk and they have confirmed that they have no objection to the proposal.

Archaeological Priority Area

- 7.18 Development Plan policies seek to protect heritage assets including items of archaeological interest within Archaeological Priority Areas. The current proposal does not involve any external changes to the application building and as a result the proposal will have no impact on the Archaeological Priority Area.

Wandle Valley Conservation Area

- 7.19 The current proposal does not involve any change to the external appearance of the building and as a result the proposal will not have any impact on the Wandle Valley Conservation Area

Acceptability of the proposed use – Provision of a community facility.

- 7.20 Policy DM C1 of the Council's Sites and Policies Plan seeks to ensure the provision of sufficient, accessible, well-designed community facilities. The policy states that new community facilities will be supported where the size of the development proposed is appropriate to its context; and where the proposed facilities are designed to be adaptable and suitable to accommodate a range of services. These two matters are considered below.
- 7.21 Policy DM C1 states that new community facilities will be supported where the size of the development proposed is appropriate to its context. The current application involves the conversion of a relatively small space (total of 91 square metres) within an existing larger building for use as the community centre. In these circumstances it is considered that the proposed development is appropriate for its context.
- 7.22 Policy DM C1 states that new community facilities will be supported where the proposed facilities are designed to be adaptable and suitable to accommodate a range of services. The proposed use does not include any external changes to the building and internal changes only include the provision of an additional toilet. In this context it is considered that the premises will be adaptable and suitable to accommodate a range of services. In the event that the community use no longer occupies the building the premises can also easily change to other uses.

- 7.23 The other considerations set out in policy DM C1 are that the premises should be in accessible locations with good links to public transport; to ensure that appropriate access and parking facilities are provided; and where the use does not have an undue adverse impact on the amenities of nearby residents and businesses. These further matters are considered in the following sections of this report.

Acceptability of the proposed use – Neighbour Amenity

- 7.24 Policy DM C1 of the Council's Sites and Policies Plan seeks to ensure the provision of sufficient, accessible, well-designed community facilities. The policy states that new community facilities will be supported where the use does not have an undue adverse impact on the amenities of nearby residents and businesses. Policy DM EP2 of the Sites and Policies Plan states that development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures.
- 7.25 The application premises are currently in use as a café that could be the source of noise and disturbance. The closest residential property to the application premises is located 40 metres to the east across the front part of Ravensbury Park, there have been no objections received from local residents to the proposal. Other nearby land uses include a self-storage building and industrial buildings on the opposite side of Morden Road.
- 7.26 It is considered that with the use of restrictive planning conditions including in relation to the hours of operation and amplified music the proposed community centre is considered acceptable in this location in terms of the impact on residential amenity and on other neighbouring uses.

Acceptability of the proposed use - Car parking, servicing and access.

- 7.27 The site is located on Morden Road (A239) that is classified as a London Distributor Road. Morden Road is an important traffic route that carries a significant amount of through traffic as well as providing access to the industrial estate called Liongate Enterprise Park.

Car parking

- 7.28 Policy 6.13 of the London Plan states that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking that can undermine cycling walking and public transport use. Policy CS20 of the Core Strategy (July 2011) states that car parking should be provided in accordance with current 'maximum' car parking standards, whilst assessing the impact of any additional on street parking on vehicle movements and road safety.
- 7.29 The application premises do not have any off street car parking and this is considered in line with the London Plan. There is unrestricted on street car parking provided nearby along Morden Road. There is local demand for this on street car parking space during the day from employees of the commercial uses on the opposite side of Morden Road, local residents and patients of the

medical centre. In response to the demand for on street car parking space, the medical centre have recently allowed medical centre patients to use their staff car park that is accessed from Ravensbury Lane.

- 7.30 Following an assessment of the use by the Council's Transport Planning Officer it is considered that the proposal is unlikely to have any significant impact on local on street parking. The information supplied by the applicant shows that the busiest periods within the new facility are likely to be in the early evening and at weekends. These busy times will be outside normal business hours and as a result will coincide with the periods when there is less on street parking demand on nearby roads.

Trip generation

- 7.31 Policy CS20 of the Core Strategy (July 2011) states that the Council will require developers to demonstrate that their development will not adversely affect safety and traffic management.
- 7.32 The application site has a public transport accessibility level (PTAL) of 2 (On a scale of 1a, 1b, and 2 to 6a, 6b where zone 6b has the greatest accessibility). Whilst this PTAL level indicates that the site has a poor level of access to public transport services, it is highlighted that the site is within a reasonable walking distance (400 metres away or a 5 minute walk) of Belgrave Walk Tram Station. It is also highlighted that there are also three bus services within 500 metres of the application site.
- 7.33 It is considered that the vehicle trips generated by the proposed use can be safely accommodated on the local road network and that the proposal is acceptable in terms of the impact on the road network.

Refuse storage and collection.

- 7.34 Policy CS20 of the Core Strategy (July 2011) states that the Council will require developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway. The proposed community use will use the existing café facilities for the storage of waste and subsequent collection and this is considered acceptable.

Cycling and pedestrian access

- 7.35 Policy CS 18 of the adopted Core Strategy (July 2011) states that the Council will encourage design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities. A planning condition is recommended to seek the submission of details of cycle parking that will be provided for future users of the community centre.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The area of the application site is below a hectare and as a result the site falls outside the scope of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (As Amended). In this context there is no requirement for a screening opinion or for an Environmental Impact Assessment as part of this development.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Levy

- 9.1 The Mayoral Community Infrastructure Levy is not applicable in this case as the proposal does not provide any new floor space.

London Borough of Merton Community Infrastructure Levy

- 9.2 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The Merton Community Infrastructure Levy is not applicable in this case as the proposal does not provide any new floor space.

Planning Obligations

- 9.3 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

- 9.4 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused. There are no planning obligations recommended as part of the current application

10. CONCLUSION

- 10.1 The benefits of providing a café in a public park have been outlined in this report. These include the provision of a fully accessible recreational facility that is accessible to all users of the adjacent park. The existing café use promotes the Government's objectives set out in the NPPF insofar as it provides a focus for social interaction; it promotes healthy and inclusive communities and has the potential to bring together those who work, live and play in the vicinity.
- 10.2 The provision of community facilities within the borough like those currently proposed is also supported by planning policies within the development plan. The applicant has submitted information that would suggest the café use is not currently viable and responses to public consultation appear to show a demand for the proposed use. A community use is compatible with the use of the park and with the use of planning conditions the current proposals would be acceptable in terms of residential amenity and the relationship with adjacent commercial uses. The use is also acceptable in terms of car parking and transport considerations.
- 10.3 The proposals create a tension in planning policy terms arising from competing benefits of providing the café use in the park with providing alternative social infrastructure in the form of the proposed use. The change of use to the community use involves minimal physical, and what might

otherwise be costly changes to the building. In the event that members consider that greater weight should be given to maintaining and improving, rather than potentially diminishing the attractiveness of Ravensbury Park as a public park by safeguarding the cafe that provides an open and freely accessible facility available to the general public, officers recommend a temporary planning permission as appropriate in this instance to enable viability and wider social infrastructure needs to be reassessed at the end of a three year period.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a Section 106 Agreement and planning conditions.

And the following conditions:

1. Amended standard condition (Temporary period) The planning permission hereby approved is for a temporary period only and the use hereby permitted shall cease and the land restored to its former condition on or before the 30 May 2018. Reason for condition: The proposed use, were it to be made permanent, has the potential to diminish the attractiveness of Ravensbury Park in the longer term by removing a facility that provides an open and freely accessible facility available to the general public and to ensure that the proposal is in line with the National Planning Policy Framework.
2. Amended standard condition (Approved plans) The development hereby permitted shall be carried out in accordance with the following approved plans: 03, 04, 05, Design and Access Statement, Site Location Plan and Flood Risk Assessment. Reason for condition: For the avoidance of doubt and in the interests of proper planning.
3. Amended standard condition (Amplified music) No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building. Reason for condition: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Polices Plan 2014.
4. Non-standard condition (Advertisements or signage) Full details of any advertisements or signage shall be submitted to and approved in writing by the Local Planning Authority prior to installation with the advertisements or signage maintained in accordance with the approved details. Reason for condition: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy CS14 of Merton's Core Planning Strategy 2011 and policy DM D5 of Merton's Sites and Polices Plan 2014.
5. Non-standard condition (Public toilets) Prior to the community use commencing details of a management scheme to include opening times, cleaning schedule and supervision of the public toilets shall be submitted to and approved in writing by local planning authority. The use hereby permitted

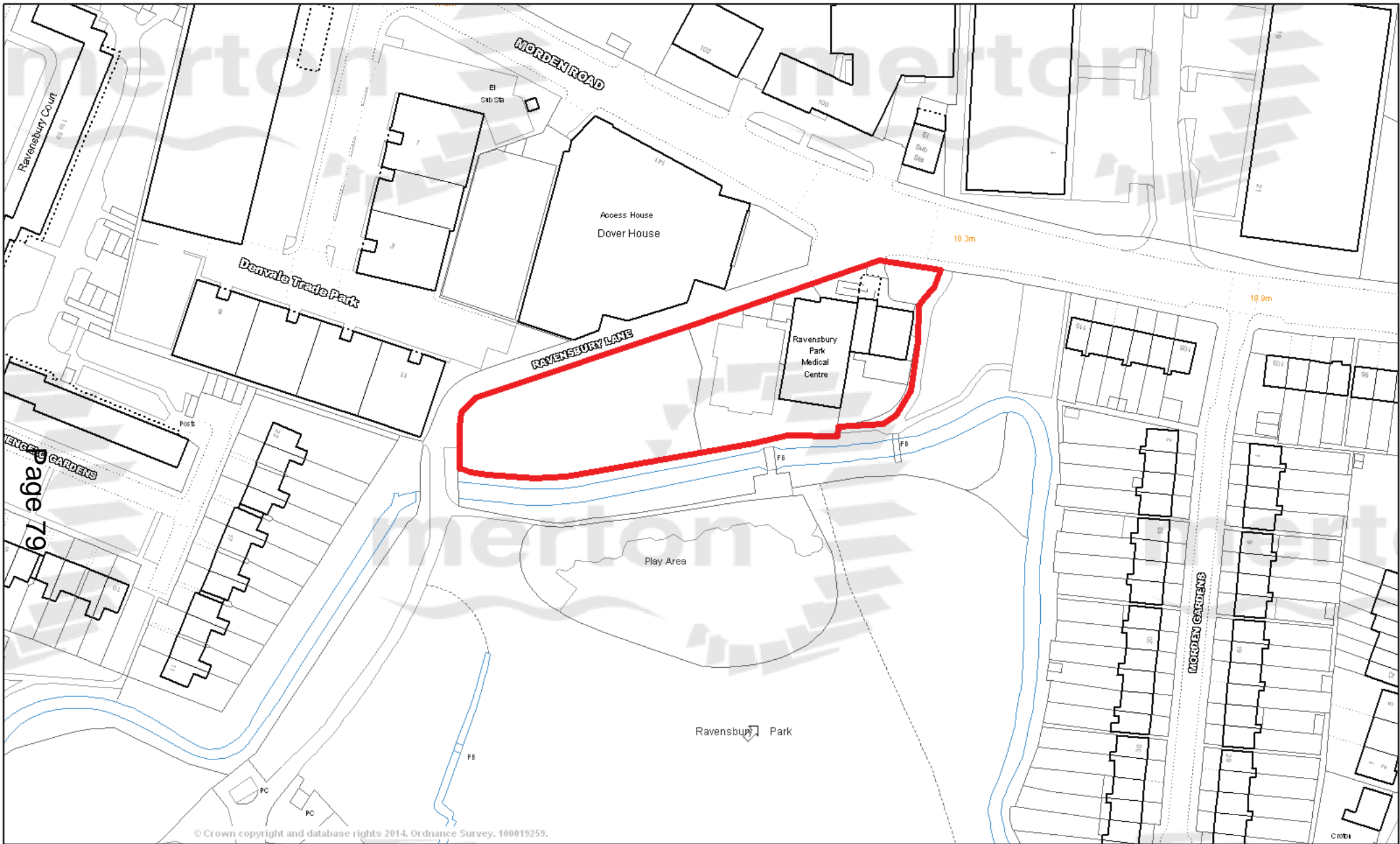
shall operate only in accordance with the approved scheme.
Reason for condition: To ensure the successful operation of the public lavatories as a facility for the general public including users of Ravensbury Park.

6. Non-standard condition (Use of the premises) The premises shall only be used as a community centre and shall not be used as a place of worship or for any other purpose within Planning Use Class D1 of the schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)) without the prior written approval of the Local Planning Authority.
Reason for condition: In order for the local planning authority to have control and the opportunity to assess the impact of any change in the use of the building.
7. Non-standard condition (Community use) The premises shall only be used as a community centre and shall not be used as a place of worship or for any other purpose within Planning Use Class D1 of the schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended)) without the prior written approval of the Local Planning Authority.
Reason for condition: In order for the local planning authority to have control and the opportunity to assess the impact of any change in the use of the building.
8. Amended standard condition (Amplified music) The use hereby permitted shall not be open to customers except between the hours of 0800hrs and 2100hrs on any day and no staff shall be present at the premises one hour after the closing time.
Reason for condition: To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

INFORMATIVES:

- a) The applicant is advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

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Ravensbury Park

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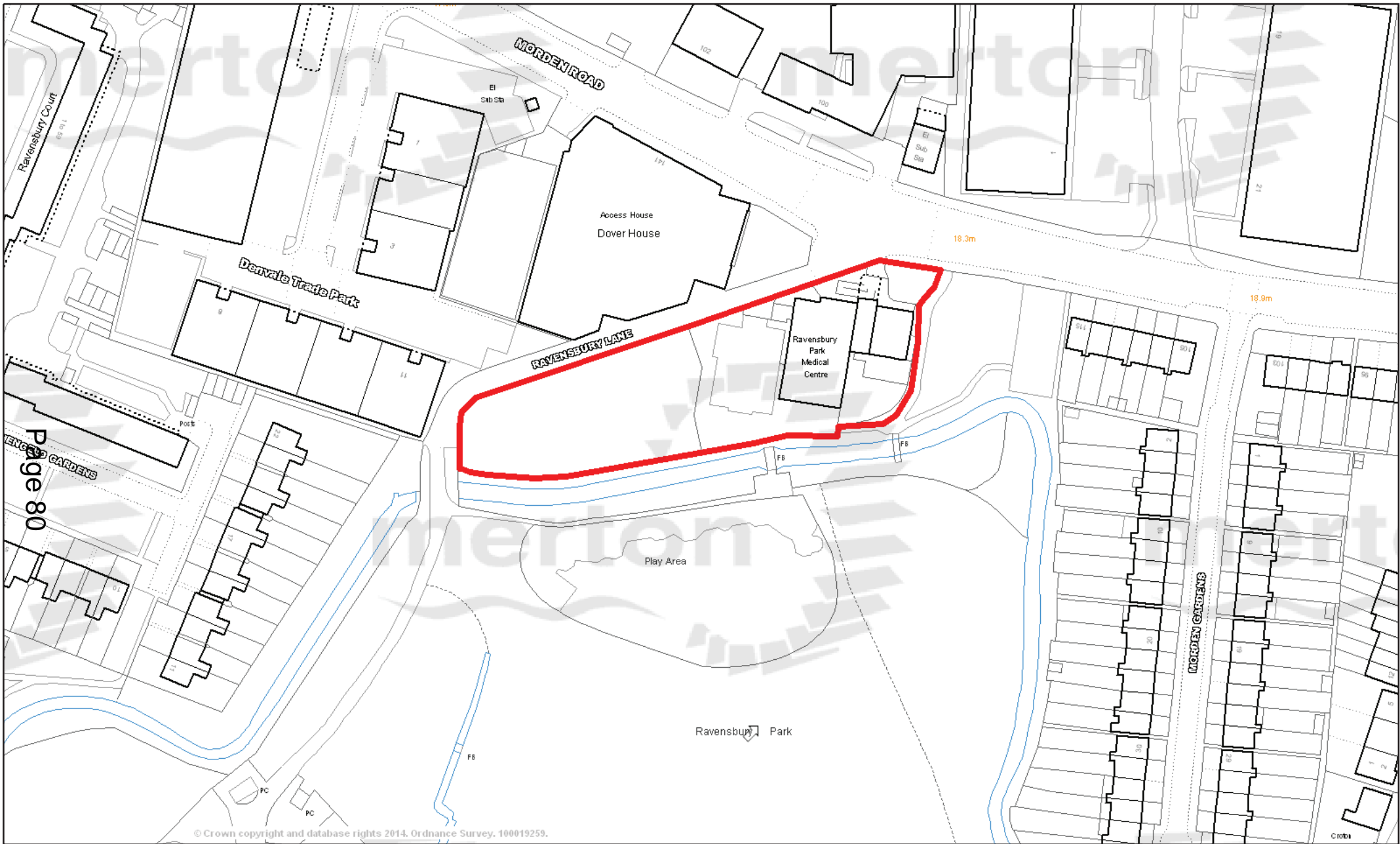
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DEVELOPMENT CONTROL

Page 79



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Ravensbury Park

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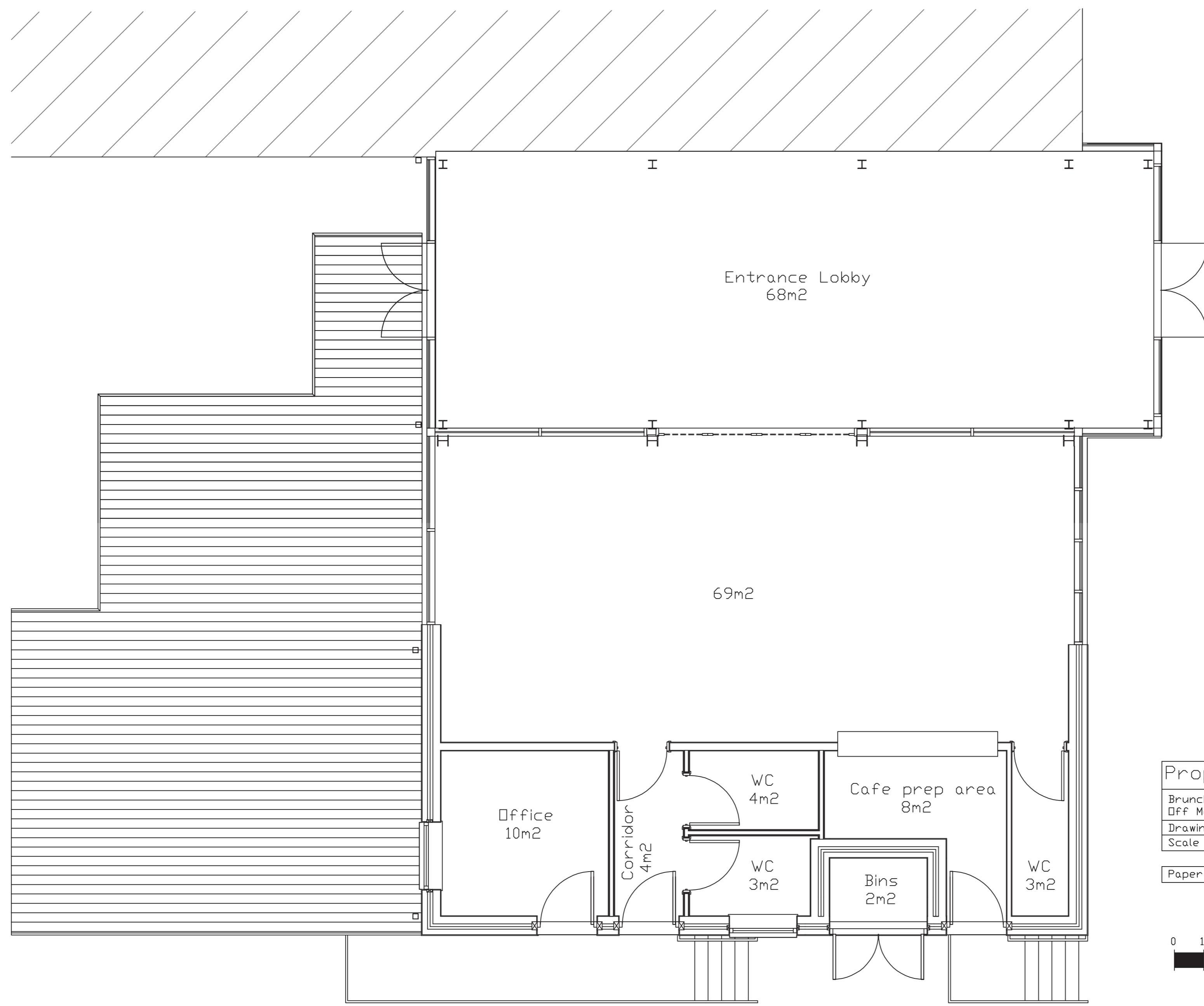
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DEVELOPMENT CONTROL

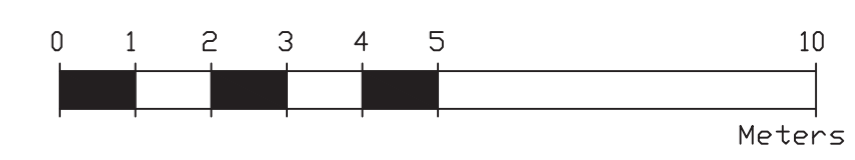
Page 80



Proposed Ground Floor Plan

Brunch Bar Cafe, Ravensbury Lane
Off Morden Road, Mitcham, Surrey CR4 4DH
Drawing No: 03
Scale 1:50

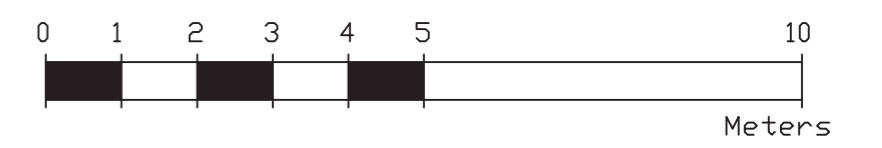
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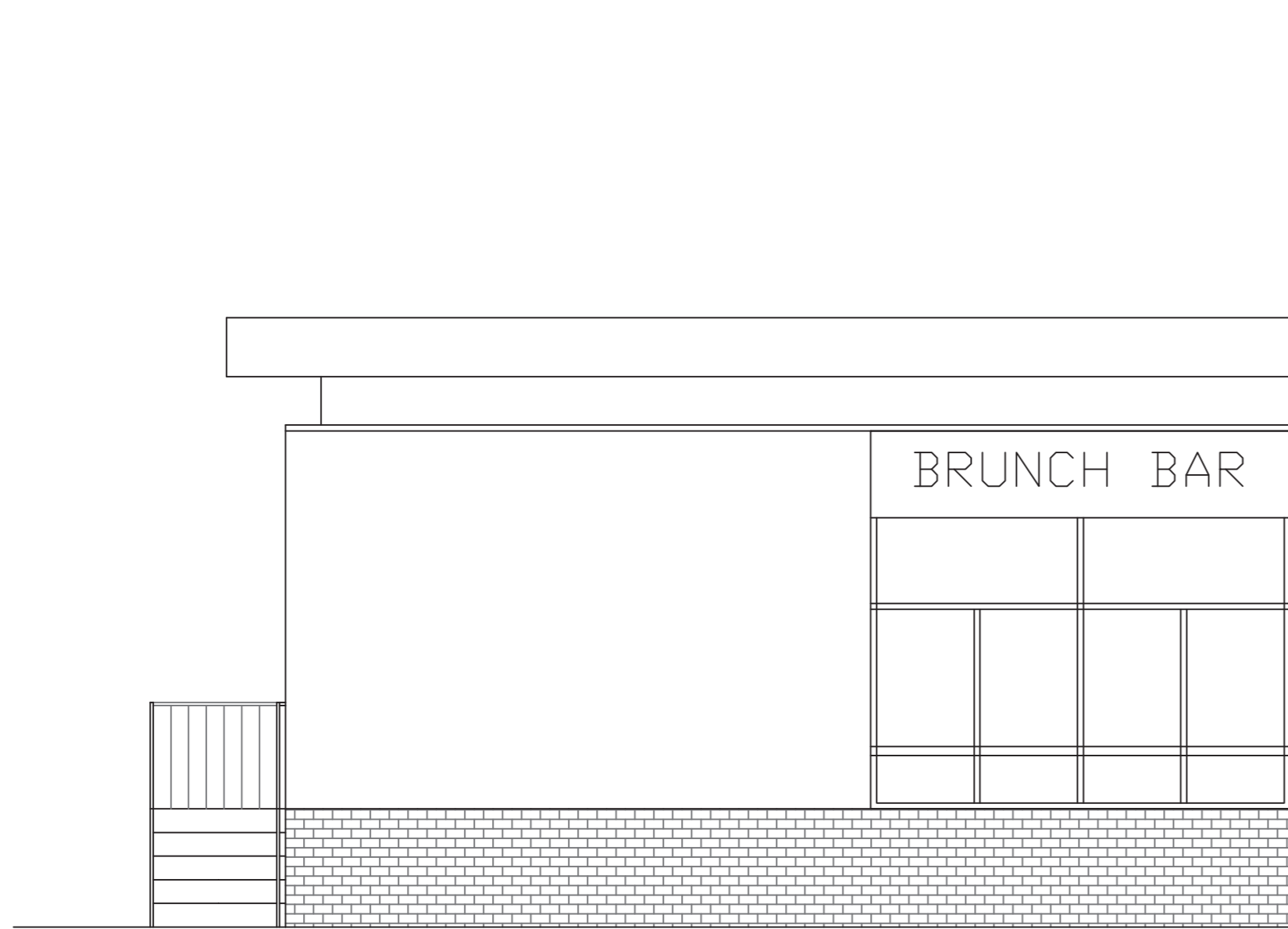




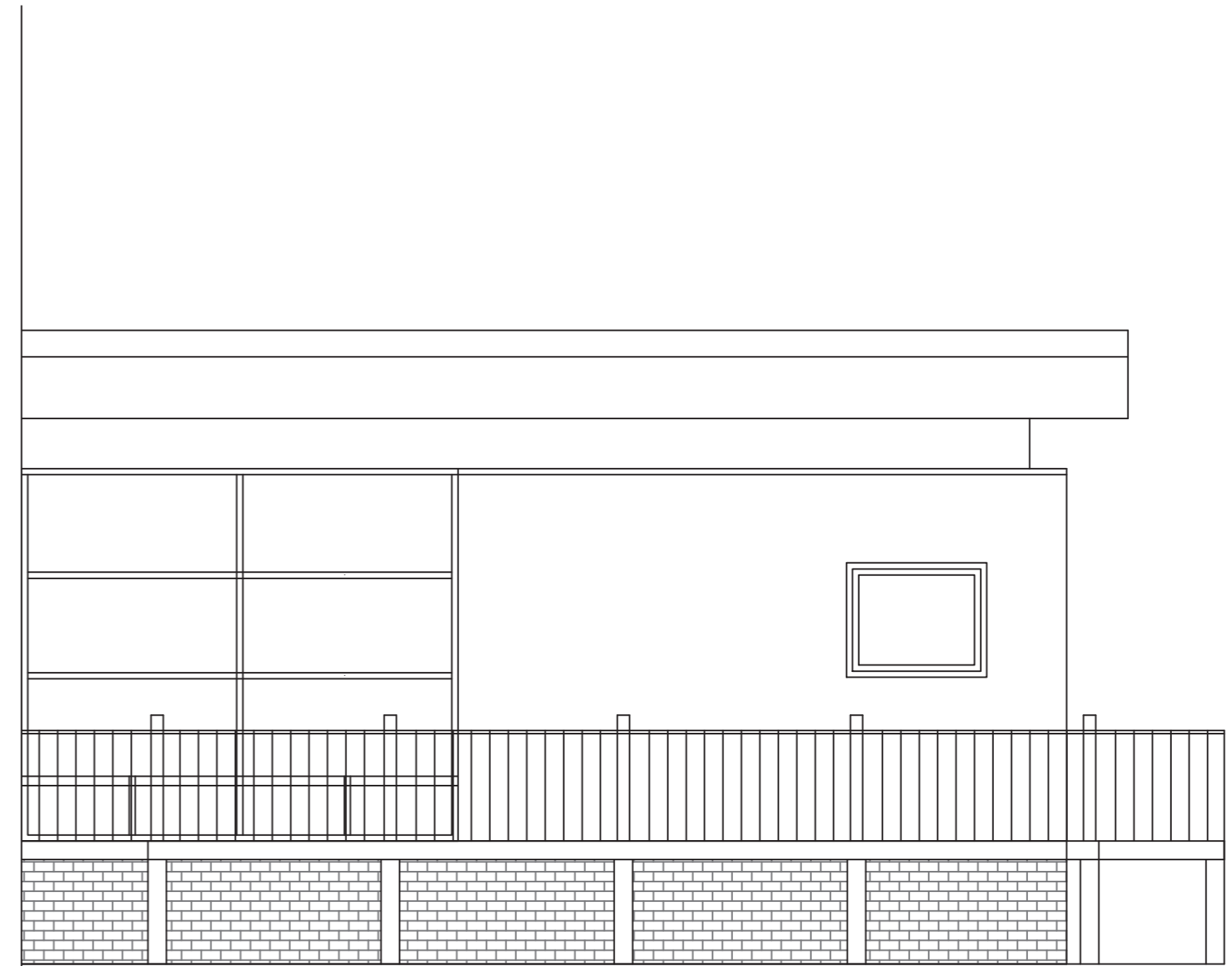
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Drawing No: 04
Scale 1:50

Paper Size: A2





North Elevation

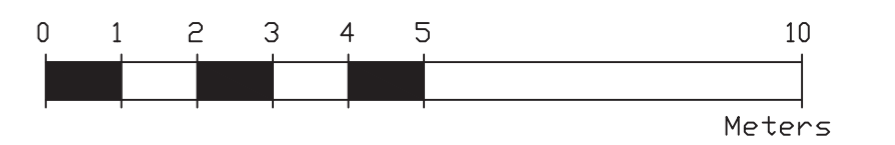


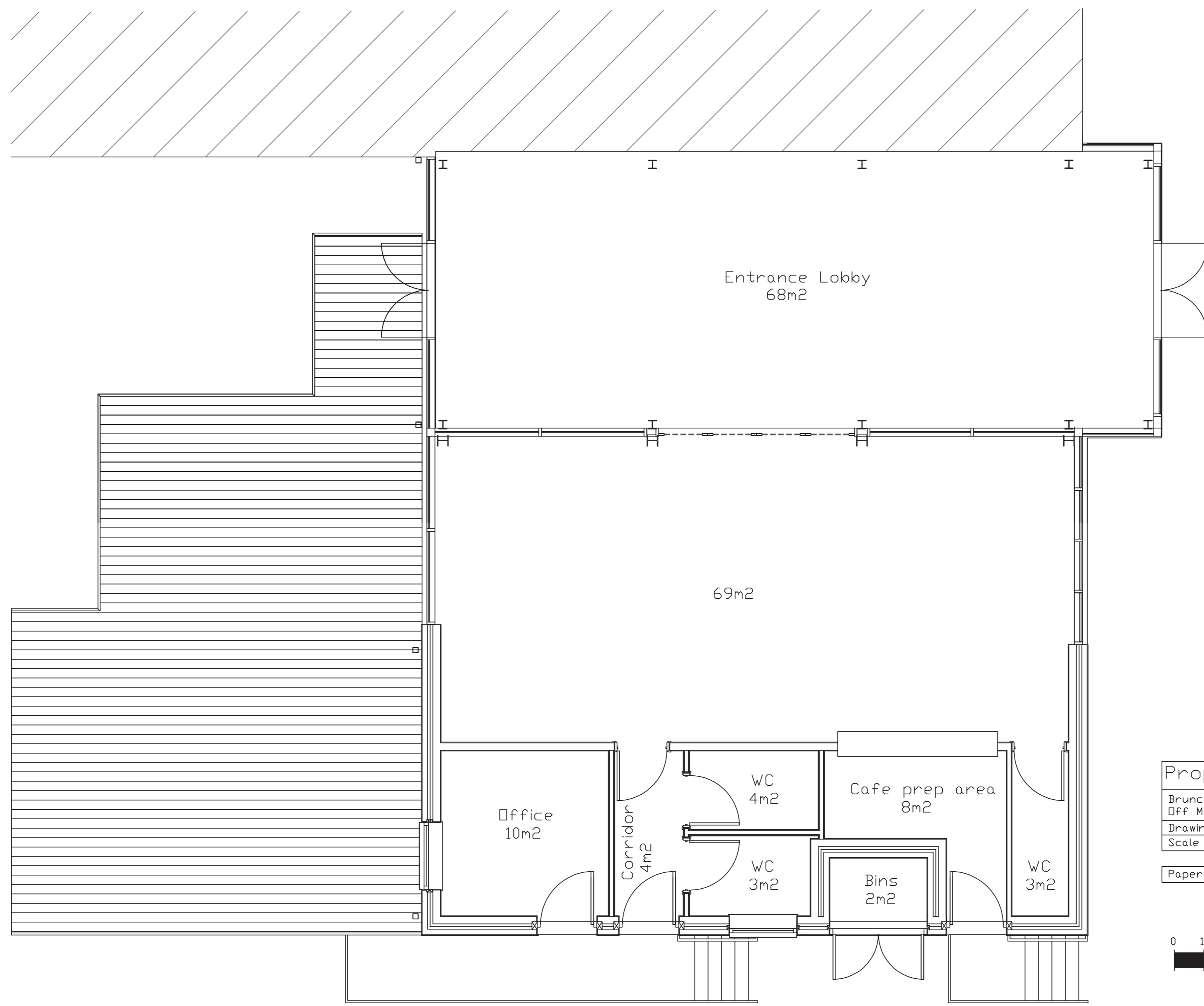
South Elevation

North and South Elevations

Brunch Bar Cafe, Ravensbury Lane
Off Morden Road, Mitcham, Surrey CR4 4DH
Drawing No: 05
Scale 1:50

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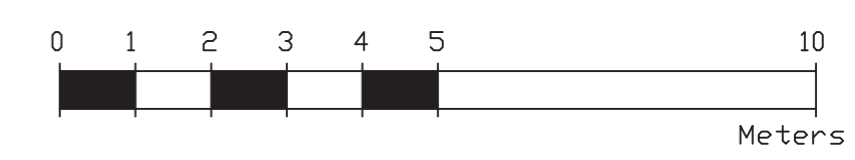


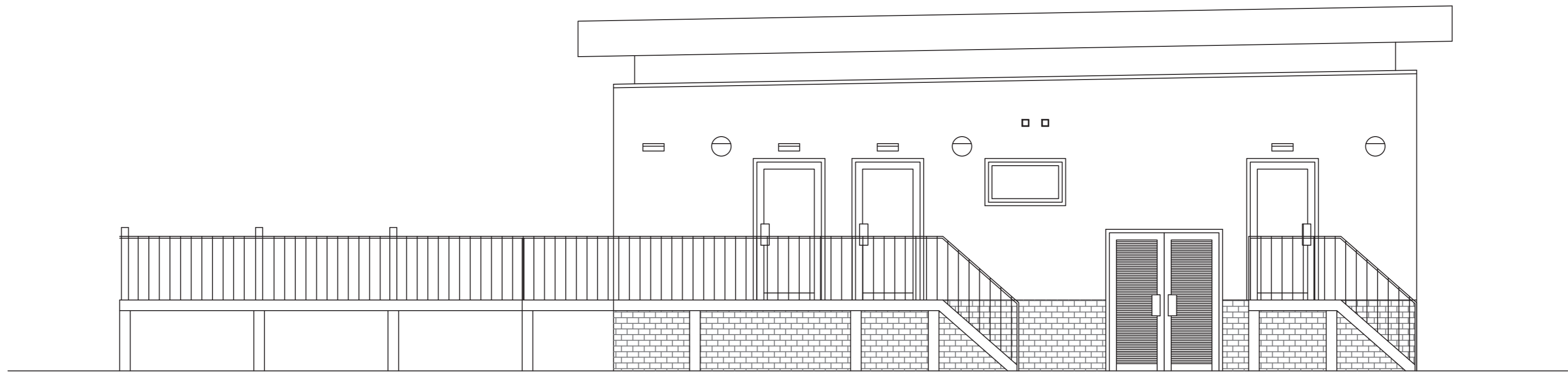


Proposed Ground Floor Plan

Brunch Bar Cafe, Ravensbury Lane
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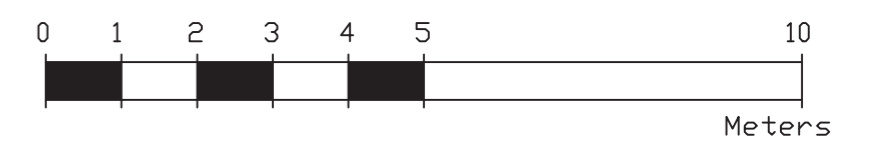
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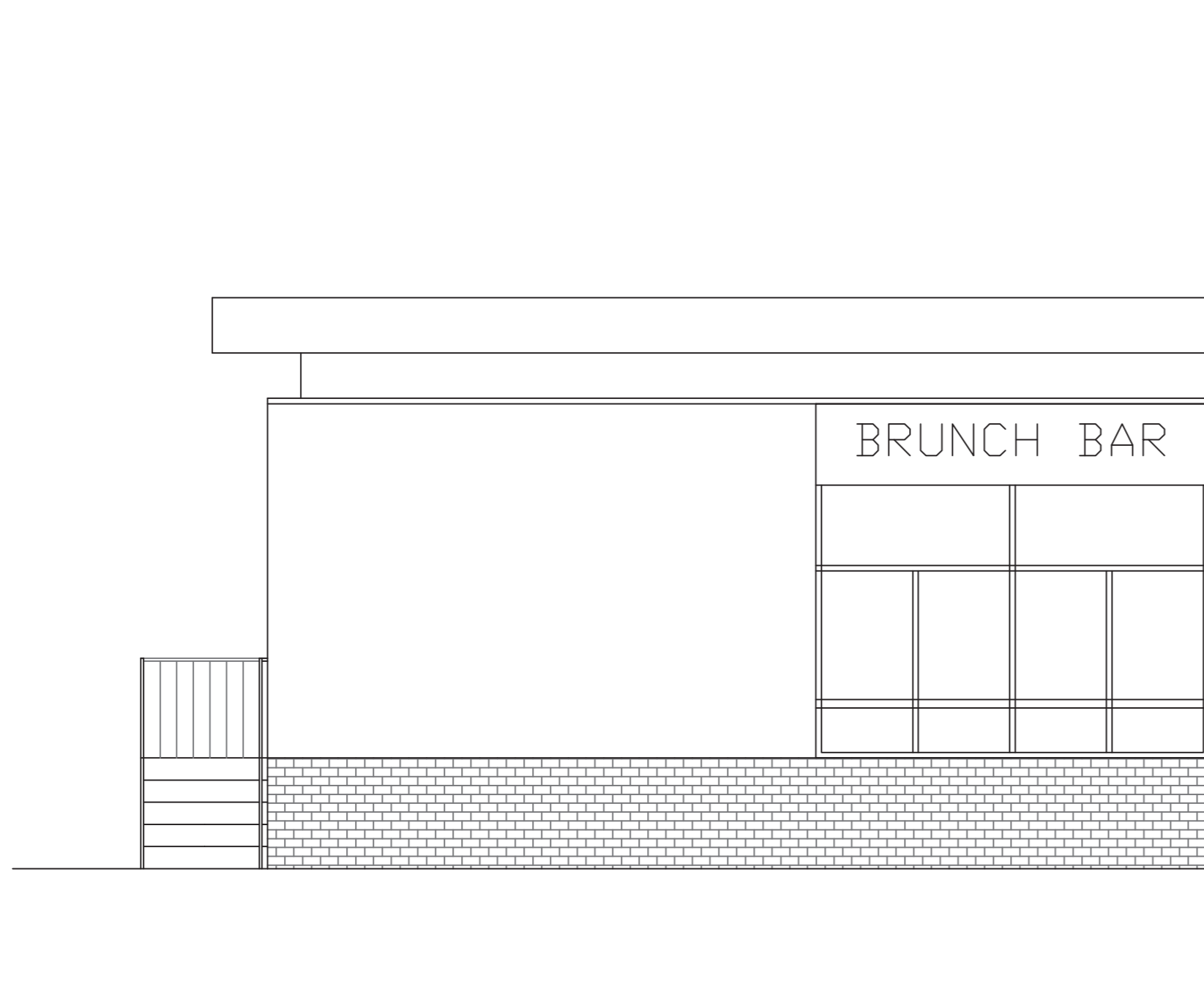




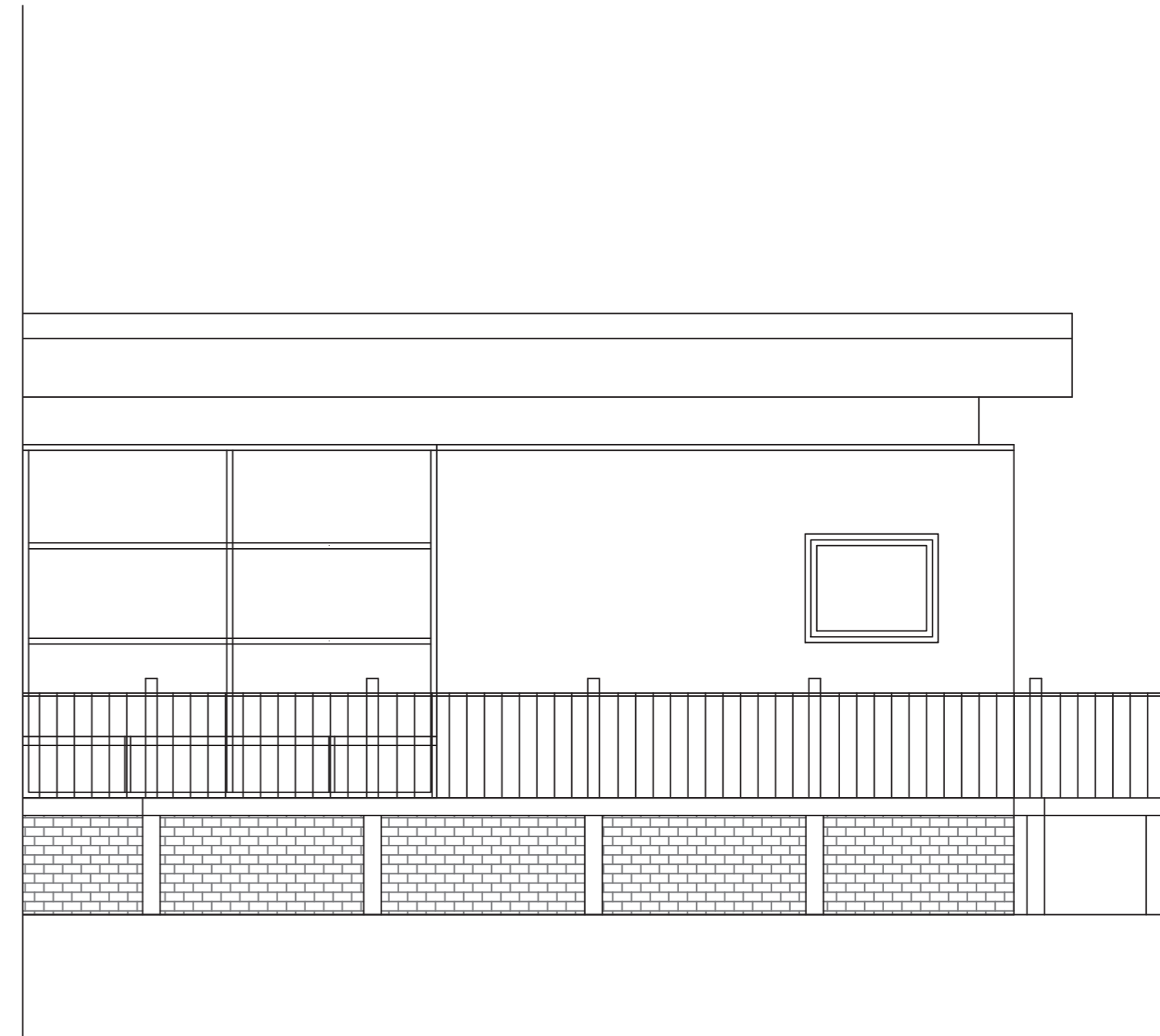
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Brunch Bar Cafe, Ravensbury Lane Off Morden Road, Mitcham, Surrey CR4 4DH
Drawing No: 04
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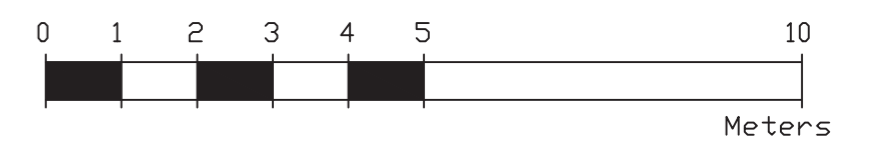
North Elevation



South Elevation

North and South Elevations
Brunch Bar Cafe, Ravensbury Lane
Off Morden Road, Mitcham, Surrey CR4 4DH
Drawing No: 05
Scale 1:50

Paper Size: A2



PLANNING APPLICATIONS COMMITTEE

23 April 2015

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P0714	23/02/2015

Address/Site **24 Rayleigh Road, Wimbledon, SW19 3RF**

(Ward) **Dundonald**

Proposal: **Erection of new roof to side infill extension, single storey rear extension, erection of a rear roof extension with Juliette balcony and alterations to windows on ground floor flank elevation and front elevation.**

Drawing Nos: **24RR P101, 24RR P102 Rev A, 24RR P103 Rev A, 24RR P104 Rev A, 24RR P105**

Contact Officer: **Jack Appleton (8545 3116)**

RECOMMENDATION

GRANT Planning Permission subject to conditions

CHECKLIST INFORMATION

- Heads of agreement: No
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted: 2
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. **INTRODUCTION**

- 1.1 This application has been brought to the Planning Applications Committee at the request of Councillor Dean and due to the number of objections received .

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a semi-detached dwelling under a gable roof located on the western side of Rayleigh Road. The property has a two storey outrigger to the rear with is an original feature. The property has a single storey side infill extension to the rear.
- 2.2 The site is not located within a Conservation Area, but adjoins the Merton Hall Road Conservation Area to the rear.

3. **CURRENT PROPOSAL**

- 3.1 The proposal is for a new monopitch roof to an existing side infill extension replacing the existing flat roof and with a new side window, a rear extension beyond the infill/ rear outrigger measuring between 3.6m and 4.3m in depth, a rear roof extension in the form of a box dormer to the main roof slope and alterations to windows on the front elevation.
- 3.2 The ground floor rear extension has two flat roofed elements at each side with a higher curved roof element in the centre. The eaves of the flat roofed elements are 2.675m in height and the maximum height of the central curved roof section is 3.465m.
- 3.3 The roof extension comprises a full width dormer to the main rear roof ridge which would be of box design and would have a setback of 0.2m from the eaves of the property.

4. **PLANNING HISTORY**

- 4.1 There is no planning history relating to this site.

5. **CONSULTATION**

- 5.1 Notice displayed.
Letters to occupiers of neighbouring properties.
- 5.2 Original Consultation response
In response to the original submission, 12 letters of objection were received from residents in Rayleigh Road and Merton Hall Road. The grounds of objection are set out in brief below:-

- Dormer over outrigger sets a poor, undesirable precedent in design terms, out of character, no other examples on this side of Rayleigh Road and would cause loss of light and outlook to adjoining properties (12)
- 'Box' design of the main roof extension would be mismatched and lack of consistency given the existing roof extension at no. 22, mansard preferred (3).
- Design of rear extension is out of character (3)
- Replacement of the first floor window with a Juliette balcony would result in a loss of privacy, more intrusive than sash window (2).
- New flank windows would cause loss of privacy (1)
- Rear extension should be limited to 3.6m in depth, 2.4m to eaves and 3.1m to ridge to match that of the neighbouring property and thus reduce the potential for adverse impact.
- Overdevelopment, out of character (1)
- Structural and drainage concerns relating to rear extension (1)

5.3 Amended Plans

The plans have been amended in response to the consultation. The rear outrigger roof extension, which elicited most objections, has been omitted, and the first floor Juliette balcony removed as well as one of the ground floor flank windows to the existing side infill.

- 5.4 Neighbours have been consulted on the above amendments and any additional comments will be reported to Members at Committee.

6. POLICY CONTEXT

- 6.1 Adopted Merton Core Strategy (July 2011)
CS14 (Design)

- 6.2 Adopted Merton Sites and Policies Plan (July 2014)
DM D2 (Design Considerations in all Developments)
DM D3 (Alterations and Extensions to Existing Buildings)
DM D4 (Managing Heritage Assets)

- 6.3 SPG: Residential Extensions, Alterations and Conversions (2001)

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations are the design and its impact on the appearance of the application dwelling and surroundings as well as the impact of the proposed extensions and alterations on the amenity of neighbouring properties.

Amendments

- 7.2 As noted earlier, the original submission has been revised in response to objections to remove the roof extension above the outrigger, the first floor Juliette balcony and one of 2 new ground floor side flank windows have been removed.

Design & Appearance

- 7.3 The box dormer falls within the parameters of permitted development and could be built wholly independently of the ground floor extensions, therefore there are no grounds for refusal. In any event, although the Council would normally require a mansard design where planning permission IS required, with existing box dormers at both no.s 26 and 20, it would be difficult to argue that there is any demonstrable harm to the wider roofscape. There are many examples of rear roof dormers on the western side of Rayleigh Road, with some taking the form of mansards and others being of box design.
- 7.4 The replacement of the flat roof with a monopitch roof to the existing infill extension has no adverse impact.
- 7.5 The rear element would have a maximum depth of 4.3m from the rear of the 2-storey outrigger and side infill. However, this full depth would only be achieved at the centre of the extension where it has been stepped out. Towards the side, the extension would have a depth of 3.6m. The shallower sides of the extension would be under flat roofs with the central projection under a higher curved feature roof.
- 7.6 It is highlighted that many properties within Rayleigh Road have undergone rear extensions; indeed both neighbouring properties have the benefit of extensions to the rear. Whilst the majority of these extensions take on traditional designs, there are examples of unique design. One of these properties is located on a prominent plot at No. 2 Rayleigh Road and another is the neighbouring property (No. 26). Given the examples of unique design and given that views towards the single storey elements would not be readily available from the public realm, the design and appearance is considered to be acceptable.
- 7.7 It is considered the proposals to replace the existing windows within the front elevation with ones which match the original window form would improve the appearance of the building and more accurately reflect its historic character on the most publicly visible elevation..

Neighbouring Amenity

- 7.8 The single storey rear extension is not considered to have an unacceptable impact on neighbours in terms outlook or loss of sunlight/daylight. Both neighbouring properties have single storey extensions projecting to the rear of their outriggers. The proposed extension would only project some 0.8m further than the extension to the rear of No. 22 at the boundary, and 1.5m in relation to the recessed central element. Given the modest projection beyond this property and the fact that the proposed extension sits to the north of 22, it is considered that no unacceptable loss of daylight or sunlight will occur. The 3.6m deep flat roofed section matches the depth of the rear extension to no. 26 which is to the north of the application property. It is considered that the presence of the existing rear extension at this property, in addition to the separation between the properties (1.75m) ensures there would be no loss of

amenity. The rear extension would have an eaves height of 2.68m at the boundary and the higher element of the extension would be set well away from the site boundaries.

7.9 In order to reduce the potential for loss of privacy to the neighbouring dwelling amended plans were requested removing one of the proposed flank windows which would have afforded the applicants direct views into the kitchen of the neighbouring property (no. 26) and vice-versa. It is considered that the removal of this window furthest to the rear of the property results in a satisfactory arrangement whereby there would be no mutual overlooking or loss of privacy. In any event the remaining additional window is in the flank of the existing infill extension and could be constructed under permitted development.

7.9 The amended plans received also removed the proposed roof extension above the original outrigger. This should overcome the concerns of many neighbours in terms of the setting of a bad precedent and loss of outlook and light to neighbouring properties. The proposed rear roof extension would not have any impact in terms of daylight and sunlight.

8. CONCLUSION

8.1 The amended proposal is acceptable in terms of visual impact and neighbouring amenity and planning permission should be granted subject to conditions.

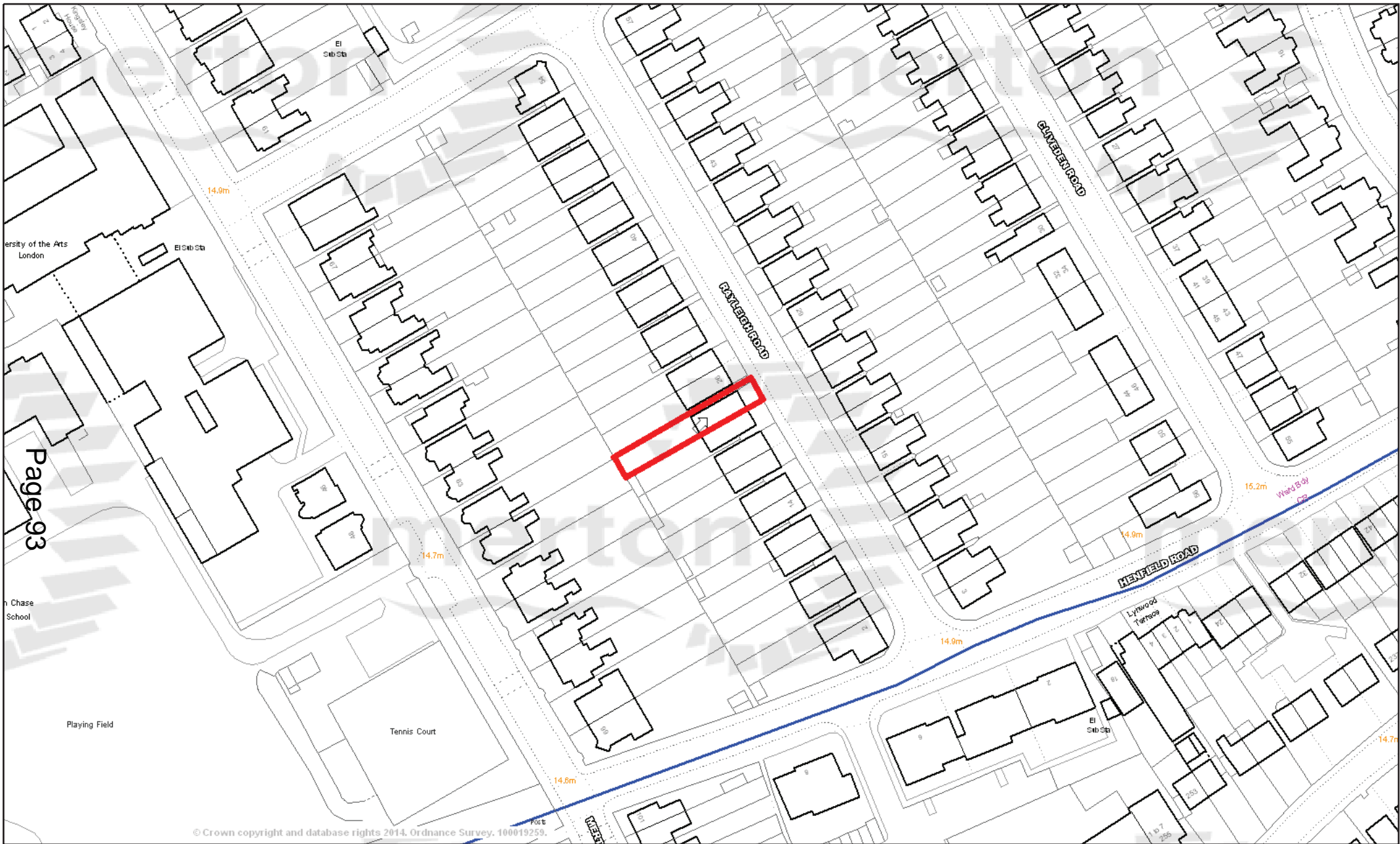
RECOMMENDATION

GRANT PLANNING PERMISSION

subject to the following conditions:-

1. A.1 Commencement of Development
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. D11 Construction times
4. INF1 Party Wall Act

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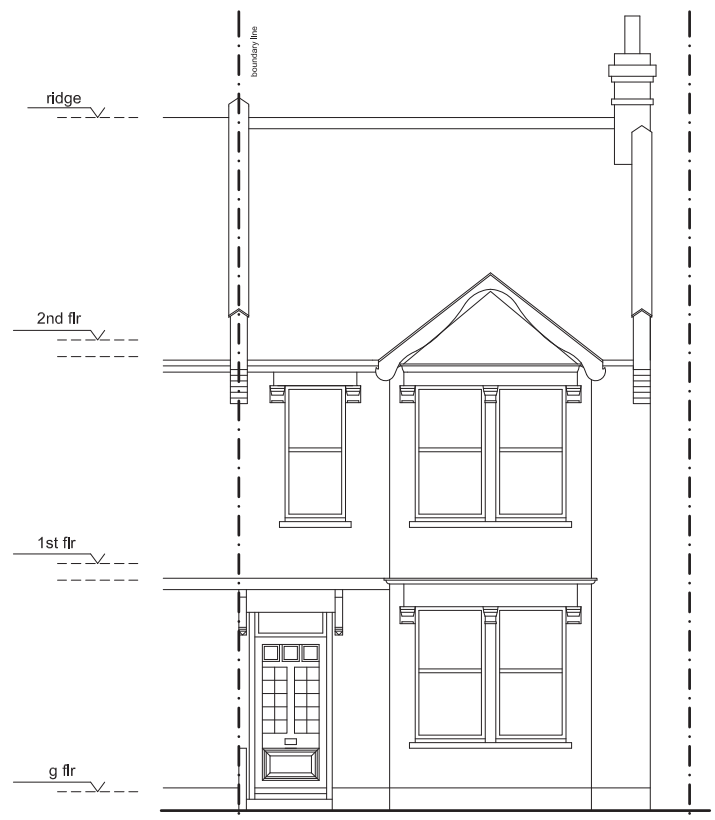
24 Rayleigh Rd

Scale 1/1250

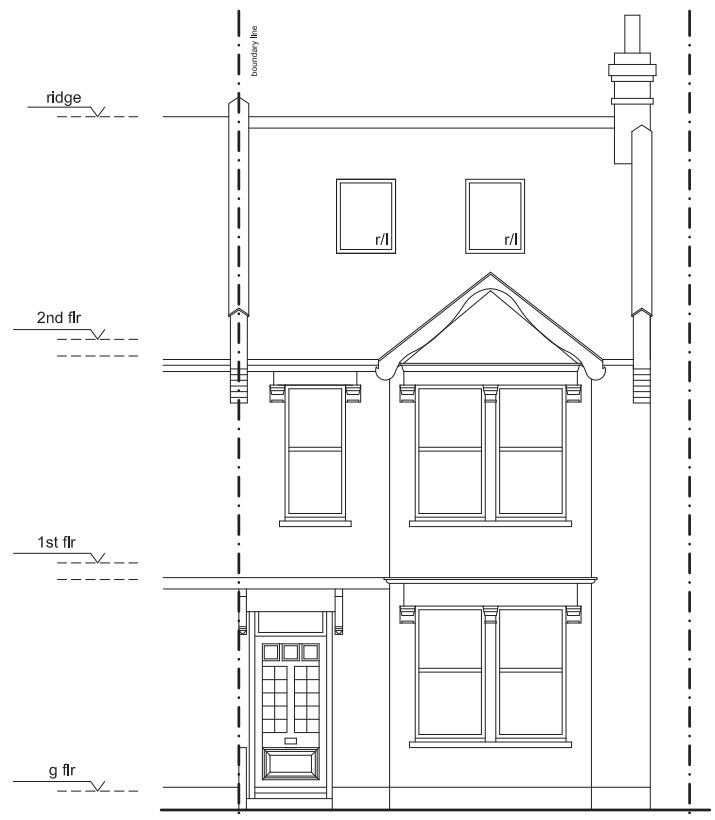
Date 7/4/2015

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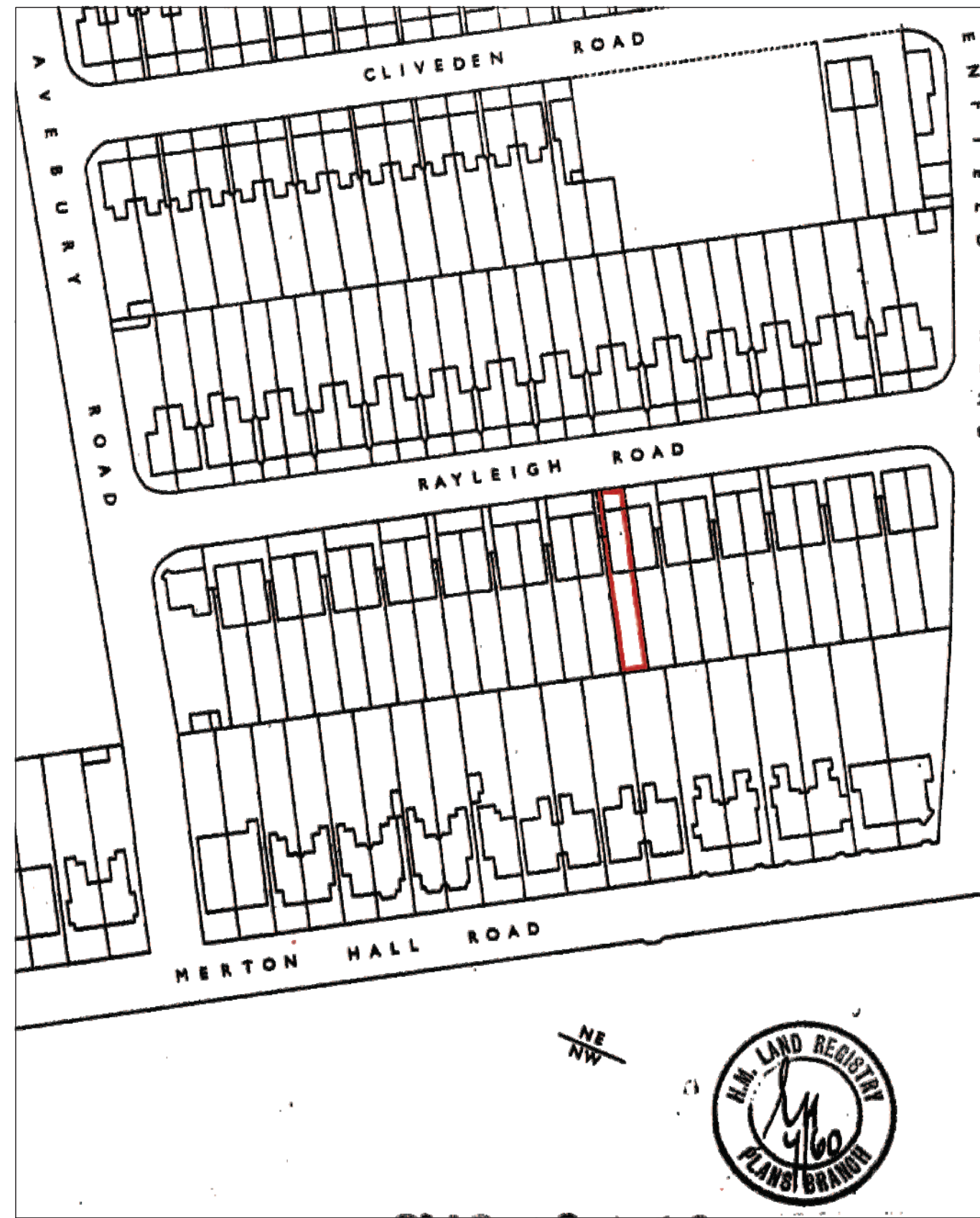




Existing Front Elevation



Proposed Front Elevation

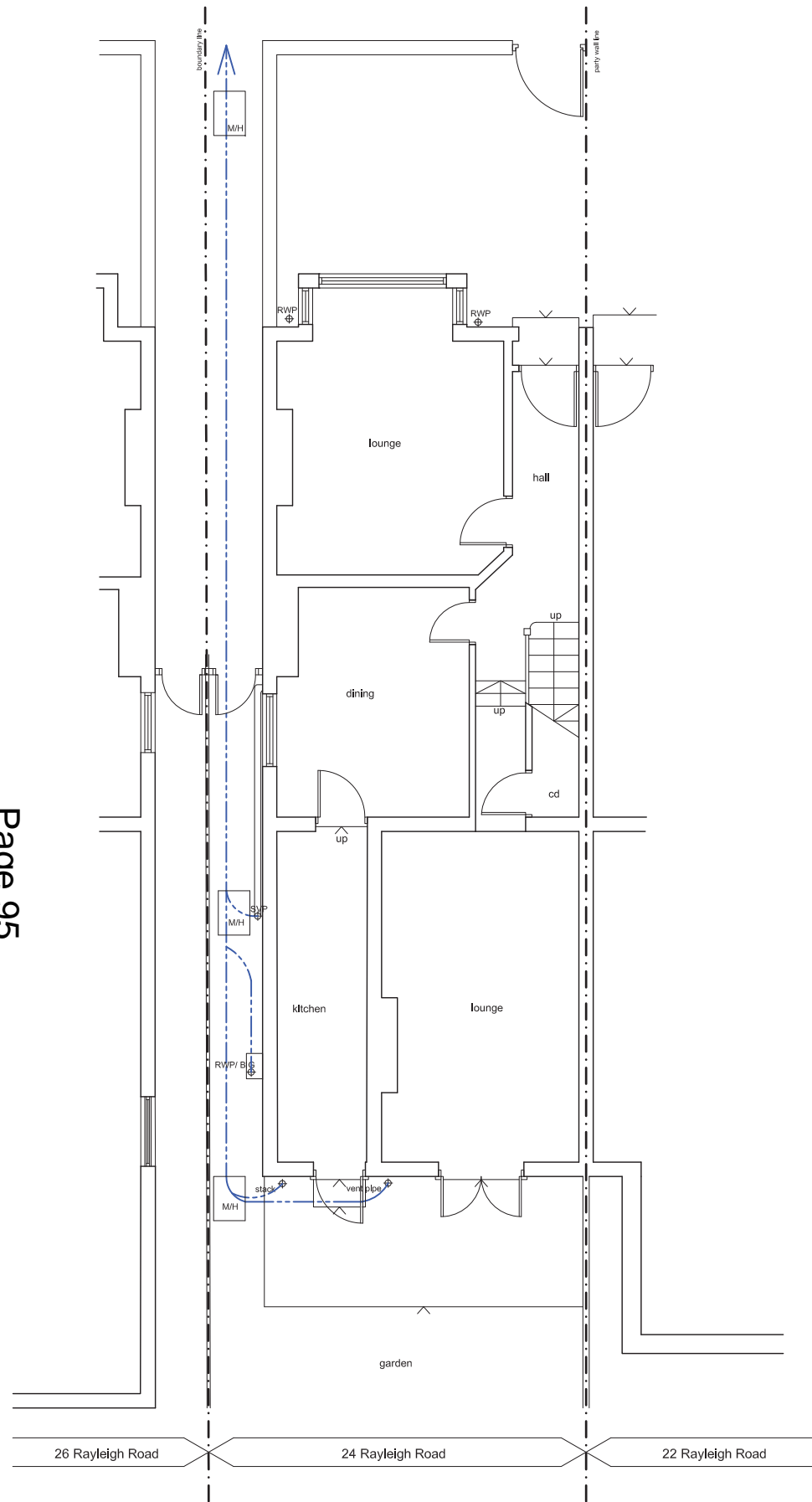


Site Location Plan 1:1250

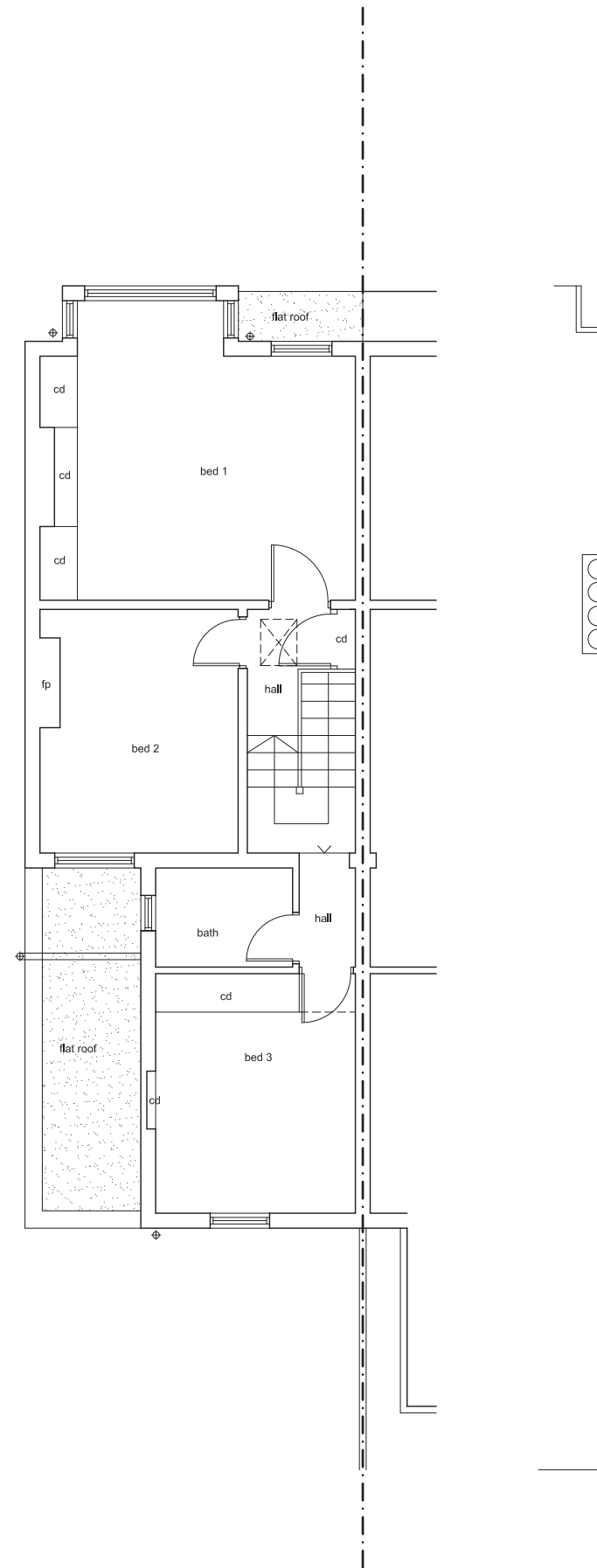
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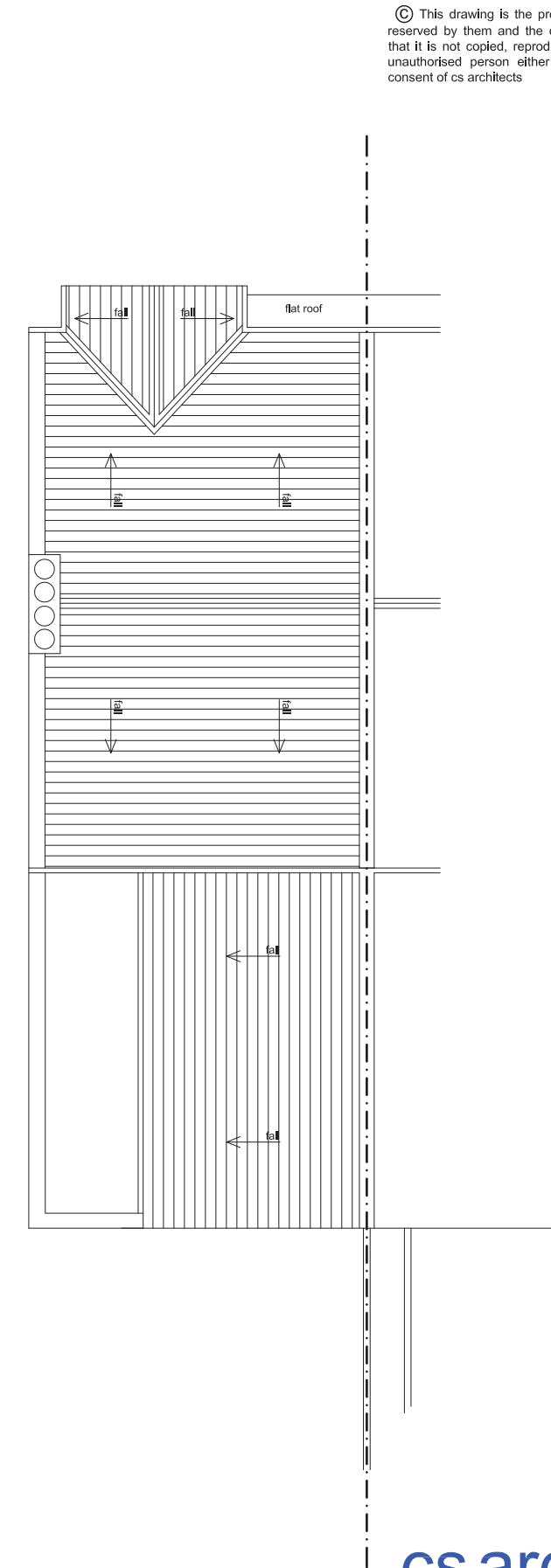
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 client: Mr. & Mrs. Dixit
 drawing: Existing & Proposed Front Elevations
 status: Planning
 date: 18.09.14 scale: 1:100 @ A3
 dwg no: 24RR P104 rev:



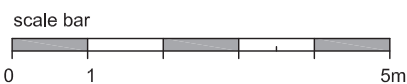
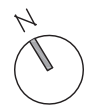
Existing Ground Floor Plan



Existing First Floor Plan

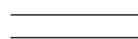


Existing Roof Plan



Key Legend

Existing Walls



Wall to be removed



Proposed Walls



Existing drainage



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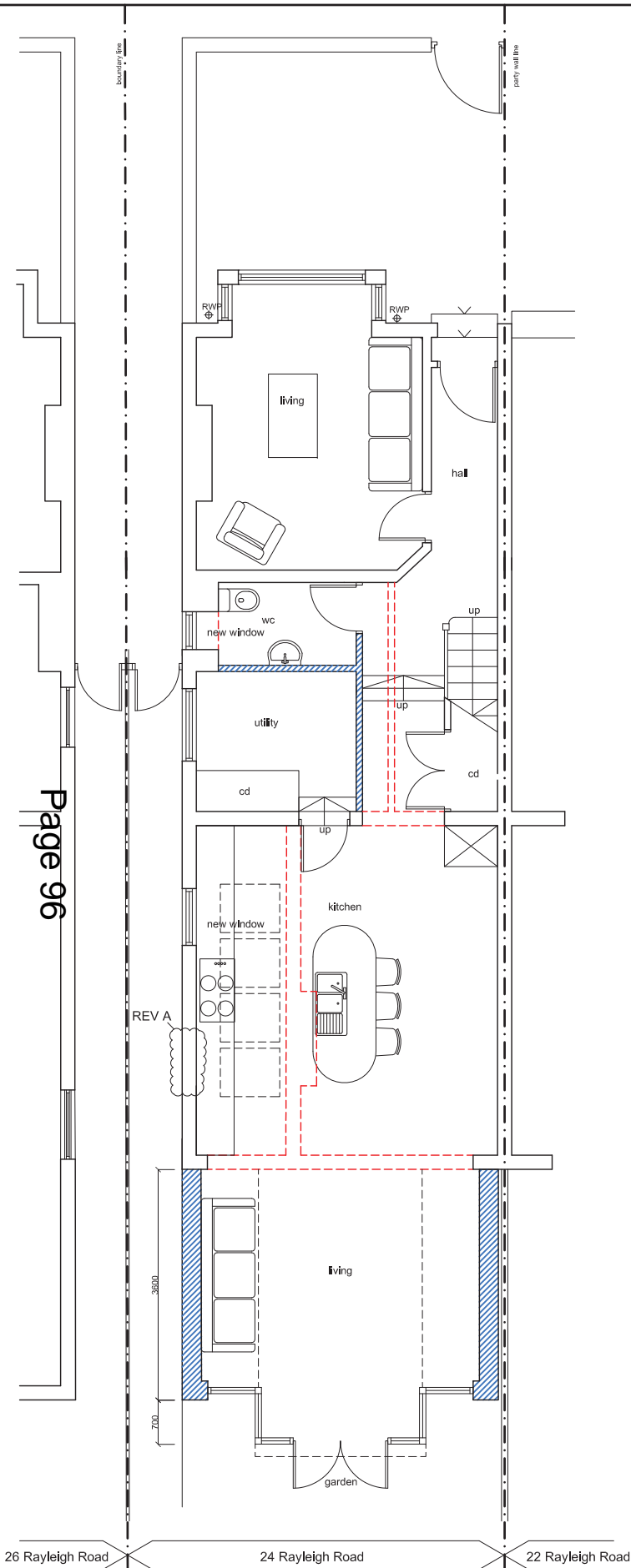
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status: Planning

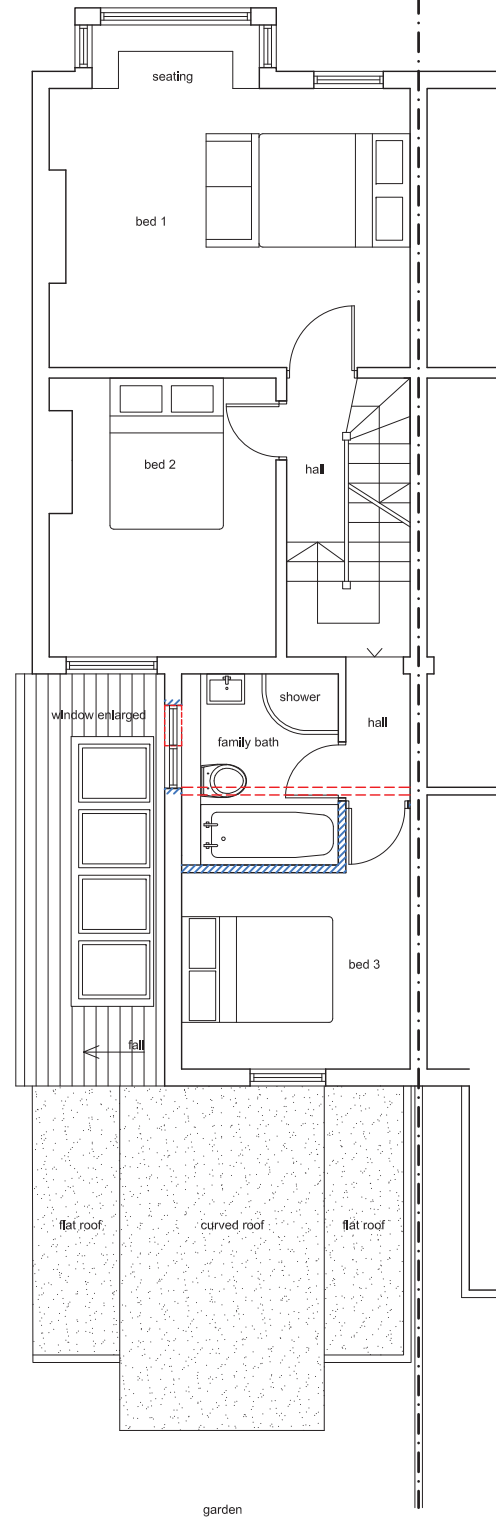
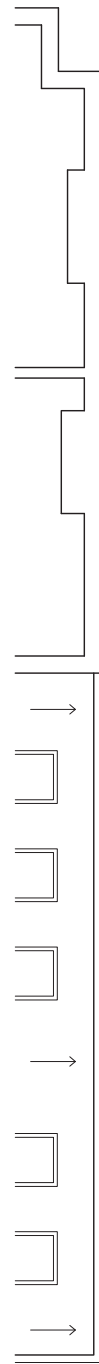
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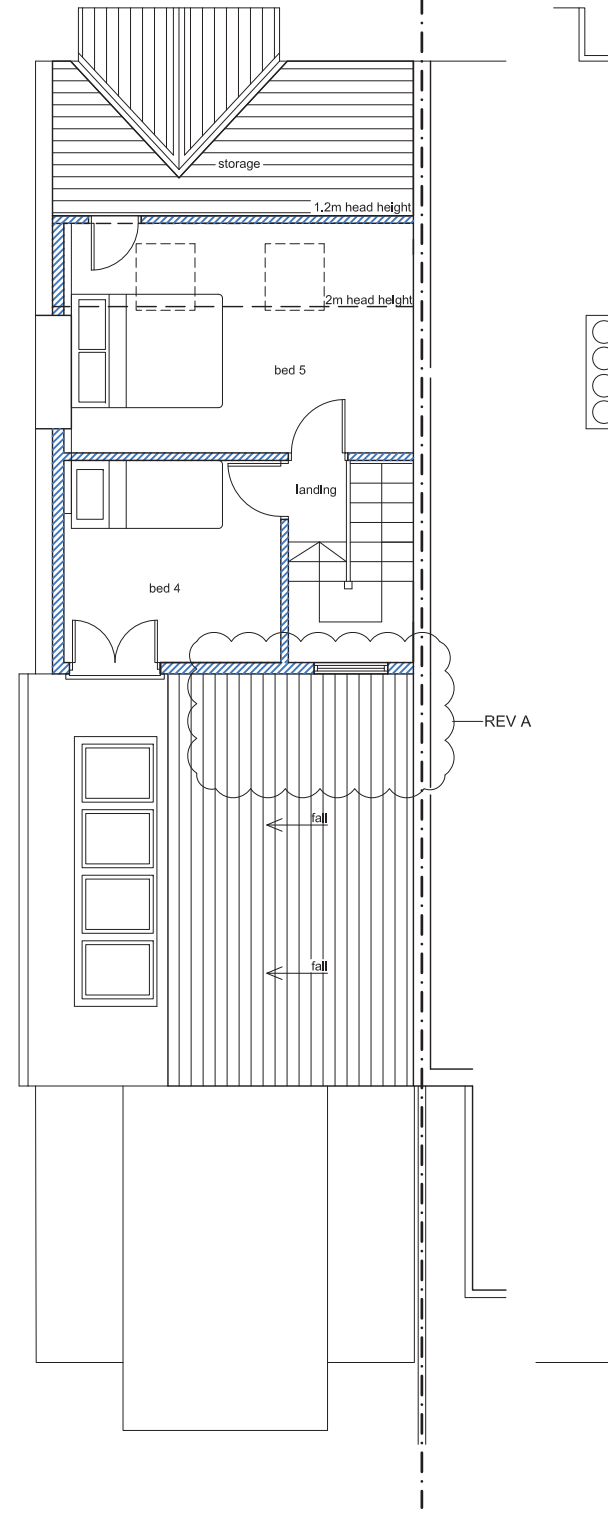
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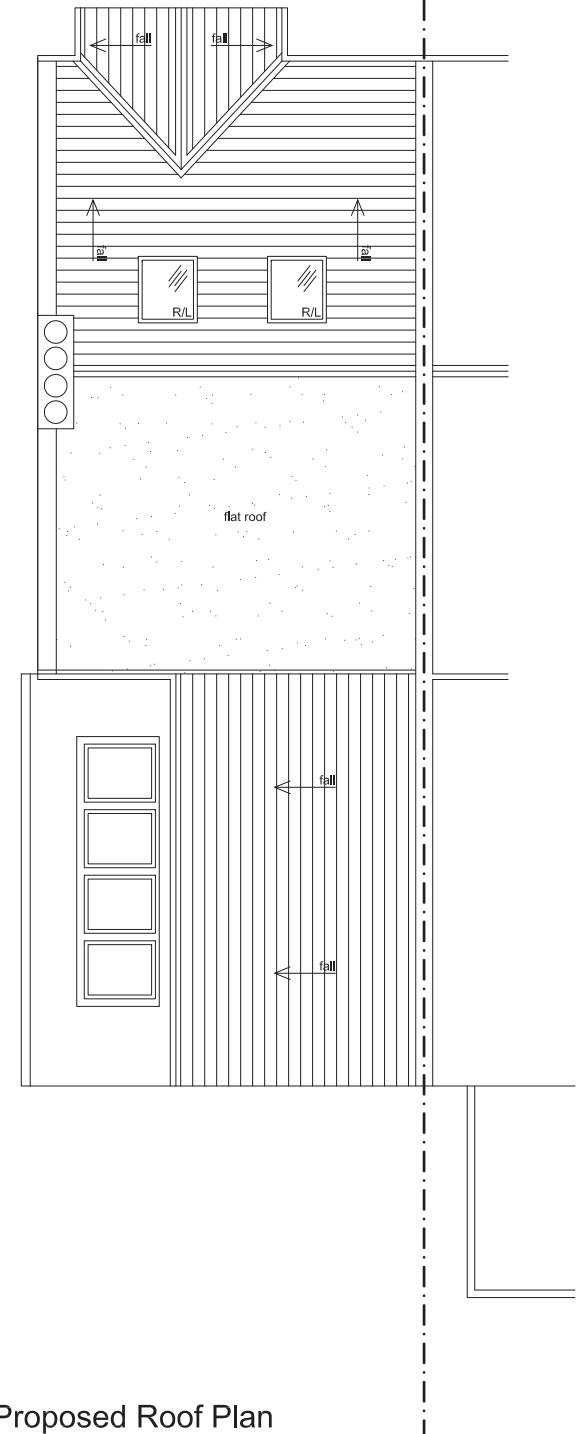
Proposed Ground Floor Plan



Proposed First Floor Plan

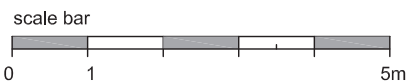
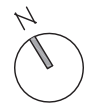


Proposed Loft Floor Plan



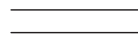
Proposed Roof Plan

26 Rayleigh Road 24 Rayleigh Road 22 Rayleigh Road



Key Legend

Existing Walls



Wall to be removed



Proposed Walls



REV A: 10.04.2015: Outrigger and opening alterations

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client: Mr. & Mrs. Dixit

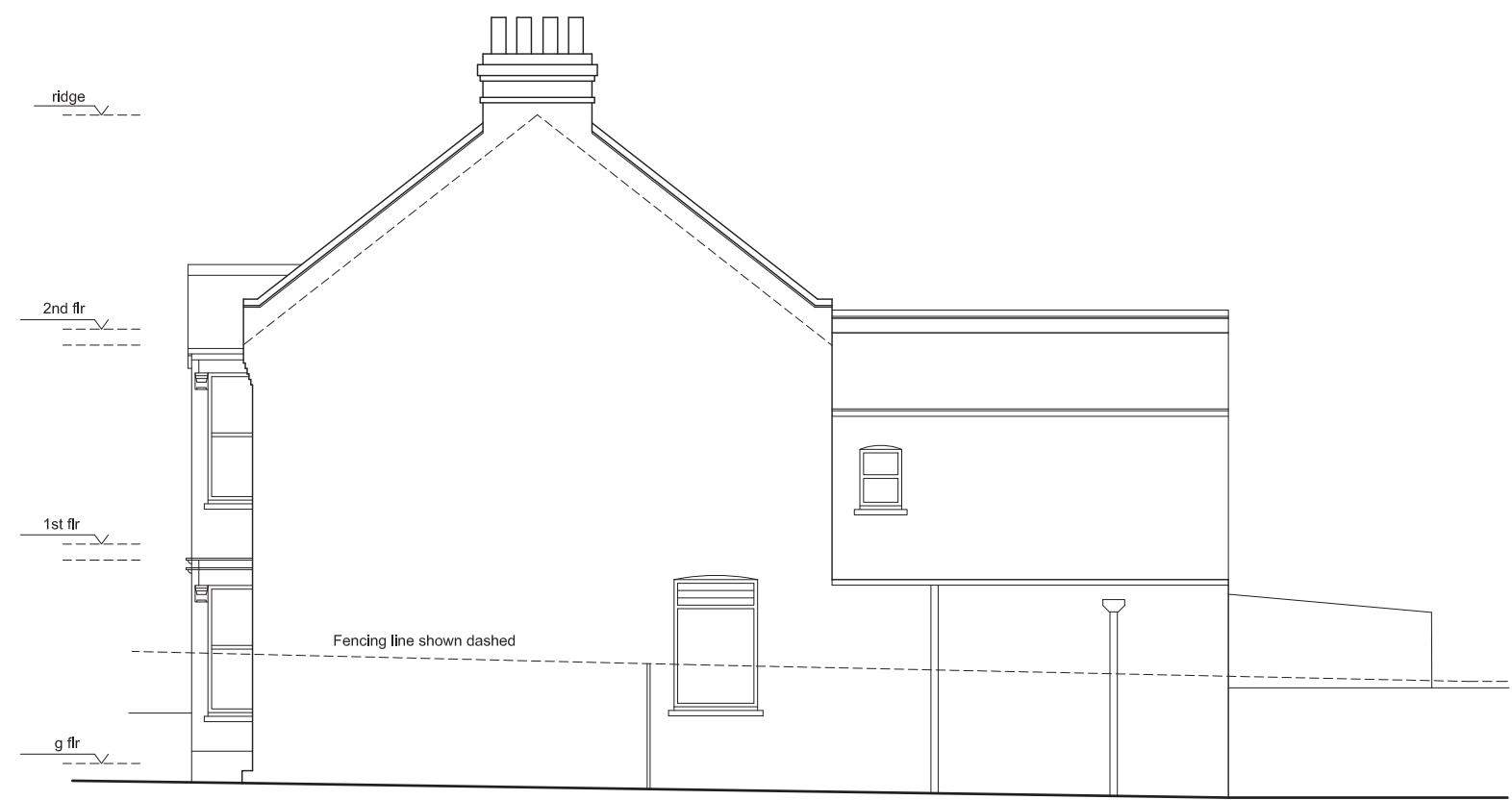
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status: Planning

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dwg no: **24RR P102**

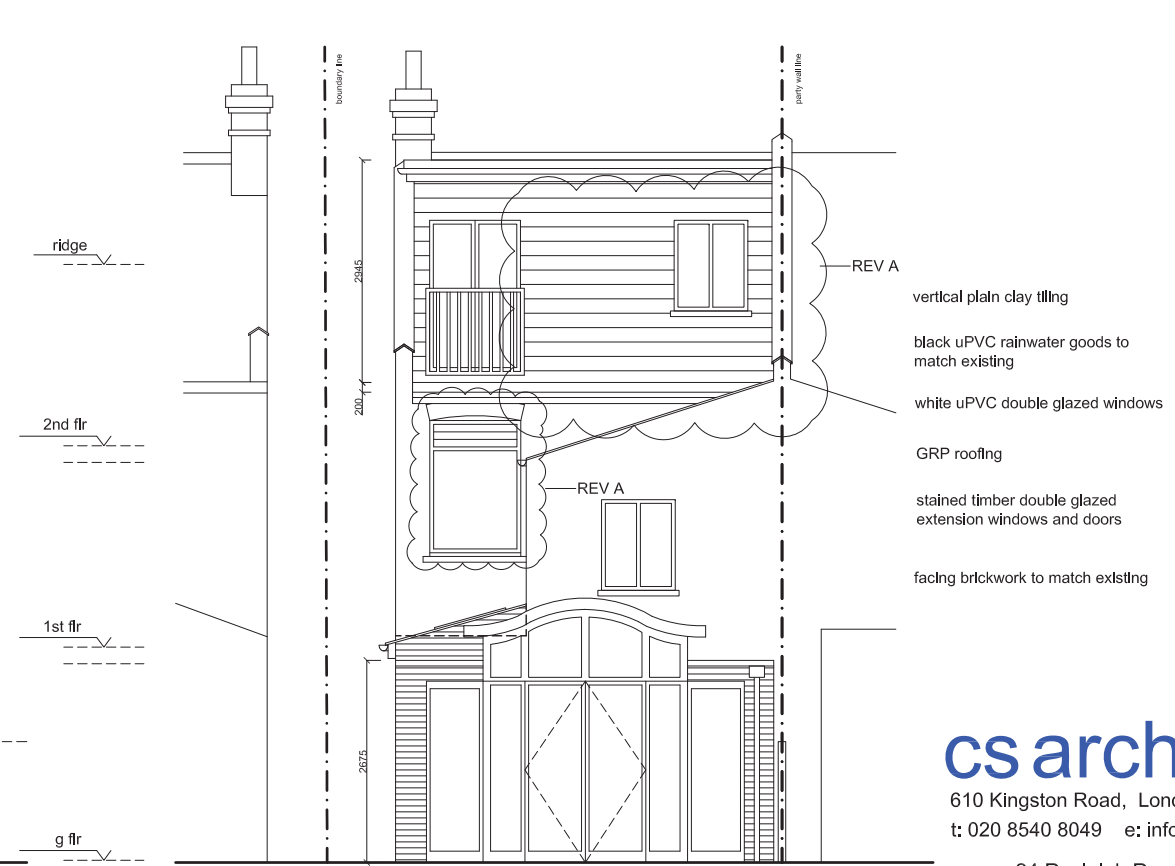
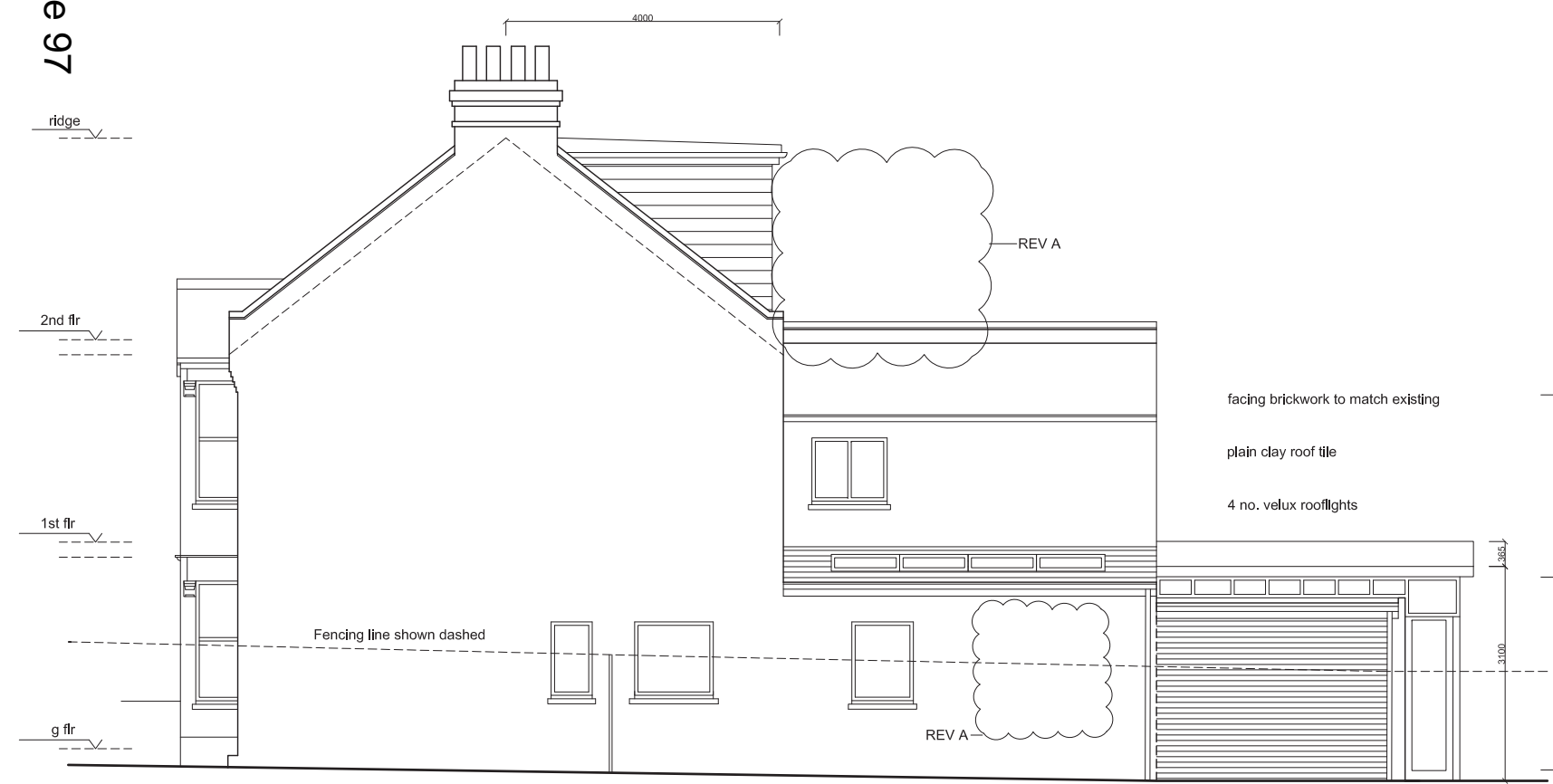
rev: **A**



Page 97

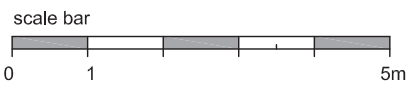
Existing Side Elevation

Existing Rear Elevation



Proposed Side Elevation

Proposed Rear Elevation



- facing brickwork to match existing
- plain clay roof tile
- 4 no. velux rooflights

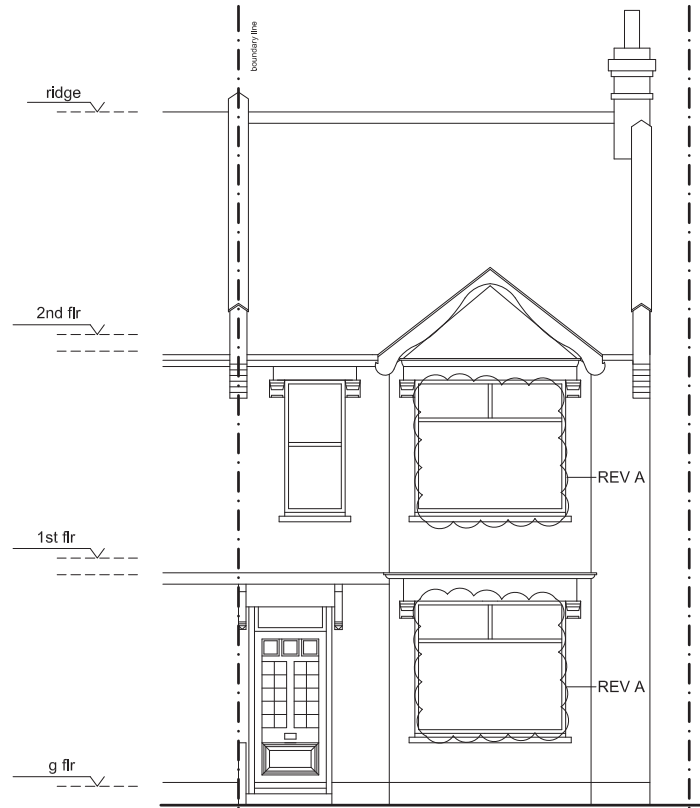
- vertical plain clay tiling
- black uPVC rainwater goods to match existing
- white uPVC double glazed windows
- GRP roofing
- stained timber double glazed extension windows and doors
- facing brickwork to match existing

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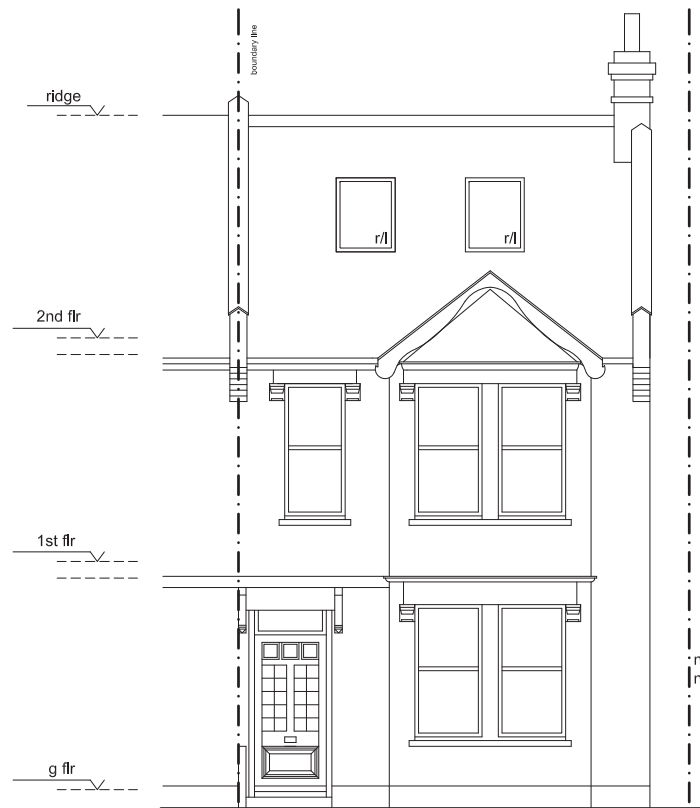
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project: 24 Rayleigh Road SW19 3RF
client: Mr. & Mrs. Dixit
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dwg no: 24RR P103 rev: A

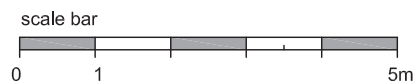
REV A: 10.04.2015: Outrigger and opening alterations



Existing Front Elevation



Proposed Front Elevation



Site Location Plan

REV A: 10.04.2015: Bay window pillars

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project: 24 Rayleigh Road SW19 3RF
client: Mr. & Mrs. Dixit
drawing: Existing & Proposed Front Elevations
status: Planning
date: 18.09.14 scale: 1:100 @ A3
dwg no: 24RR P104 rev: A



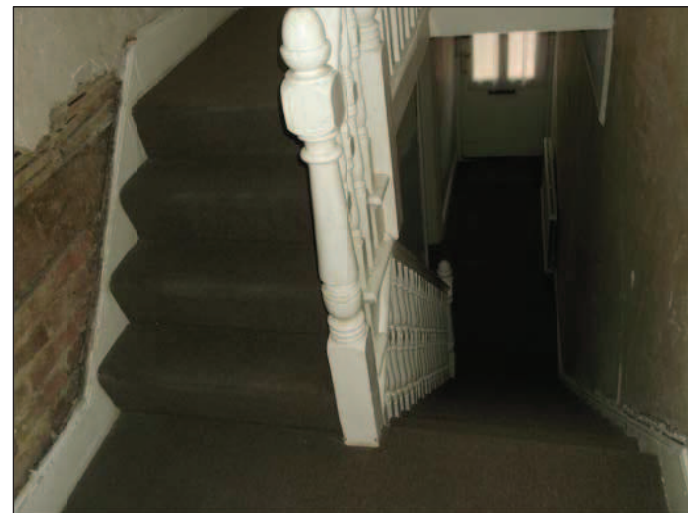
Rear Elevation



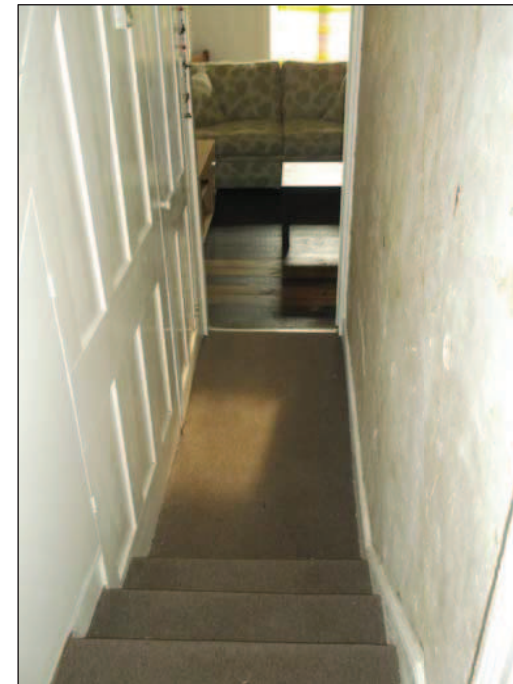
View of 26 Rayleigh Road's extension



View of 22 Rayleigh Road's extension



Stairs to first floor



Stairs to living room



Living room



Kitchen



Bedroom

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client: Mr. & Mrs. Dixit

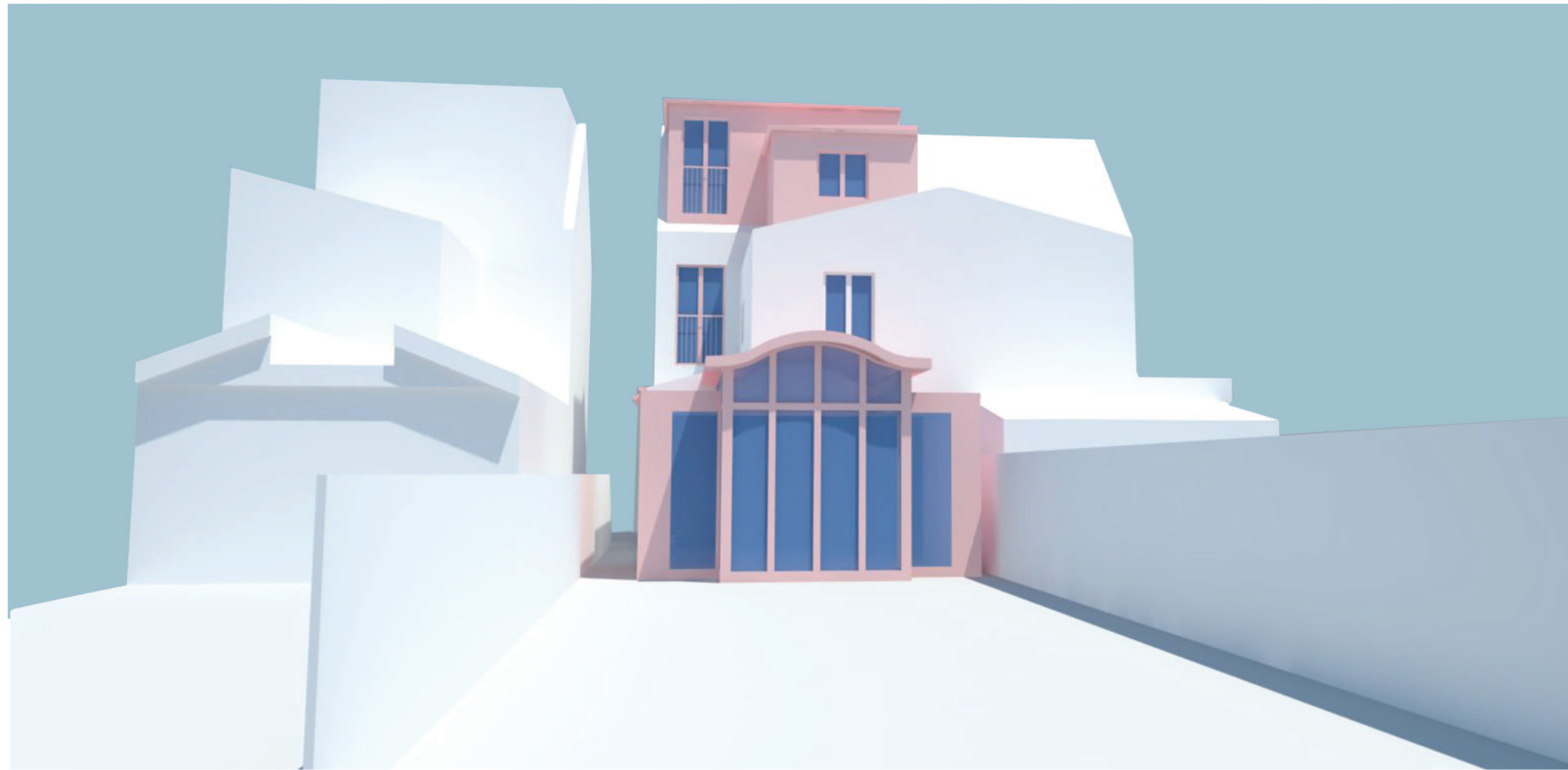
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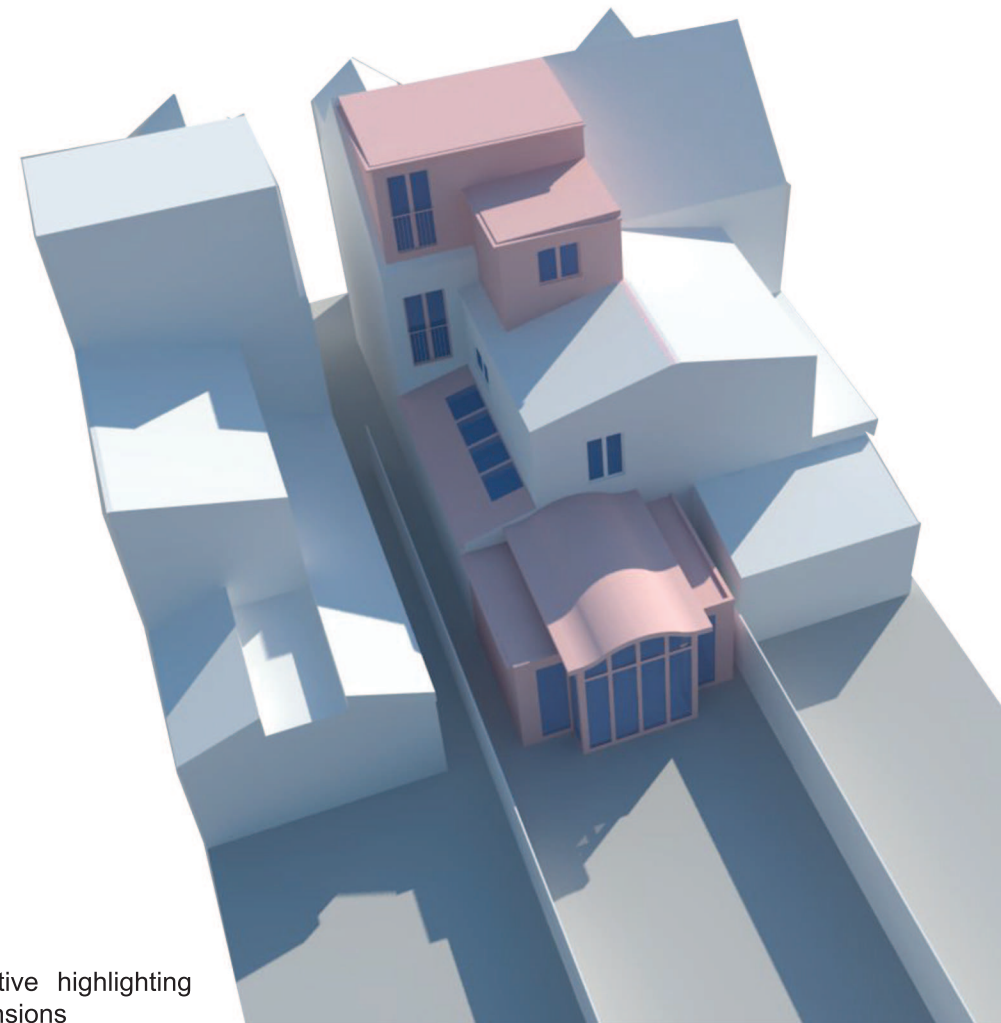
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dwg no: 24RR P105

rev:



Proposed rear perspective highlighting loft and ground floor extensions



Proposed aerial perspective highlighting loft and ground floor extensions

PLANNING APPLICATIONS COMMITTEE

23 APRIL 2014

		<u>Item No:</u>
UPRN	APPLICATION NO.	DATE VALID
	14/P4488	26/01/2015
Address/Site	The Alexandra Public House, 31-33 Wimbledon Hill Road, Wimbledon	
(Ward)	Hillside	
Proposal:	Refurbishment of existing partially covered roof terrace including new glazed canopy over an external bar area, new 'shed' providing covered seating area, and installation of kitchen ventilation plant, removal of chimney stack to first floor roof terrace, and new door connections with the external space (internal alterations including relocation of manager's flat and replacement with new kitchen, bar and patron seating area do not require planning permission).	
Drawing Nos.	3219/01/*, 3219/02/F, 3219/04/*, 3219/05/*, 3219/06/*, 3219/07/B, 3219/08/B, 3219/09/A, 3219/10, 31236/V-01 extract and supply systems plan view, 31236/V-01 extract system side and front elevations, 31236/V-01 canopy	
Contact Officer:	Greg Woodford (0208 545 3112)	

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
Press notice: No
Site notice: Yes
Number of neighbours consulted: 15
External consultations: No

Archaeology Priority Zone: No
Controlled Parking Zone: Yes- W2

1. INTRODUCTION

This application is being brought to the Planning Applications Committee for determination due to the objections received.

2. SITE AND SURROUNDINGS

2.1 The application site is a public house which falls within the Wimbledon Hill Road Conservation Area and sits within the boundary of the Wimbledon town centre.

2.2 It is a locally listed building, described in the Wimbledon Hill Road Conservation Area Character Assessment as follows:

2.2.1 For the part of the building that fronts onto Wimbledon Hill Rd:

“This part of the building represents a forward extension (towards Wimbledon Hill Rd) of the earliest part of the public house. Historic maps indicate that this extension is thought to date from between 1874 and 1894. This is a two-storey building with a hipped slate roof set behind a cornice, and where the ground floor projects forward towards Wimbledon Hill Rd. Overall the building follows a classical design, the 1st floor being arranged symmetrically with 6 floor-to-ceiling windows, the central two being projected slightly forward, and with stone quoins defining the corners of the building and the forward projection of the centre section. The central forward-projecting section of the building is further emphasised by a raised cornice. Building materials are render to the ground floor level, and red brick and stone detailing to the upper floor. There are fine quality gauged bricks to the 1st floor window flat arches. The brickwork and render on the ground floor elevations has been painted over, which is an unfortunate alteration. The use of temporary banner advertising on the frontage of the building is harmful to the way in which it presents itself, and tends to obscure some architectural detailing.”

2.2.2 For the rear part of the public house that fronts onto St Mark's Place:

“This is a three-storey building, in red brick and stone, with a symmetrical classically inspired front elevation. It is thought to date from around 1860 (it is shown on the 1865 map). It has a shallow pitched hipped roof covered with slate. The most striking architectural feature is the two runs of three tall round-headed windows at the 1st floor level. Strong horizontal bands of stone run across the building frontage at the 1st floor window arches springing point level, and at the 1st and 2nd floor levels. The 2nd floor windows follow the rhythm of the windows at 1st floor level, but they

are much shallower. The windows are Victorian sashes, and appear to be original.

“A small two-storey side “extension”, also in brick, stands to one side. It is of lesser architectural interest.”

- 2.3 The public house operates predominantly at the ground floor of the building but also features drinking areas located along St Mark’s Place and a partially covered roof terrace at the first floor (alterations to which is the subject of this application for planning permission). There is also an existing manager’s flat, office and staff accommodation at first and second floor level.
- 2.4 The surrounding areas comprise a mix of uses of commercial and community uses including offices, health services, restaurants, entertainment venues, retail outlets and community facilities. To the north is the Wimbledon Library, to the east is the St Mark’s Church, and to the west is Wimbledon Hill Road.
- 2.6 There are some residential uses on the upper floors along Wimbledon Hill Road, and there are residential properties located in Compton Road, Alexandra Road and Alwyne Road.
- 2.7 The site is extremely well located in relation to public transport services including the Wimbledon train, underground and tram station which is less than a 5-minute walk to the southeast, and a variety of bus services along Wimbledon Hill Road and St Georges Road.

3. CURRENT PROPOSAL

- 3.1 Not all of the changes shown on the existing and proposed plans require planning permission and it is important to distinguish between them. Works requiring planning permission are as follows:
 - the creation of new structures on the existing partially covered roof terrace as part of the general refurbishment and re-organisation of the first floor level of the premises – these comprise a glazed canopy over a new external bar and a small ‘hut’ providing a covered seating area towards the rear of the terrace and demolition of a disused chimney
 - Installation of a doorway between the existing roof terrace and the manager’s flat to allow movement between the refurbished roof terrace and the new kitchen, bar and seating area.
 - The installation of a new kitchen ventilation plant to service the new first floor kitchen. This new plant would be in addition to existing plant equipment, located central to the site and not highly visible from the road.

- 3.2 The works form part of a general re-organisation and refurbishment of the first floor level which internally includes conversion of the existing manager's flat into a new kitchen, bar and dining/seating area for patrons and conversion of existing staff areas into a relocated managers flat. The existing narrow balcony facing Wimbledon Hill Road serving the manager's flat would provide a new small seating area for patrons. As the internal changes involve the existing A4 public house floorspace (the first floor manager's flat being an ancillary part of the A4 use) this expansion of the seating area for the public into existing pub floorspace does not require planning permission, since it is all within the A4 planning unit.
- 3.3 All of the proposed works are located at the first floor. None of the proposed works relate to the operation of the Alexandra at the ground floor or within St Mark's Place. The intention is to focus operations at first floor as more sit down and eating facilities rather than standing drinking space.
- 3.4 Amended Plans
The original proposal included an additional 3 'sheds' sited at the front of the existing roof terrace facing Wimbledon Hill Road, with wooden sides and felt roofs. These have been omitted at the request of officers' due to their visual impact on the streetscene and the locally listed building.

4. PLANNING HISTORY

- 4.1 15/P0007 - APPLICATION FOR ADVERTISEMENT CONSENT FOR THE DISPLAY OF EXTERNALLY LIT AND NON-ILLUMINATED REPLACEMENT SIGNAGE – grant advertisement consent
- 4.2 Various other historical applications for the display of advertisements.
- 4.3 07/P1456 - INSTALLATION OF GLASS SCREEN TO FRONT PARAPET OF FIRST FLOOR TERRACE/BEER GARDEN – grant permission subject to conditions.
- 4.4 02/P2803 (applies to land adjacent of the Alexandra Public House) - RETENTION OF USE AS AN EXTERNAL SEATING AREA – grant permission subject to conditions.
- 4.5 01/P1645 (applies to land adjacent of the Alexandra Public House) – RETENTION OF USE AS AN EXTERNAL SEATING AREA – grant permission subject to conditions.
- 4.6 98/P1292 - EXTENSION AT FIRST FLOOR LEVEL TO FORM TOILET BLOCK – grant permission subject to conditions.

- 4.7 97/P1119 - ALTERATION OF 5 GROUND FLOOR WINDOWS TO THE ST MARKS PLACE ELEVATION INTO FRENCH STYLE WINDOWS – grant permission subject to conditions.
- 4.8 92/P0833 - FORMATION OF ROOF TERRACE AT FIRST FLOOR LEVEL OVER EXISTING BAR INVOLVING ERECTION OF NEW STAIRCASE ENCLOSURE NEW RAILING TO FRONT FACADE AND NEW FIRE ESCAPE ROUTE – grant permission subject to conditions.
- 4.9 92/P0834 - REMOVAL OF EXISTING SKYLIGHTS IN CONNECTION WITH FORMATION OF ROOF TERRACE AT FIRST FLOOR LEVEL – grant conservation area consent.
- 4.10 92/P0020 - CONSERVATION AREA CONSENT FOR THE DEMOLITION OF A SINGLE STOREY OUTBUILDING AT THE REAR OF THE ALEXANDRA PUBLIC HOUSE – grant conservation area consent.
- 4.11 MER538/71 - SINGLE STOREY EXTENSION – grant permission subject to conditions.

5. CONSULTATION

- 5.1 The application was advertised by site notice and letters of notification to the occupiers of neighbouring properties. Four objections from local residents were received and one from Wimbledon East Hillside Residents' Association. One letter of support from a local resident was also received. The representations are summarised below:

5.2 Objections from individual residents

There are already significant problems arising from the pub use and from patrons gathering on St Mark's Place. It is at the edge of a residential area and existing problems arise from noise disturbance, litter, drunken behaviour, vandalism, vomit, blocking of pavements with people and sign boards, parking problems in adjacent streets. Wimbledon town centre is a designated cumulative impact zone and alterations like this which increase the number of drinkers that can be accommodated should be opposed. It would exacerbate the existing problems. Covered areas will increase use of terrace - noise carries further from the terrace.

5.3 Wimbledon East Hillside Residents' Association

The Alexandra is the largest venue selling alcohol in their area and is the only one with a 1pm closing time at weekends – the application allows for further expansion with new seating for 46 customers at first floor – concerns are exacerbation of existing problems associated with the

Alexandra comprising parking in adjoining residential streets, with CPZ restrictions ending at 6:30pm, late night noise and disturbance, litter, vomit and other anti-social behaviour, obstruction of St Mark's Place, health and safety issues, adequate policing/CCTV, the intention to create a themed destination pub, overdevelopment of the site, further colonisation of St Mark's Place at expense of other uses, public consultation not wide enough

5.4 Letter of support

The proposal seems like a sensible development. By improving the outdoor space on the terrace, and increasing the food offering and seating capacity within the building, the proposal would alleviate the concerns of those who object based on drinking outside in St Mark's Place.

5.5 Council's Environmental Health Team was consulted and there were no objections to the proposal subject to the inclusion of conditions managing noise from the proposed kitchen exhaust fan.

5.6 Council's Conservation Team was consulted and there were no objections to the proposal. In particular, there was no objection to the removal of the chimney or the installation of new doors between the existing roof terrace and manager's flat.

5.7 Council's Traffic and Parking Team was consulted and there were no objections to the proposal. It was not considered that the application would have a significant impact on parking or pedestrian movement.

6. RELEVANT PLANNING POLICY

6.1 Site and Policies Plan (July 2014)

DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades)

DM R5 (Food and drink / leisure and entertainment uses)

DM D1 (Urban design and the public realm)

DM D2 (Design considerations in all developments)

DM D4 (Managing heritage assets)

DM EP2 (Reducing and mitigating noise)

6.2 Adopted Merton Core Strategy (July 2011)

CS 7 (Centres)

CS 12 (Economic Development)

CS 14 (Design)

6.3 Wimbledon Hill Road Conservation Area Character Assessment (2006)

- 6.4 The London Plan, (2015)
- 6.5 National Planning Policy Framework (2012)

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations concern the impact of the proposed works on the amenity of local residents and the appearance of the locally listed building and the Conservation Area.

7.2 Impact on Residential Amenity

As noted earlier in the report, the expansion of the trading area at first floor level inside the public house does not require planning permission since the floorspace forms part of the A4 planning unit. This is dealt with through the alcohol licensing regime. On 13 February this year a hearing was held to determine an application to vary the alcohol license for the Alexandra to allow the creation of a new internal trading area with seats for 40 customers, to refurbish the existing roof terrace, change the position of the existing bar and add a new canopy and covered seating.

- 7.3 Taking into account the pub's location within a cumulative impact zone, and a representation from the Metropolitan Police recommending the addition of a number of conditions to the Alexandra's existing alcohol license in order to limit impact from patrons and to ensure the premises would continue to achieve the licensing objectives specified in licensing legislation, Council's licensing sub-committee agreed to vary the licence. This was subject to a number of the conditions recommended by the Metropolitan Police relating to the installation and maintenance of a comprehensive CCTV system, the necessity for licensed door supervisors, limiting alcohol consumption to the curtilage of the building, and the maintenance of an incident log. The sub-committee also addressed cumulative impact and access through St Mark's Place and recommended that door supervisors / staff ensured that patrons of the Alexandra were managed to maintain right of way through St Mark's Place at busy times. Should there be future problems with the Alexandra, under alcohol licensing legislation, Council has the power to review its alcohol license and can modify or add any conditions, issue warnings and cautions, and even revoke the license if appropriate.
- 7.4 In terms of the elements of this proposal requiring planning permission, these comprise the physical external works to the roof terrace and the new ventilation/extraction equipment for the first floor kitchen. Given that the roof terrace already exists and is being refurbished, it is not considered

that there would be any additional impact on residential properties within neighbouring streets off Wimbledon Hill Road arising from the changes. The extent of covered seating area has been reduced from the original submission because of the visual impact of the proposed 'huts' and the new canopy replaces an existing one. The proposal is not therefore considered to promote any significant intensification of the use of the terrace sufficient to form a ground for refusal and it will continue to be governed by the original restrictions preventing the use of this external area beyond 11pm. The impact of the external alterations is therefore considered to be acceptable in relation to Policy DM R5 'Food and drink / leisure and entertainment uses'.

7.5 Extraction Equipment

The Council's environmental health team have raised no objections to the details of the extraction equipment subject to the inclusion of a suitable noise condition.

7.4 Impacts of the Proposed Works on the Conservation Area

7.5 The Council's Conservation Officer raised no objection to the proposal including removal of the chimney or the installation of new doors between the existing roof terrace and manager's flat. The 'huts' which were considered to negatively impact on the Wimbledon Hill road street scene have been removed and the glass canopy replaces an existing structure and will be set some 3m back from the edge of the terrace. The plant equipment is located at the rear of the property and would not be visible from the public domain. The proposal is therefore considered to preserve and/or enhance the contribution that the building makes to the Wimbledon Hill Road Conservation Area and to be acceptable in relation to the visual appearance of the locally listed building.

7.6 Parking and Highways.

The internal expansion of the trading area does not require planning permission, however it is noted that the Council's Transport Planning section consider the site to be an appropriate location for an A4 use within a highly accessible town centre.

8 CONCLUSION

8.1 In conclusion, it is considered that the proposed external changes to the roof terrace are acceptable and would preserve the character of the Wimbledon Hill Road Conservation Area, and the appearance of the locally listed building. It is also considered that the refurbished roof terrace and new plant will not unreasonably impact on the amenity of nearby residential area. It is noted that the expansion of the internal trading area does not require planning permission, but that it is controlled through the

alcohol licensing regime.

9 RECOMMENDATION

9.1 Grant planning permission subject to the following conditions:

1. A.1 Commencement of Development (full application)
2. A7 Plans
3. B3 External Materials as Specified
4. Additional details relating to colour of metal frame to the glass canopy.
4. Non – Standard Condition: Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the new plant/machinery associated with the new kitchen extraction/ventilation system shall not exceed LA90-10dB at the boundary with the closest residential property.

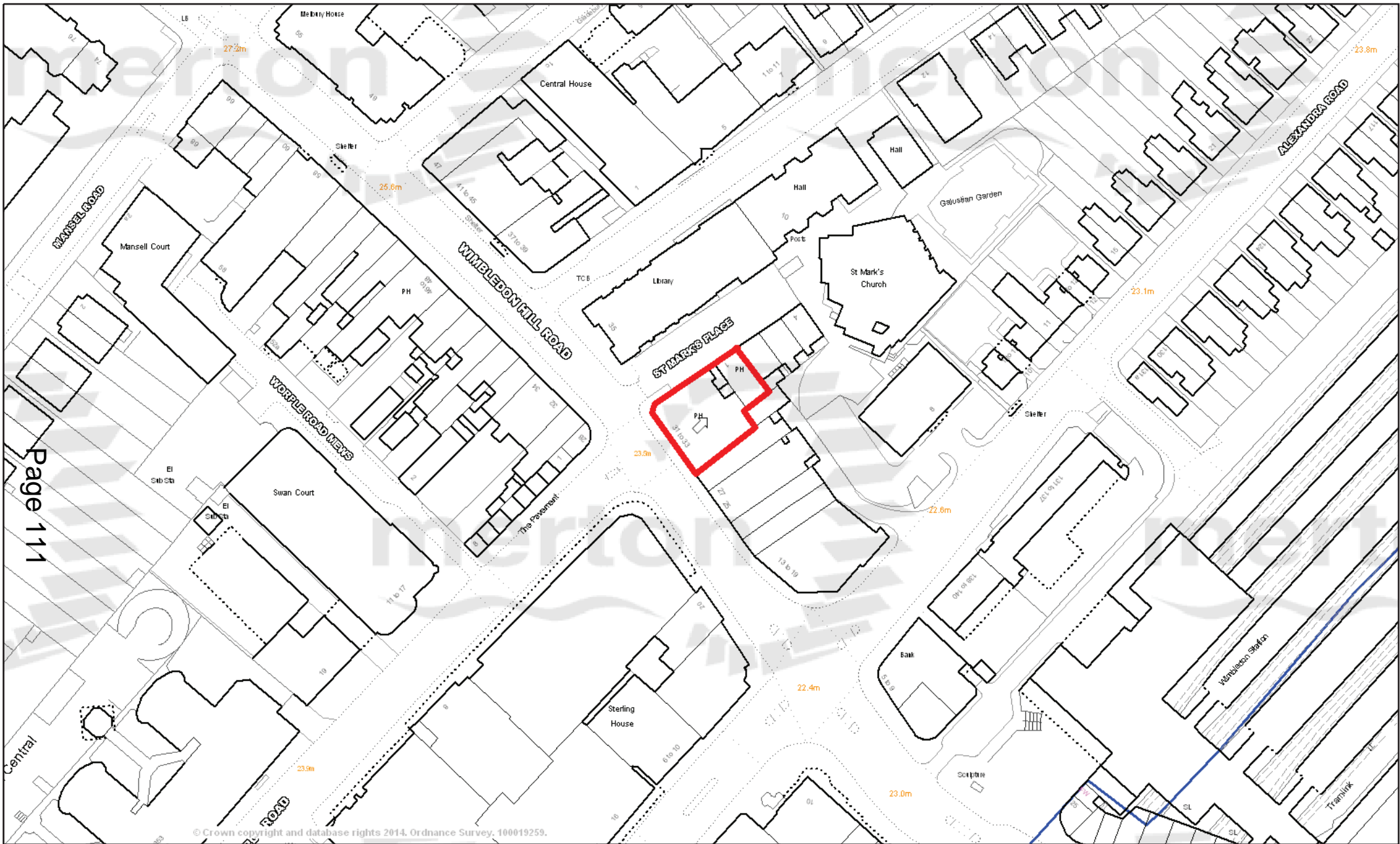
Reason: To protect the amenities of the occupiers in the local vicinity and to comply with the requirements of DM R5 (Food and drink / leisure and entertainment uses) of the London Borough of Merton Site and Policies Plan (July 2014).

5. Non – Standard Condition: Odour from the new extraction and odour control unit shall be designed and installed so that cooking odour is not detectable to affect other premises.

Reason: To protect the amenities of the occupiers in the local vicinity and to comply with the requirements of DM R5 (Food and drink / leisure and entertainment uses) of the London Borough of Merton Site and Policies Plan (July 2014).

Note to applicants – approval of application

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31-33 Wimbledon Hill Rd

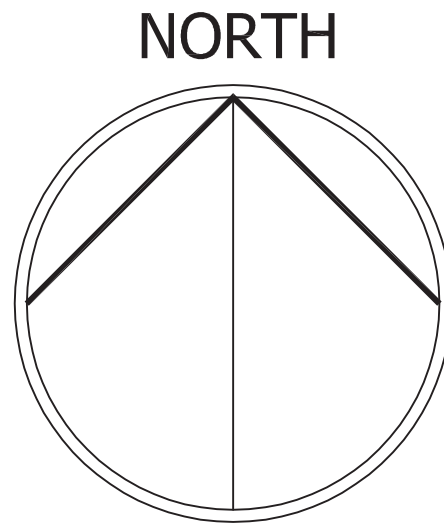
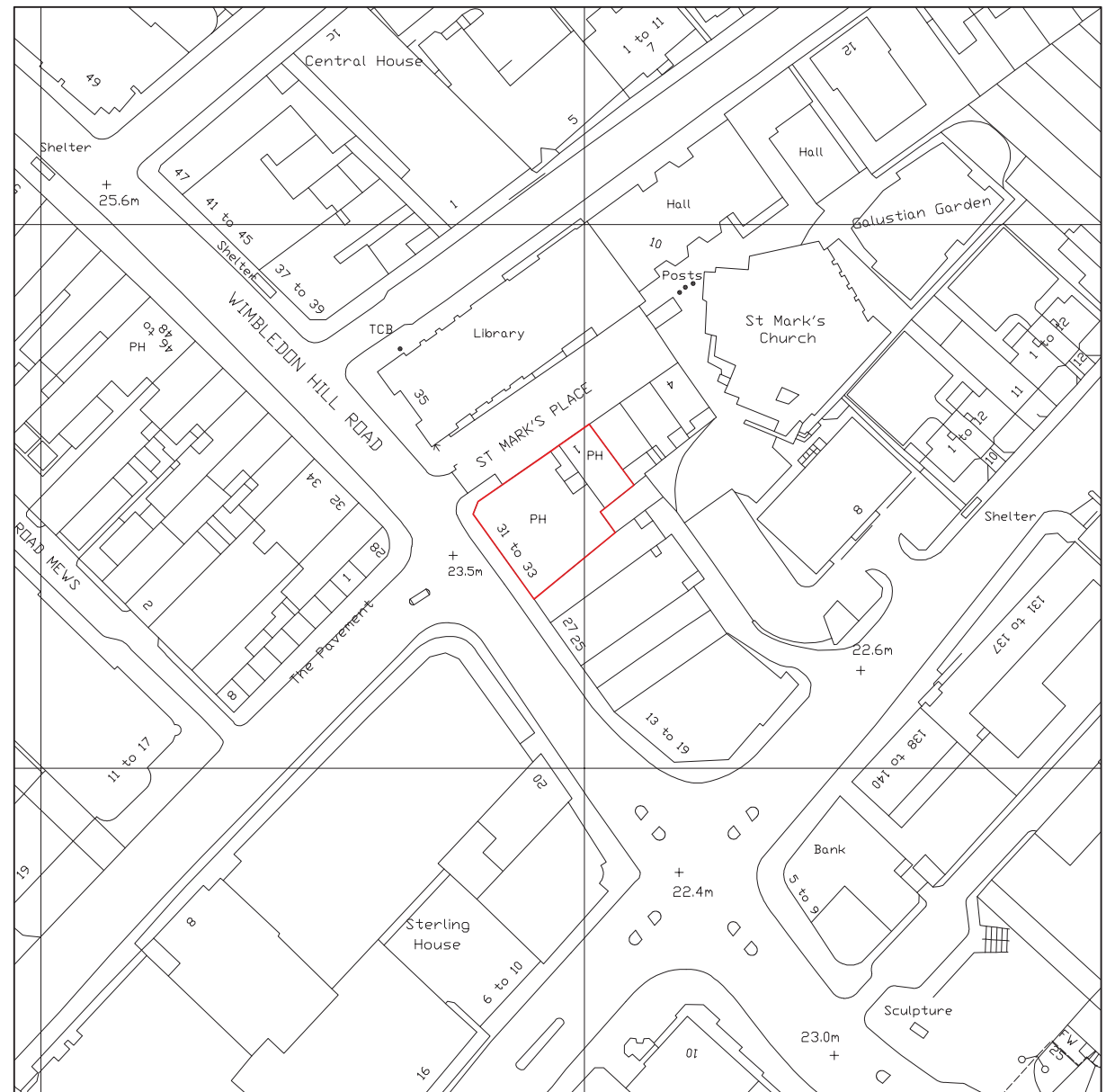
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Date 7/4/2015

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rev	by	date	comment
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client
Young & Co.

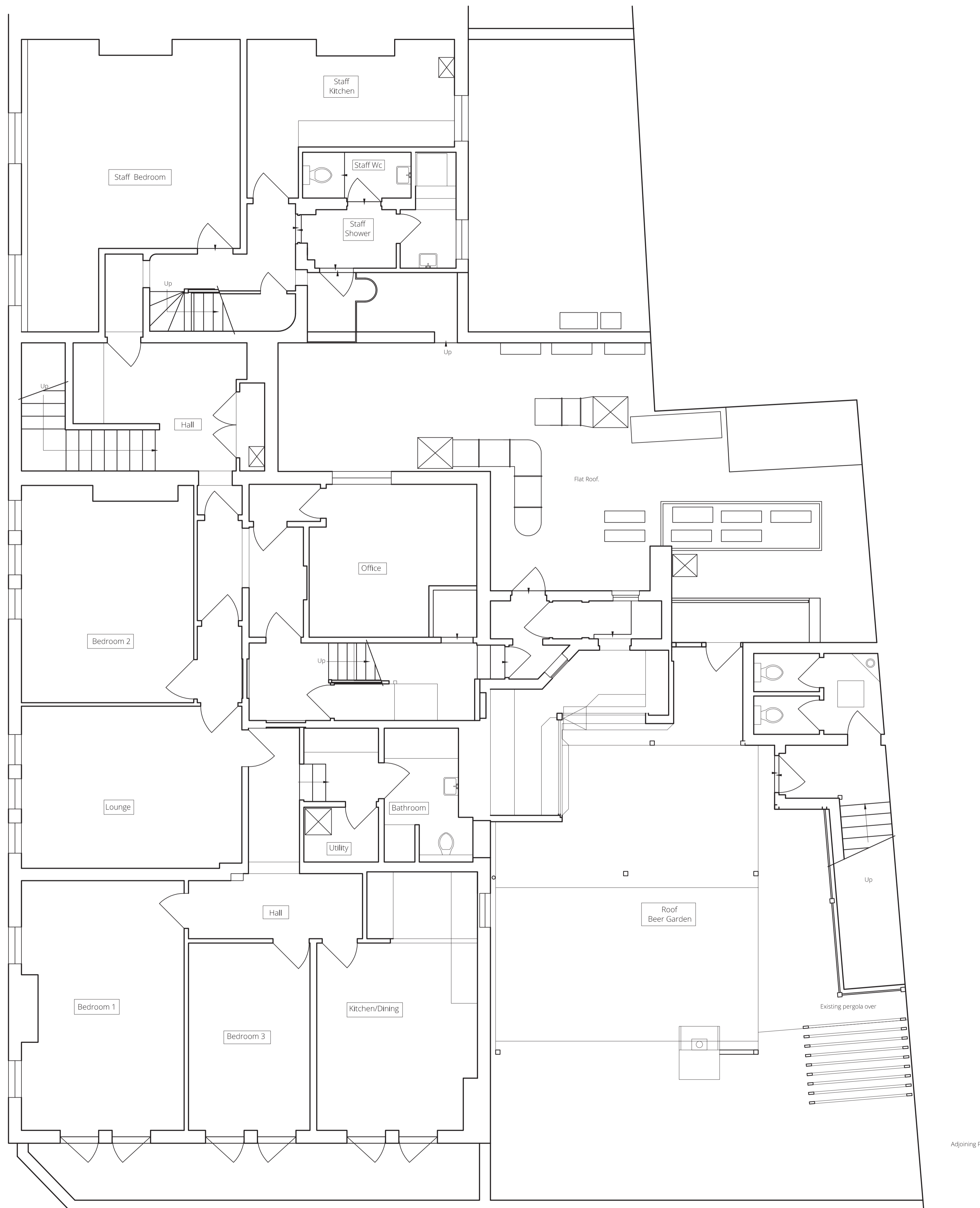
project
The Alexandra
33 Wimbledon Hill Road, Wimbledon
London. SW19 7NE

title
Location Plan

drawn	JGM	check	KG
scale	1:1250	date	Nov '14
project/dwg no.			

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revisions			
rev	by	date	comment
*			



Existing First Floor Plan
Scale: 1:50

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client

Young's & Co

project

The Alexandra
Wimbledon
London SW19 7NE

title

Existing Plan

drawn EN

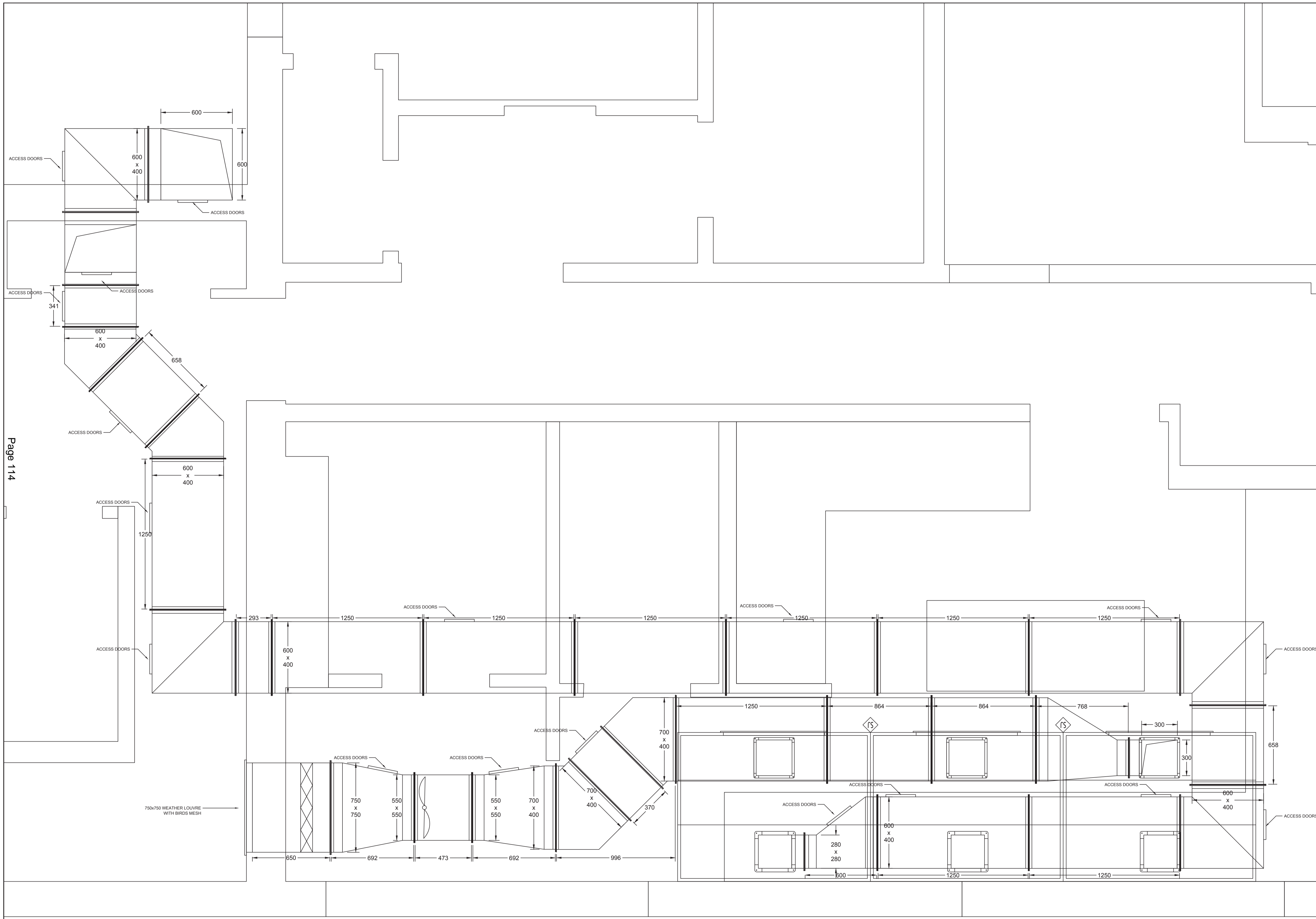
check JM

scale
@ A1 1:50

date Nov'14

project/dwg no.

3219/01/*



Page 114

QUALITY ASSURANCE CHECK	DATE	SIGNATURE
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SPECIFICATIONS - NOTES

NOTES:
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WALLTYPE EXTRACT AND SUPPLY CANOPY
 4850mm x 1250mm x 575mm.
 304 GRADE STAINLESS STEEL 18gauge DP2.
 FULLY WELDED CORNERS.
 MANUFACTURED IN 3 SECTIONS.
 INTERNAL GREASE/CONDENSE CHANNEL.
 3 REMOVABLE GREASE COLLECTION TRAYS.
 8 No. 500mm x 400mm BAFFLE FILTERS.
 3 No. 350mm x 850mm DOUBLE DEFLECTION SUPPLY AIR GRILLES WITH ODDs
 2 No. STAINLESS STEEL BOX TYPE RECESSED LIGHTS

EXTRACT
 EXTRACT FLOW RATE BASED UPON HVCA STANDARD DW172 INCLUDING SAFETY MARGIN 1.65M3/SEC
 RESISTANCE ON BAFFLE FILTERS 130 PA
 3 No. GALVANIZED SPIGOTS 280mm x 280mm
 APPROX VELOCITY PER SPIGOT 7.00 M/S

SUPPLY AIR
 SUPPLY AIR FLOW RATE (85% OF EXTRACT) : 1.40 M3/SEC
 RESISTANCE ON GRILLES 18 PA
 3 No. GALVANIZED SPIGOTS 300mm x 300mm
 APPROX VELOCITY PER SPIGOT 5.22 M/S

EXTRACT FAN:
 SYSTEMAIR MUB 062 560 EC-A2
 WORKING POINT 1.73m³/s AT 563Pa
 SOUND PRESSURE LEVEL AT 3m: 57dB(A)
 3PHASE 400V 50/60Hz

SUPPLY FAN:
 SYSTEMAIR KDRE 55
 WORKING POINT 1.41m³/s AT 158Pa
 SOUND PRESSURE LEVEL AT 3m: 51dB(A)
 SINGLE PHASE 230V 50Hz

D	
C	
B	
A	

REV	DATE	DESCRIPTION



CLIENT
NATIONAL FM

SITE ADDRESS
THE ALEXANDRA

DRAWING TITLE
EXTRACT AND SUPPLY SYSTEMS PLAN VIEW

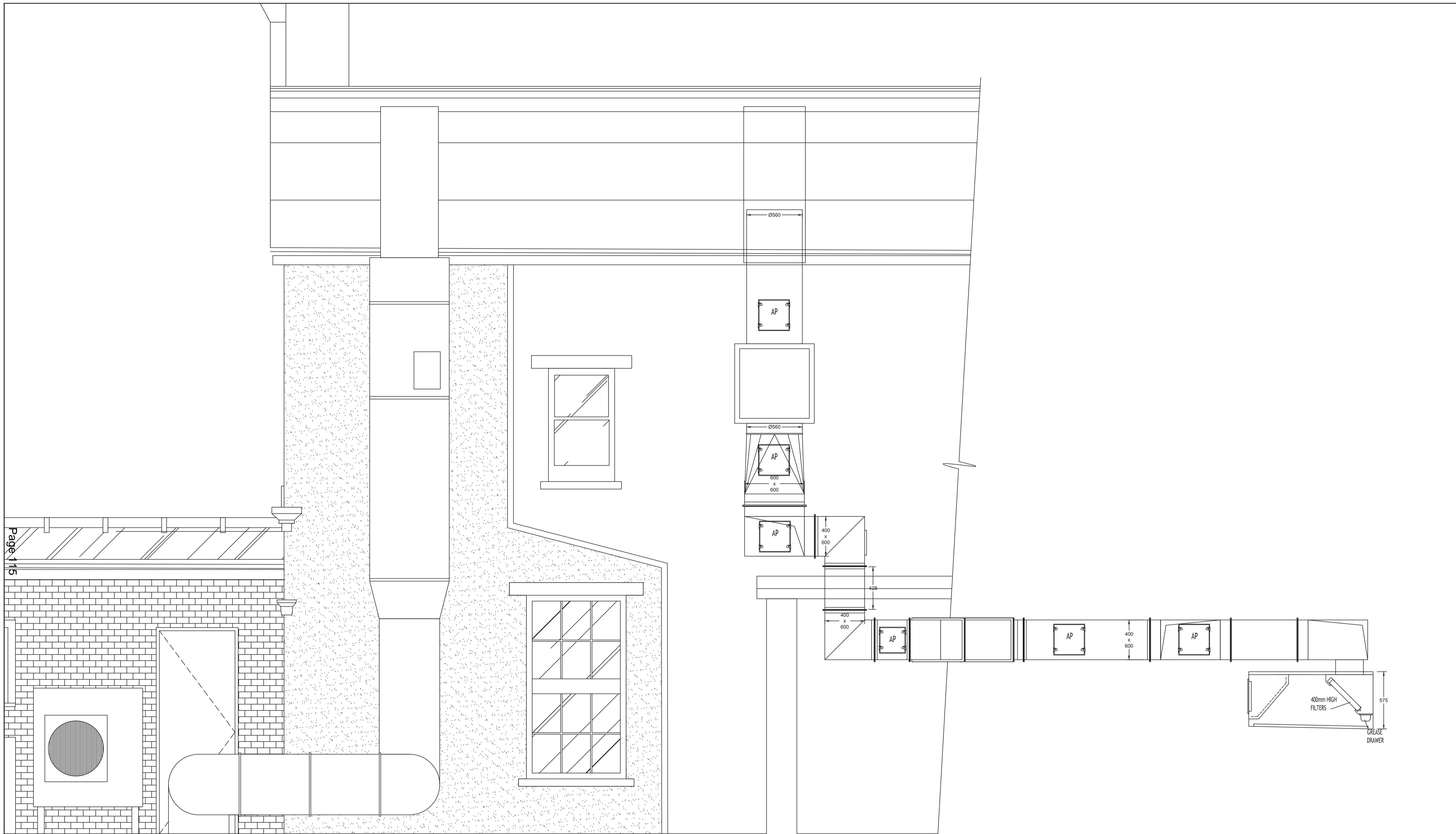
DRAWN BY MANOLIS	CREATION DATE 18.12.14
CHECKED BY NATIONAL FM	REVISION DATE 18.12.14

SCALE 1:15	SIZE A1	QUOTE REF. 31236	JOB No. 31236
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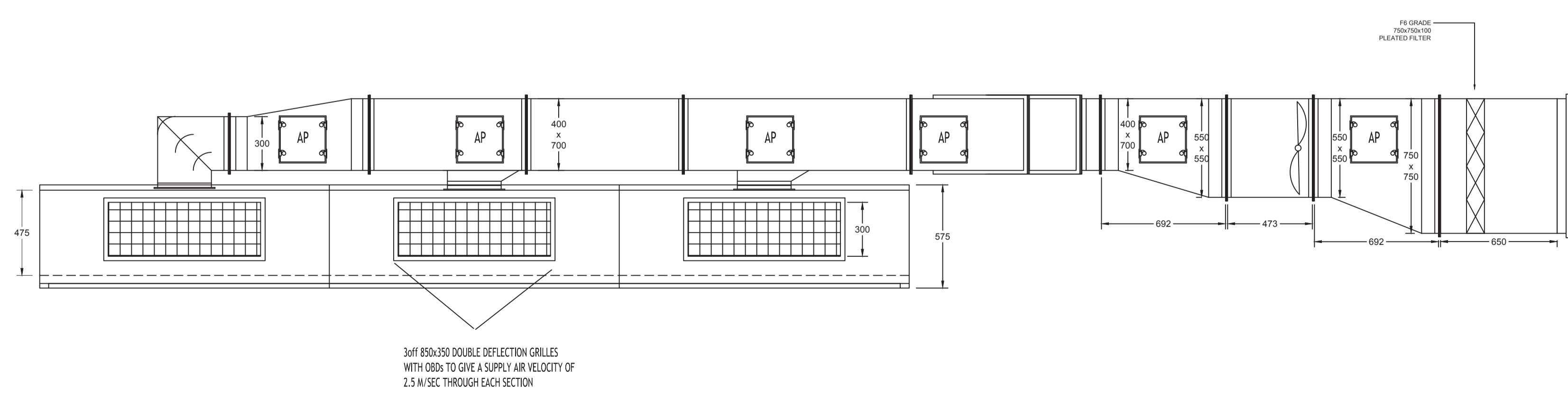
DRAWING STATUS
FOR PROPOSAL

DRAWING No 31236/V - 01	SHEET NO	REVISION
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Page 1/15



QUALITY ASSURANCE CHECK	DATE	SIGNATURE
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SPECIFICATIONS - NOTES

NOTES:
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WALLTYPE EXTRACT AND SUPPLY CANOPY
4850mm x 1250mm x 575mm.
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3 REMOVABLE GREASE COLLECTION TRAYS.
8 No. 500mm x 400mm BAFFLE FILTERS.
3 No. 350mm x 650mm DOUBLE DEFLECTION SUPPLY AIR GRILLES WITH OBDs.
2 No. STAINLESS STEEL BOX TYPE RECESSED LIGHTS

EXTRACT
EXTRACT FLOW RATE BASED UPON HVCA STANDARD DW172 INCLUDING SAFETY MARGIN 1.65M3/SEC
RESISTANCE ON BAFFLE FILTERS 130 PA
3 No. GALVANIZED SPIGOTS 280mm x 280mm
APPROX VELOCITY PER SPIGOT 7.00 M/S

SUPPLY AIR
SUPPLY AIR FLOW RATE (85% OF EXTRACT) : 1.40 M3/SEC
RESISTANCE ON GRILLES 18 PA
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WORKING POINT 1.73m3/s AT 563Pa
SOUND PRESSURE LEVEL AT 3m: 57dB(A)
3PHASE 400V 50/60Hz

SUPPLY FAN:
SYSTEMAIR KDRE 55
WORKING POINT 1.41m3/s AT 158Pa
SOUND PRESSURE LEVEL AT 3m: 51dB(A)
SINGLE PHASE 230V 50Hz

D	
C	
B	
A	

REVISION DESCRIPTION

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NATIONAL FM

SITE ADDRESS
THE ALEXANDRA

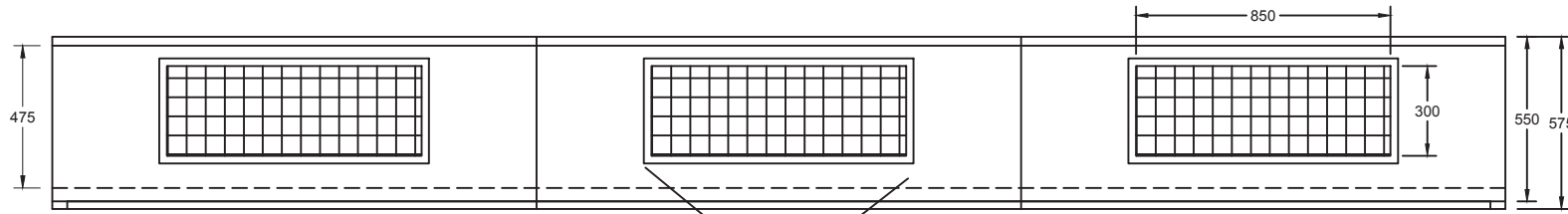
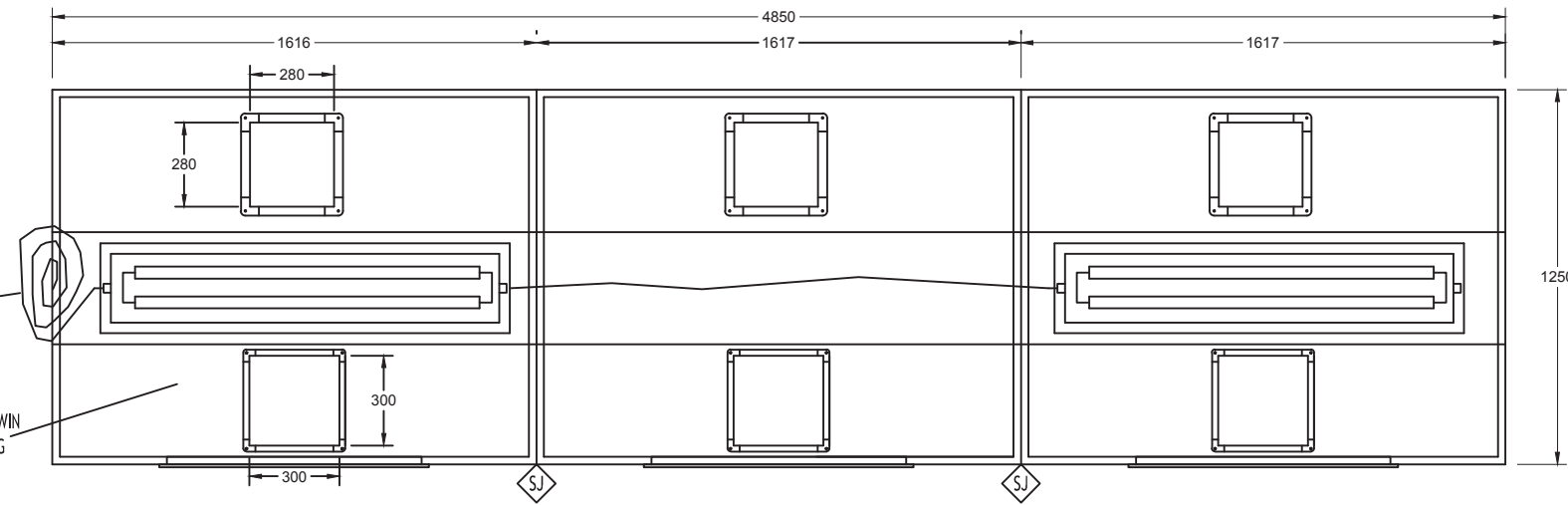
DRAWING TITLE
EXTRACT SYSTEM SIDE ELEVATION
SUPPLY SYSTEM FRONT ELEVATION

DRAWN BY MANOLIS	CREATION DATE 18.12.14
CHECKED BY NATIONAL FM	REVISION DATE 18.12.14
SCALE 1:20	SIZE A1
QUOTE REF. 31236	JOB No. 31236

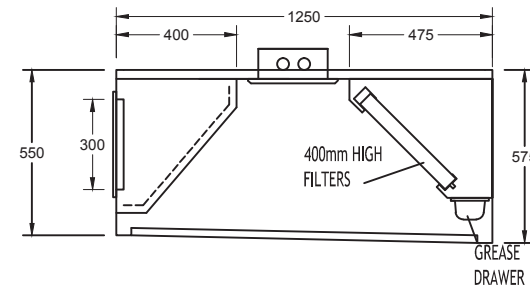
DRAWING STATUS
FOR PROPOSAL

DRAWING No 31236/V - 01	SHEET NO -	REVISION -
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3off 850x350 DOUBLE DEFLECTION GRILLES WITH OBDs TO GIVE A SUPPLY AIR VELOCITY OF 2.5 M/SEC THROUGH EACH SECTION



Q.A. CHECK	DATE	SIGNATURE
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SPECIFICATIONS - NOTES

CANOPY:
304 GRADE S/S 18 Gauge DP2

8No 500x400 S/S BAFFLE FILTERS

B	
A	

REV	DATE	DESCRIPTION
-----	------	-------------

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DRAWING TITLE
CANOPY

DRAWN BY MANOLIS	CREATION DATE 18.12.14
CHECKED BY NATIONAL FM	REVISION DATE 18.12.14

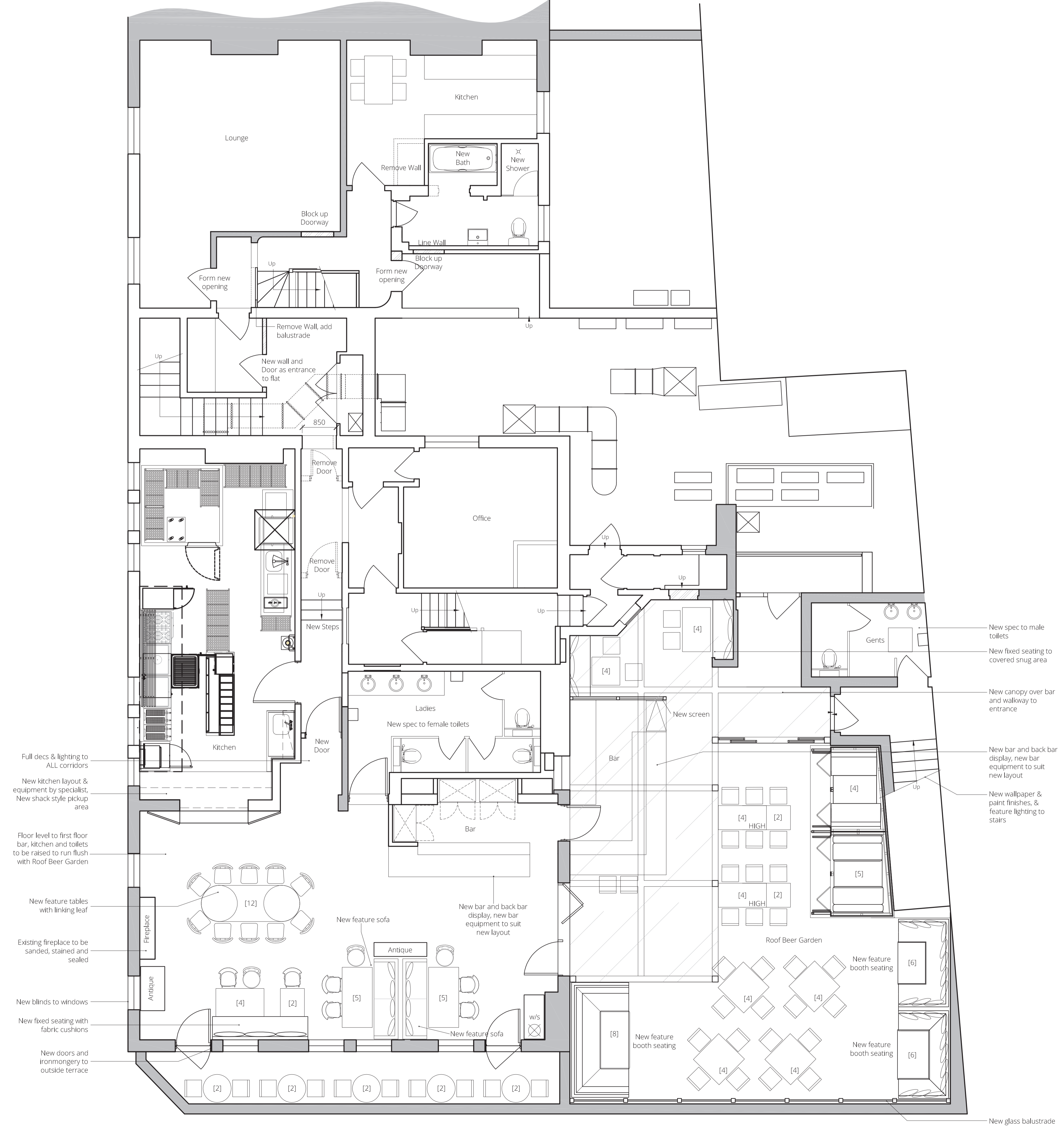
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		JOB No. 31236

DRAWING STATUS
FOR PROPOSAL

DRAWING No 31236/V - 01	SHEET NO -	REVISION -
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revisions			
rev	by	date	comment
A	JGM	28.10.14	Revised following site meeting.
B	JGM	06.11.14	Door added to flat.
C	JGM	01.12.14	Amendments made for Planning Submission. Plant indicated.
D	JGM	23.12.14	Extract to new kitchen added
E	JGM	14.01.15	Opening to Structure to First Floor Bar Reduced. Bar amended to suit.
F	JGM	14.04.15	3 No. Sheds to Wimbledon Hill Road Side Removed.



- Full decs & lighting to ALL corridors
- New kitchen layout & equipment by specialist. New shack style pickup area
- Floor level to first floor bar, kitchen and toilets to be raised to run flush with Roof Beer Garden
- New feature tables with linking leaf
- Existing fireplace to be sanded, stained and sealed
- New blinds to windows
- New fixed seating with fabric cushions
- New doors and ironmongery to outside terrace

- New spec to male toilets
- New fixed seating to covered snug area
- New canopy over bar and walkway to entrance
- New bar and back bar display, new bar equipment to suit new layout
- New wallpaper & paint finishes, & feature lighting to stairs

Proposed First Floor Plan
Option 2
Scale 1:50

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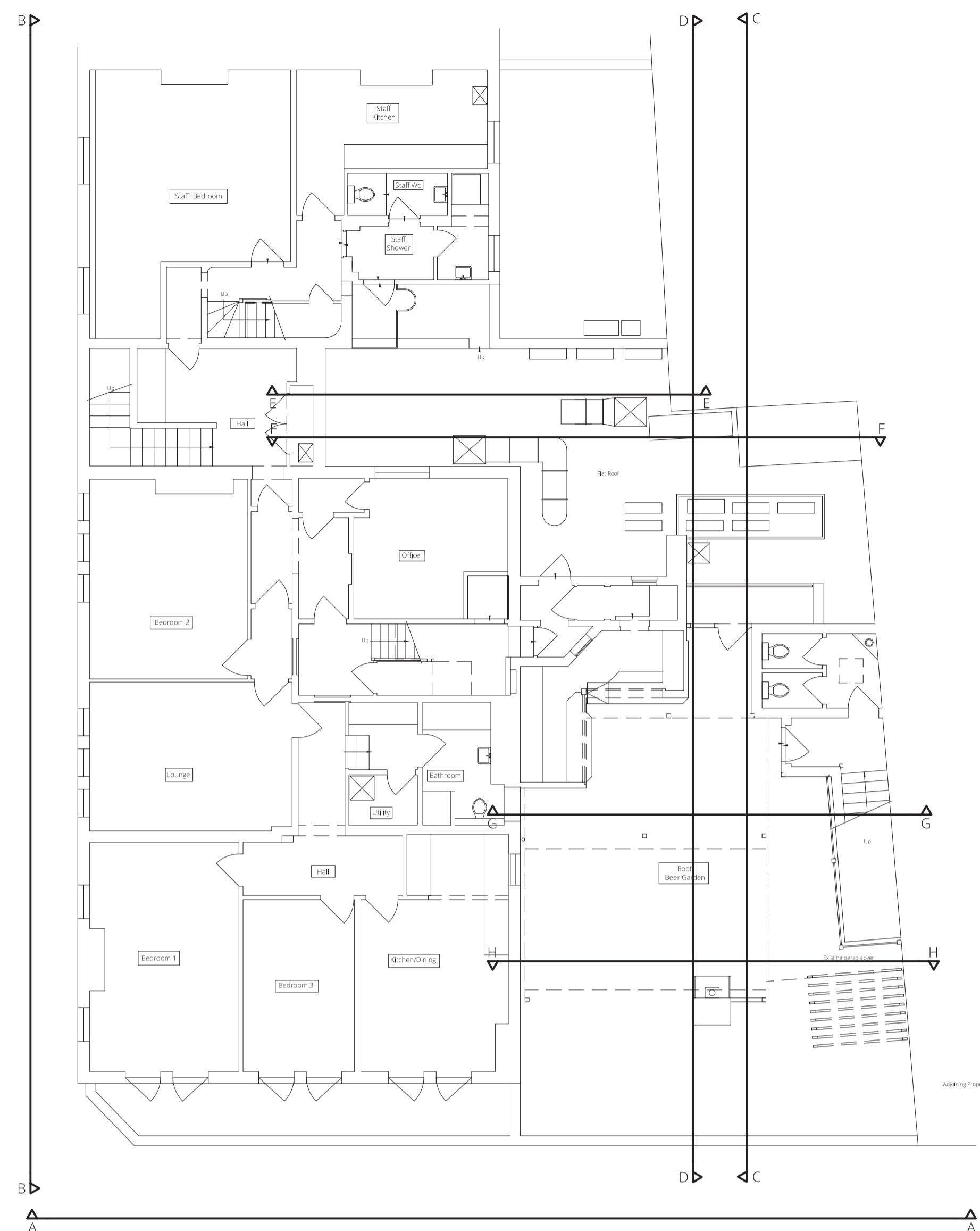
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client	Young's		
project	The Alexandra 33 Wimbledon Hill Rd, London SW19 7NE		
title	Proposed GA First Floor		
drawn	EN	check	KG
scale @ A1	1:50	date	28.08.14
project/dwg no.	3219/02/F		



Page 118

Elevation A
Scale 1:50



Location Plan
Scale 1:100

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revisions			
rev	by	date	comment
*	-	-	First Issue



Elevation B
Scale 1:50

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client
Young & Co.

project
The Alexandra
33 Wimbledon Hill Road, Wimbledon
London, SW19 7NE

title
Existing External Elevations
Sheet 1 of 3

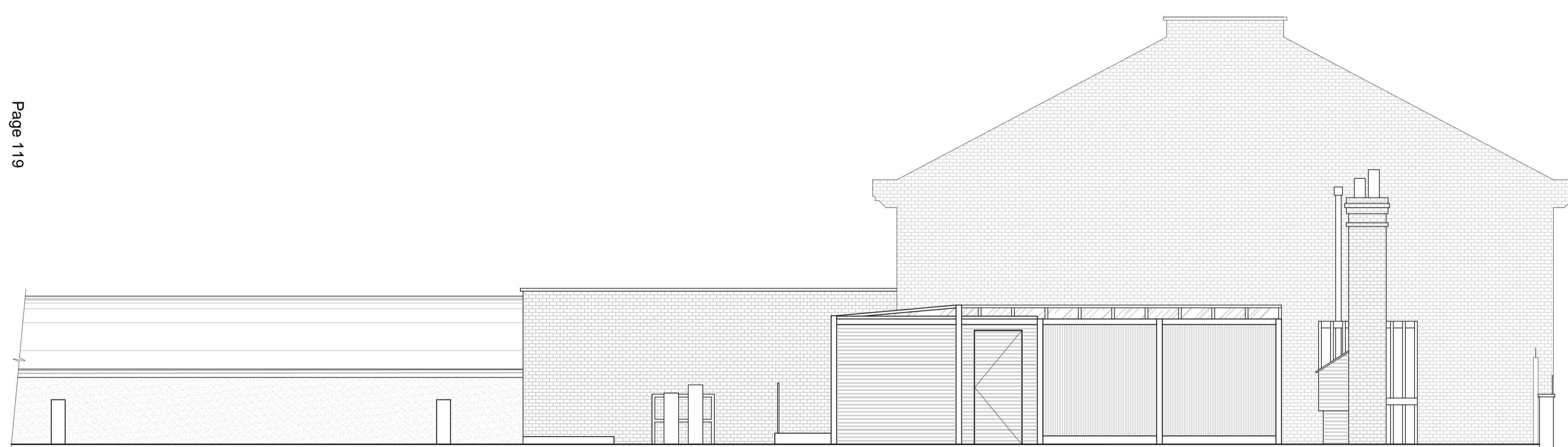
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scale	1:50, 1:100	date	Nov '14

project/dwg no. **3219/04/***

revisions			
rev	by	date	comment
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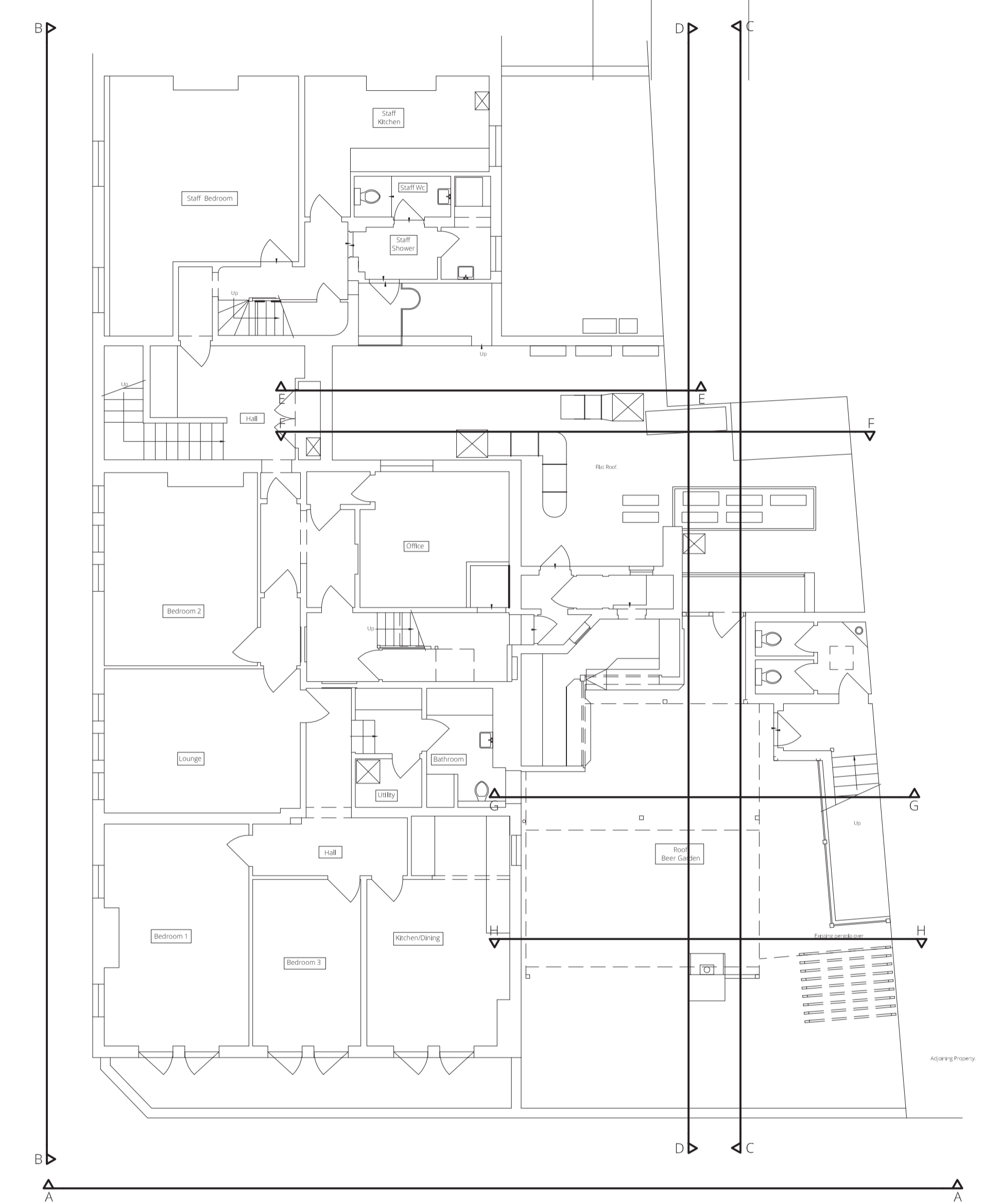
Elevation C
Scale 1:50



Elevation D
Scale 1:50



Elevation E
Scale 1:50



Location Plan
Scale 1:100

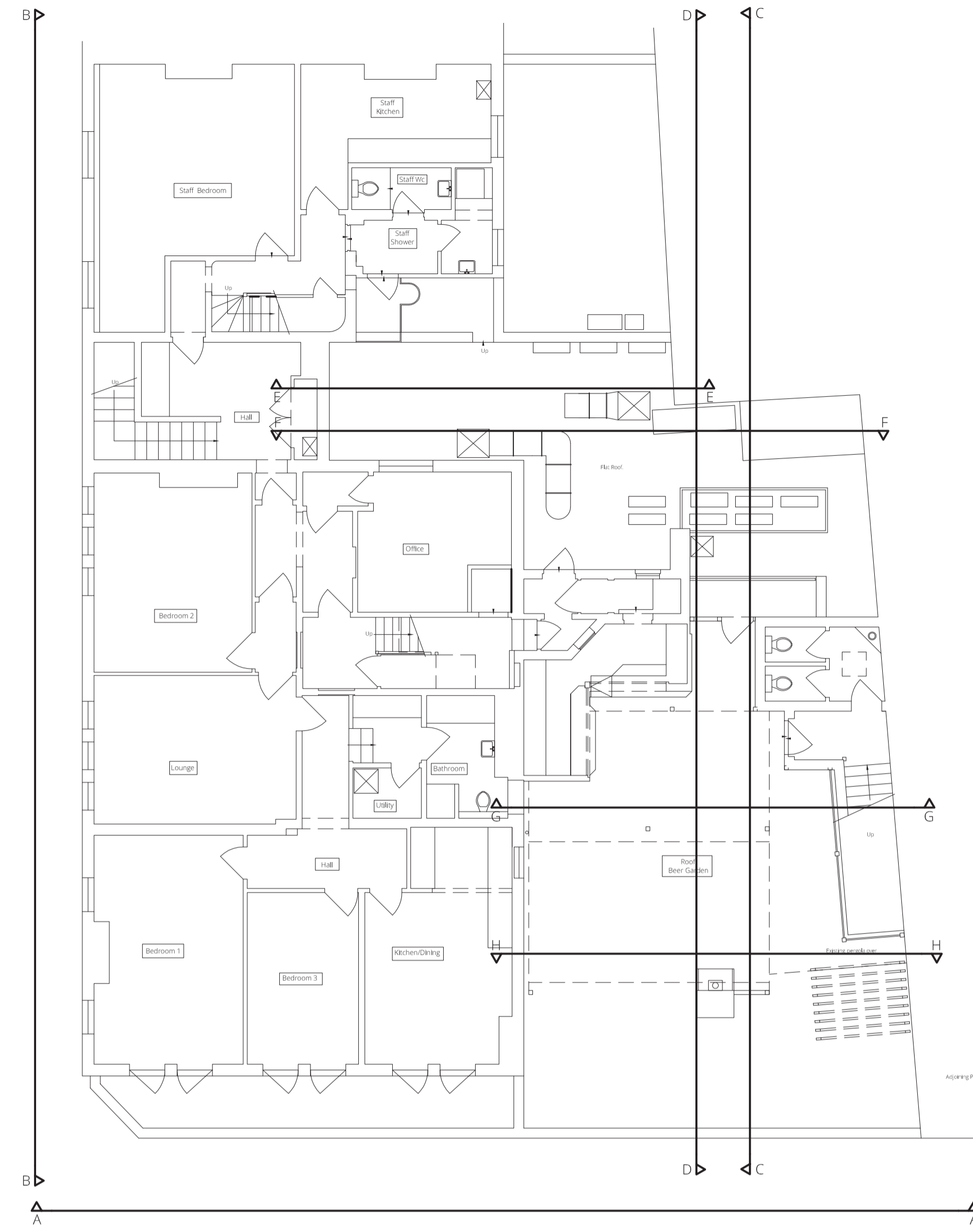
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client	Young & Co.		
project	The Alexandra 33 Wimbledon Hill Road, Wimbledon London. SW19 7NE		
title	Existing External Elevations Sheet 2 of 3		
drawn	JGM	check	KG
scale @ A1	1:50, 1:100	date	Nov '14
project/dwg no.	3219/05/*		



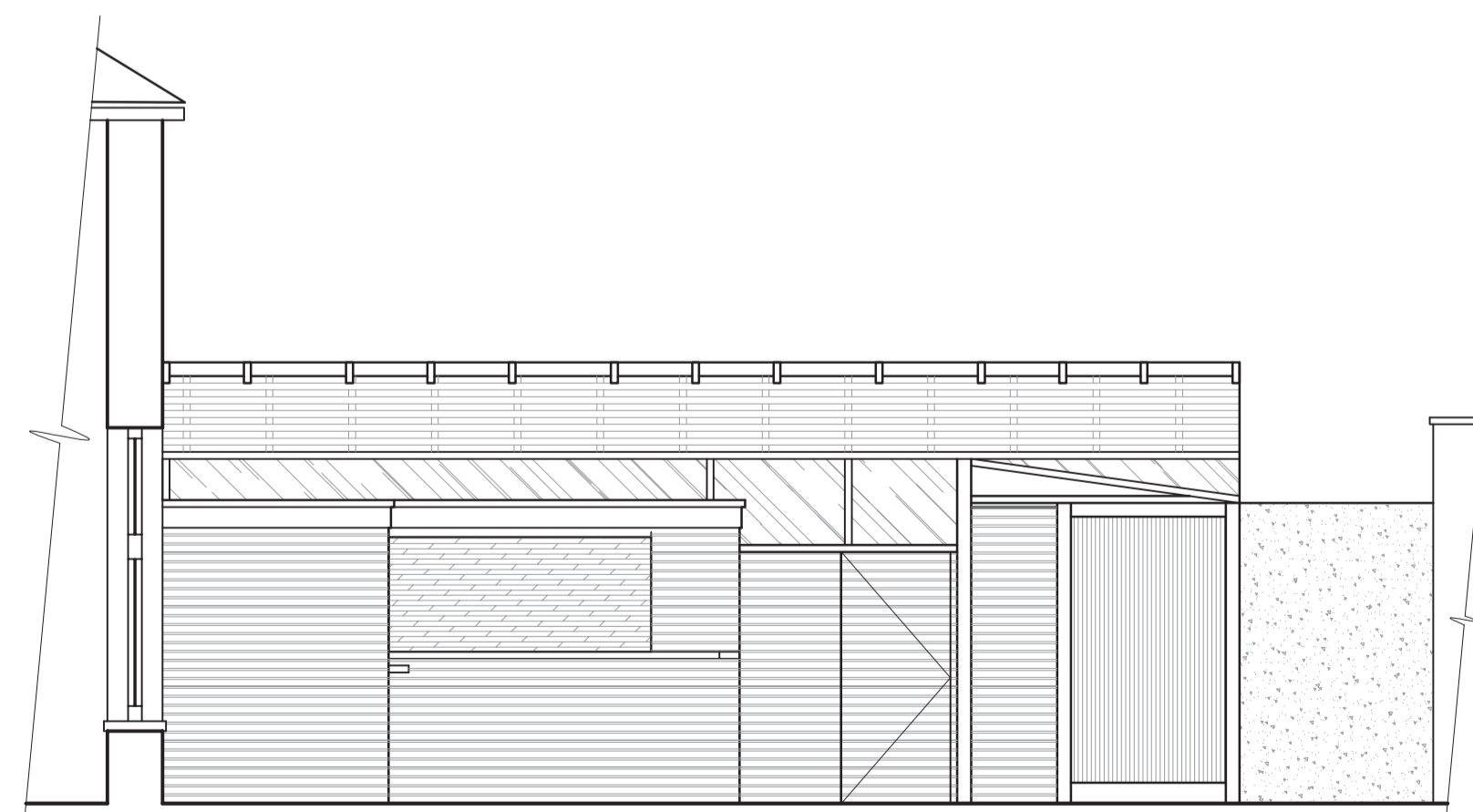
Elevation F
Scale 1:50



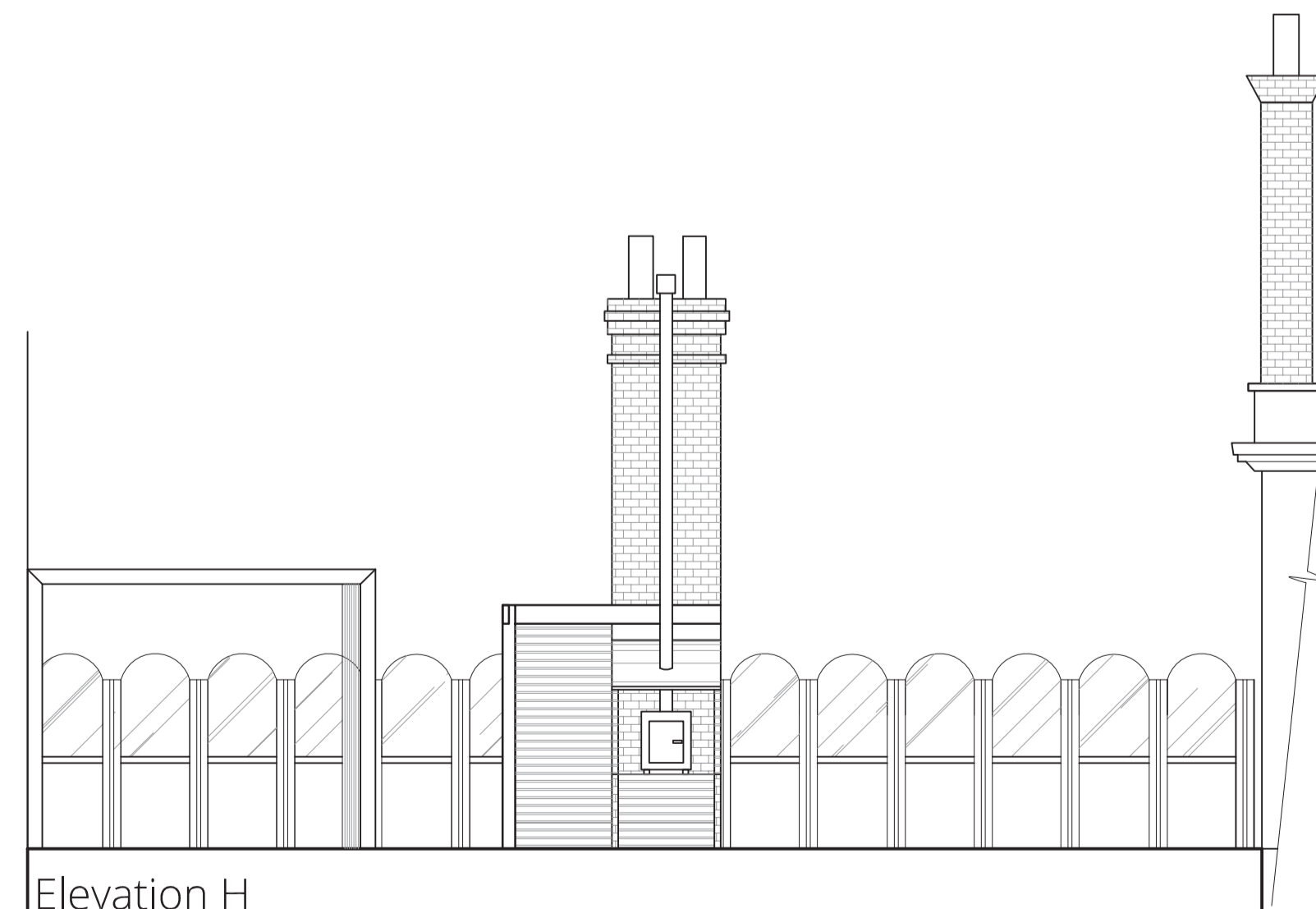
Location Plan
Scale 1:100

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revisions			
rev	by	date	comment
*	-	-	First Issue



Elevation G
Scale 1:50



Elevation H
Scale 1:50

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client

Young & Co.

project

The Alexandra
33 Wimbledon Hill Road, Wimbledon
London. SW19 7NE

title

Existing External Elevations
Sheet 3 of 3

drawn

JGM

check

KG

scale
@ A1

1:50, 1:100

date

Nov '14

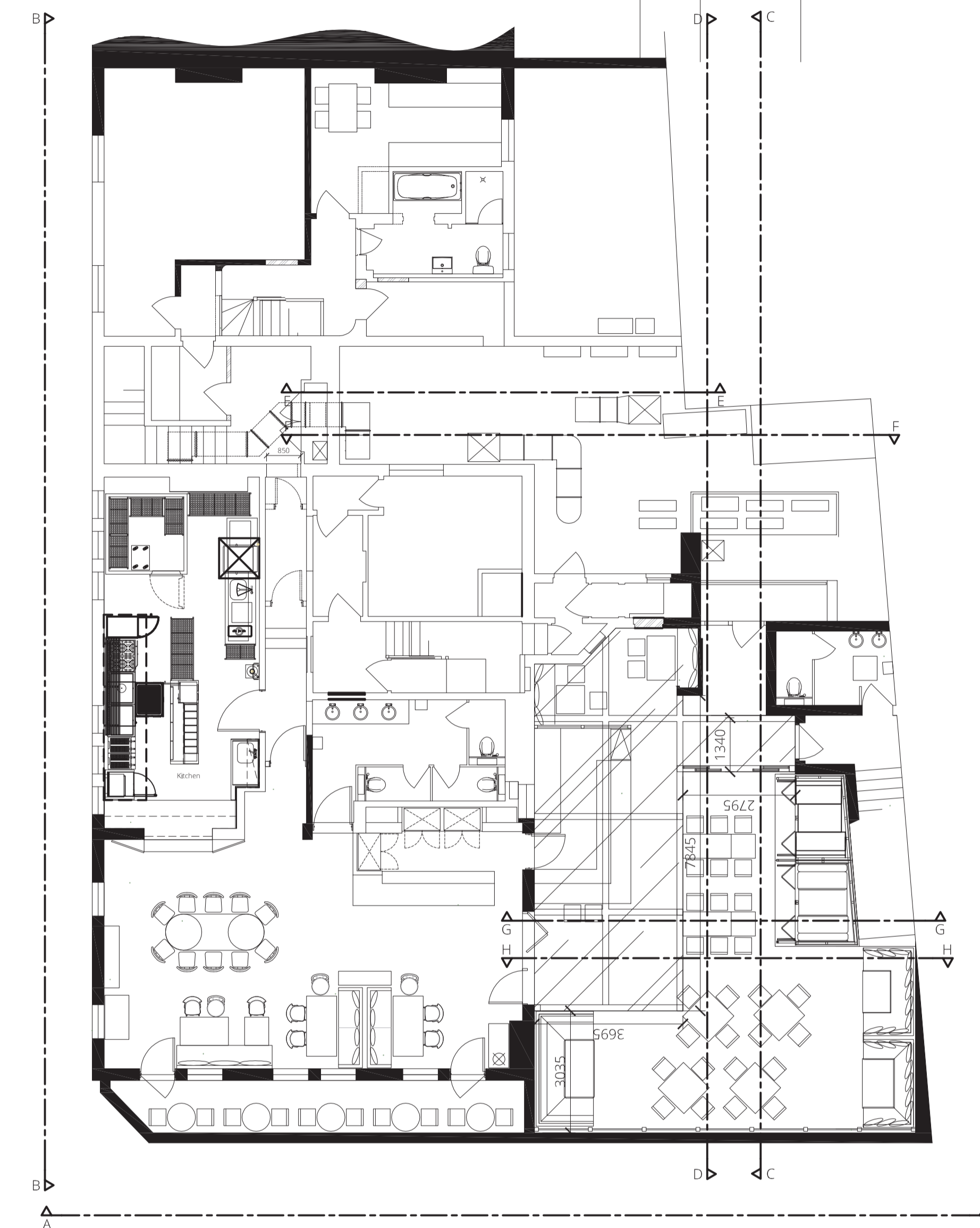
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3219/06/*

revisions			
rev	by	date	comment
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B	JGM	14.04.15	Sheds removed.



Elevation A
Scale 1:50



Location Plan
Scale 1:100



Elevation B
Scale 1:50

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client

Young & Co.

project

The Alexandra
33 Wimbledon Hill Road, Wimbledon
London, SW19 7NE

title

Proposed External Elevations
Sheet 1 of 3

drawn JGM

check KG

scale @ A1 1:50, 1:100

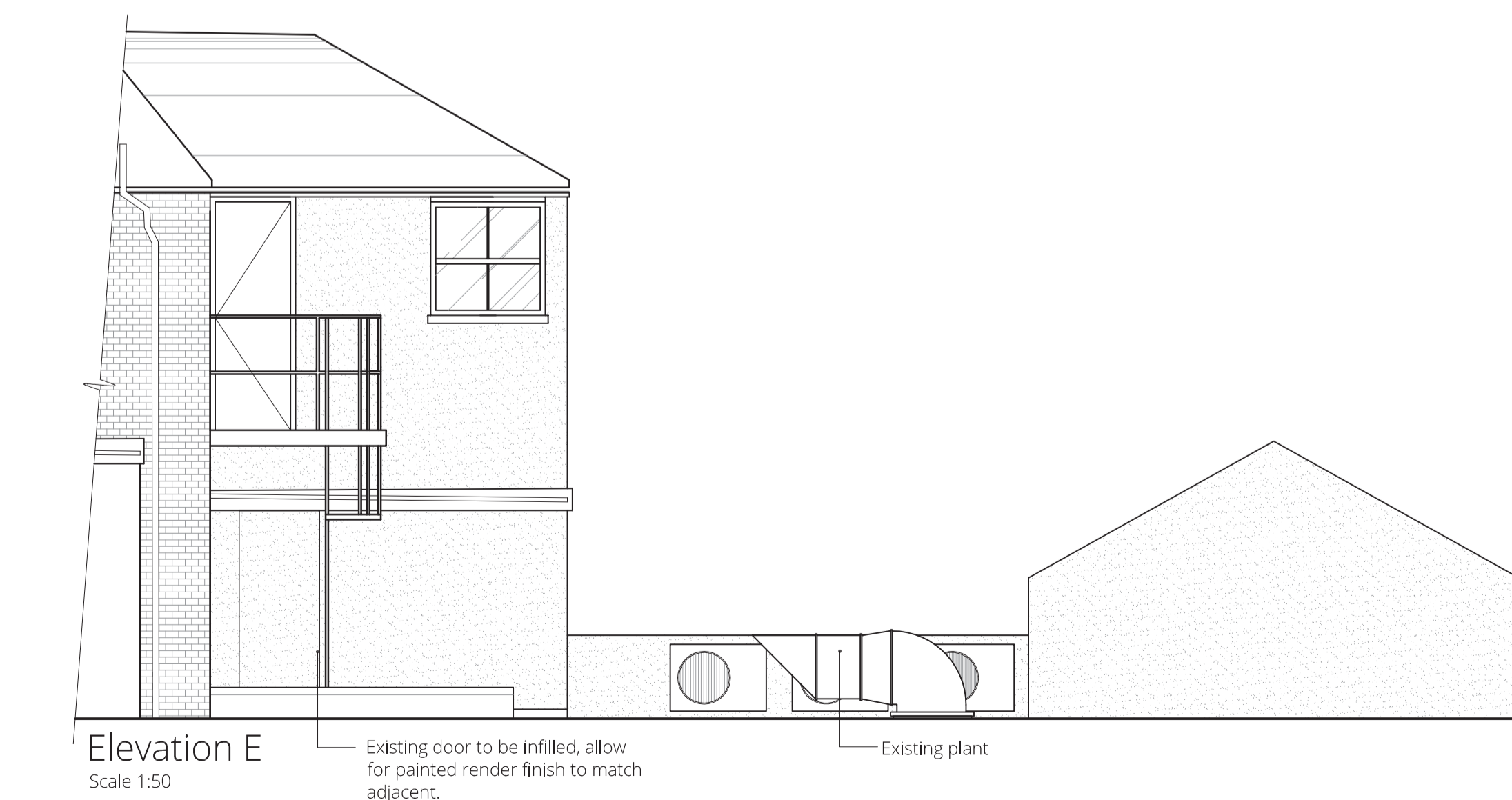
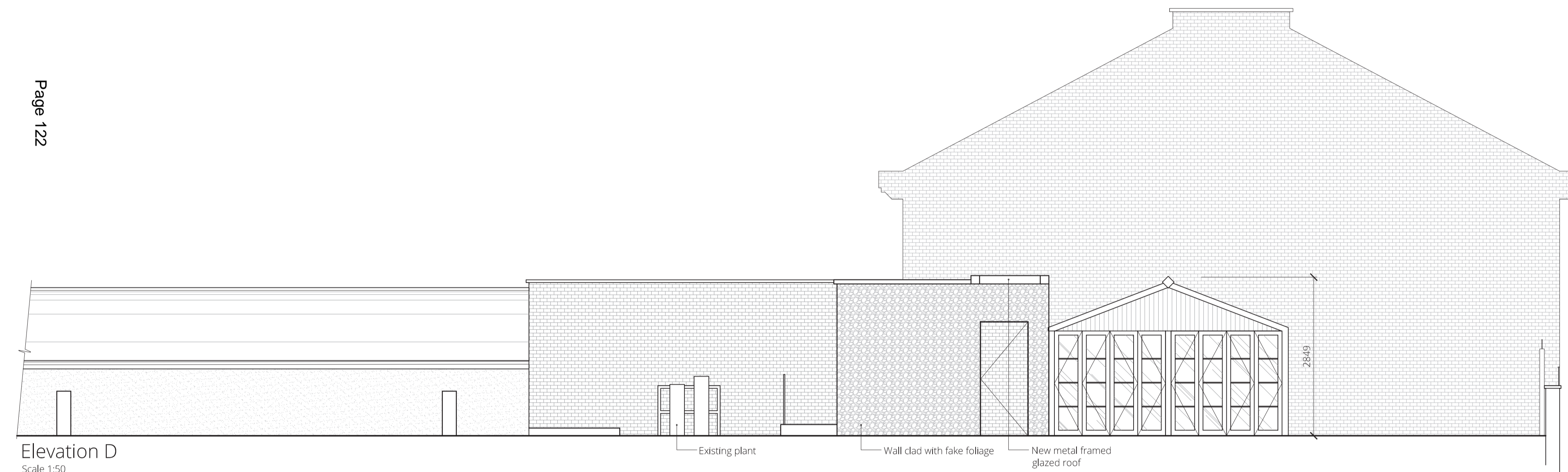
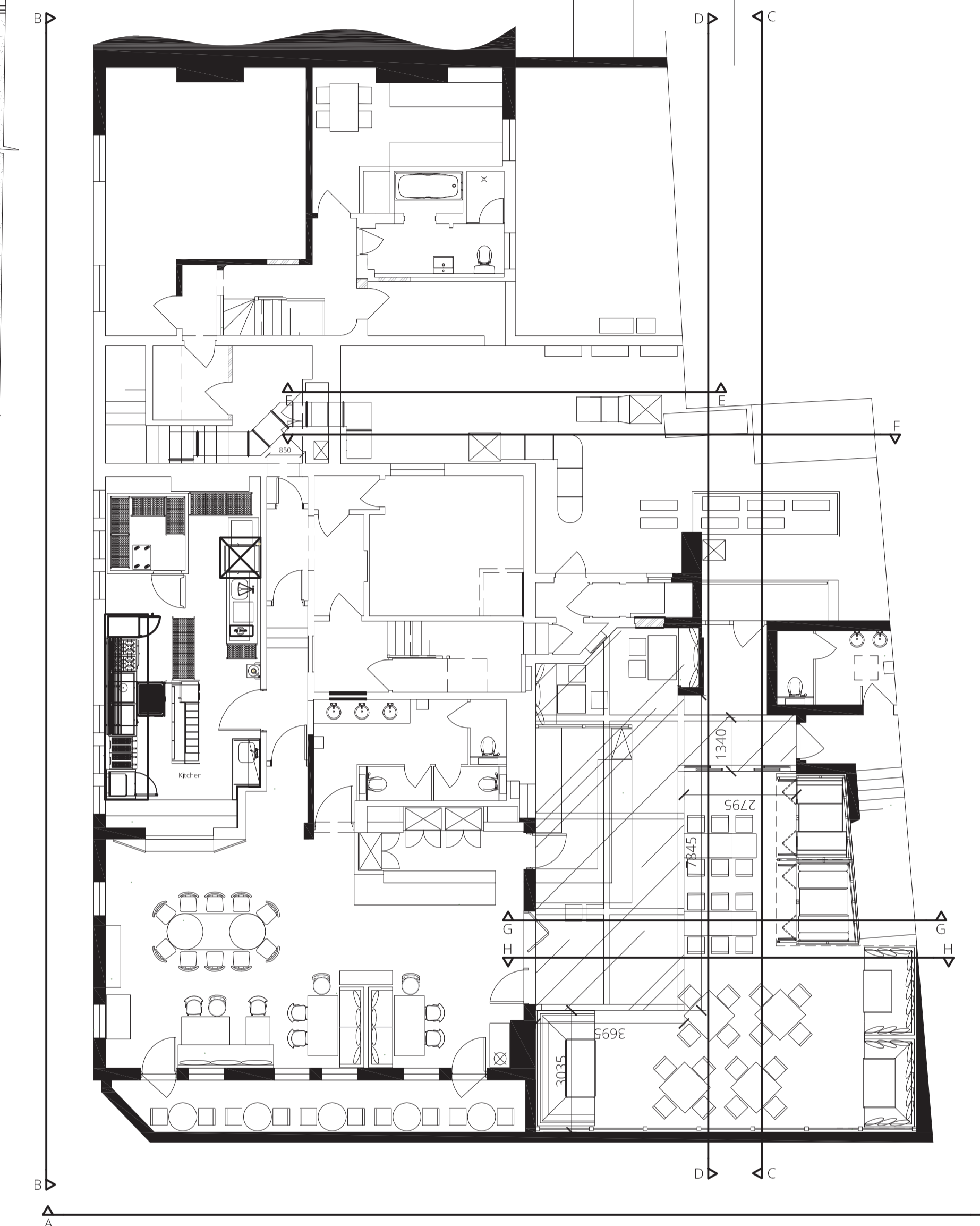
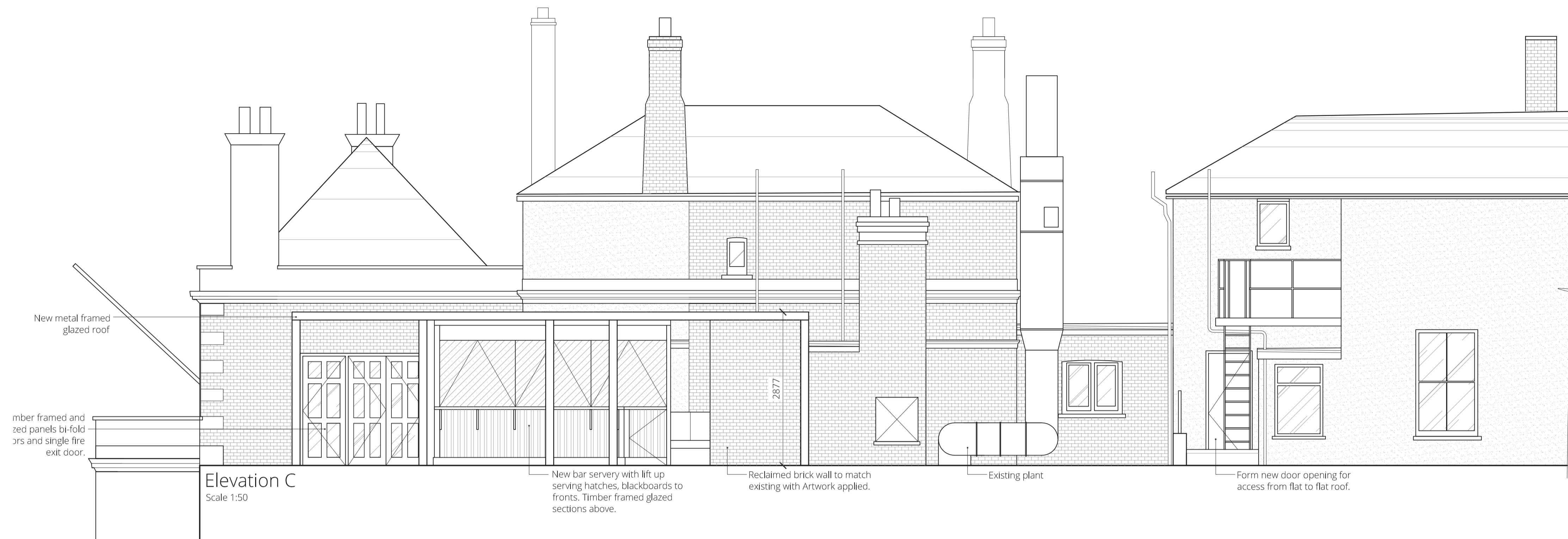
date Nov '14

project/dwg no.

3219/07/B

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revisions			
rev	by	date	comment
A	JGM	23.12.14	Extract to new kitchen added
B	JGM	14.04.15	Sheds to Wimbledon Hill Road side removed.



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client

Young & Co.

project

The Alexandra
33 Wimbledon Hill Road, Wimbledon
London. SW19 7NE

title

Proposed External Elevations
Sheet 2 of 3

drawn

JGM

check

KG

scale @ A1

1:50, 1:100

date

Nov '14

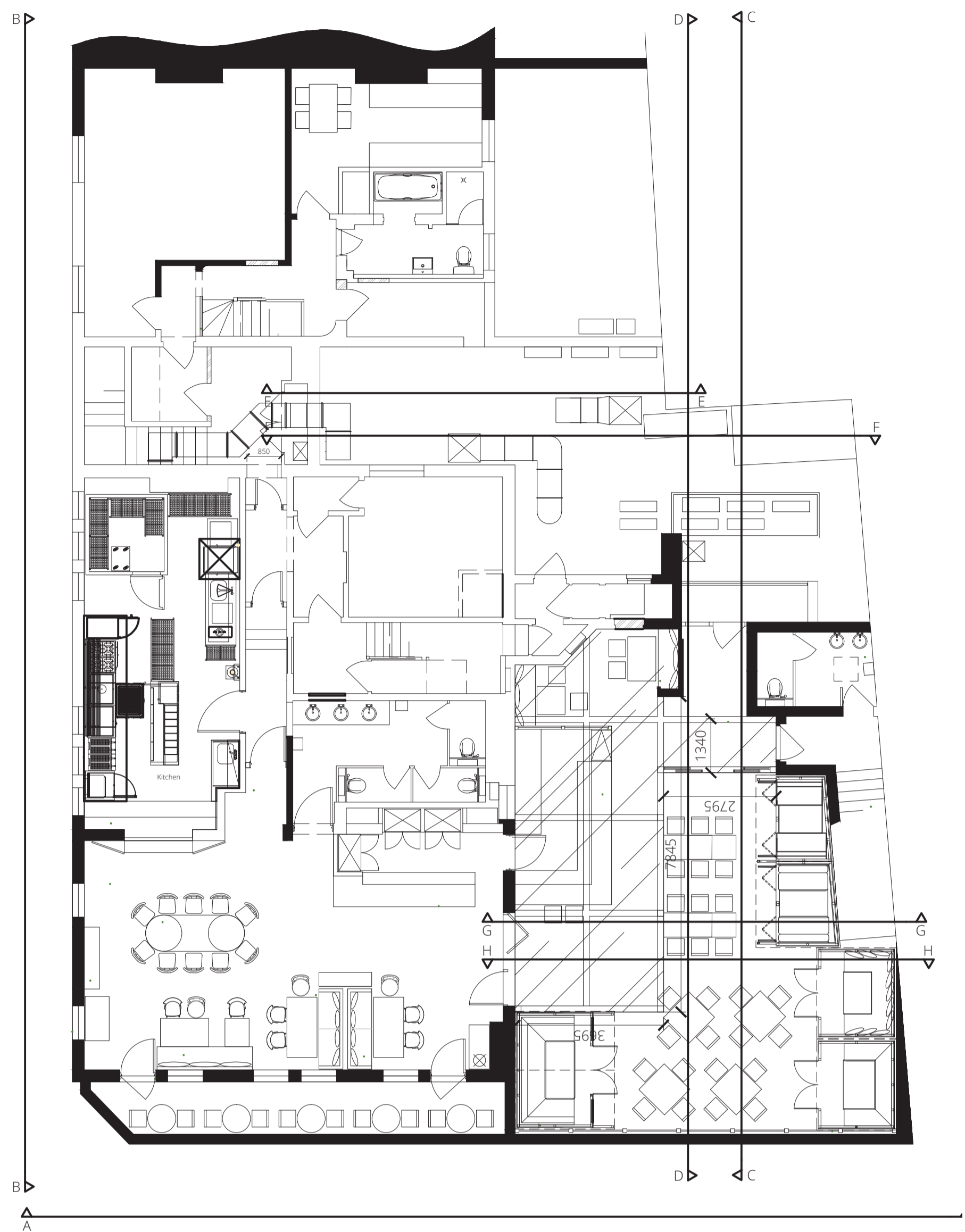
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3219/08/B

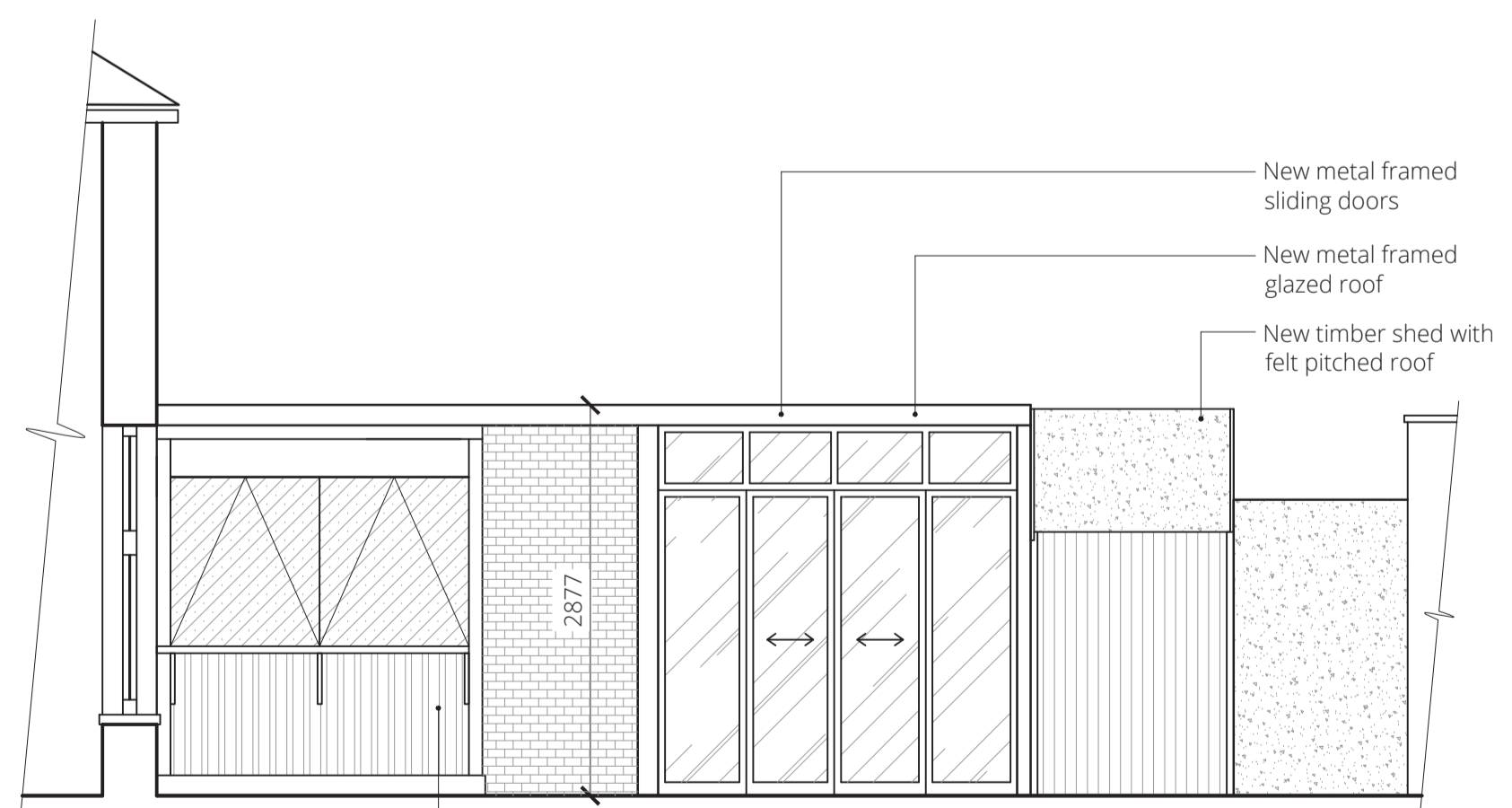
revisions			
rev	by	date	comment
A	JGM	23.12.14	Extract to new kitchen added



Elevation F
Scale 1:50

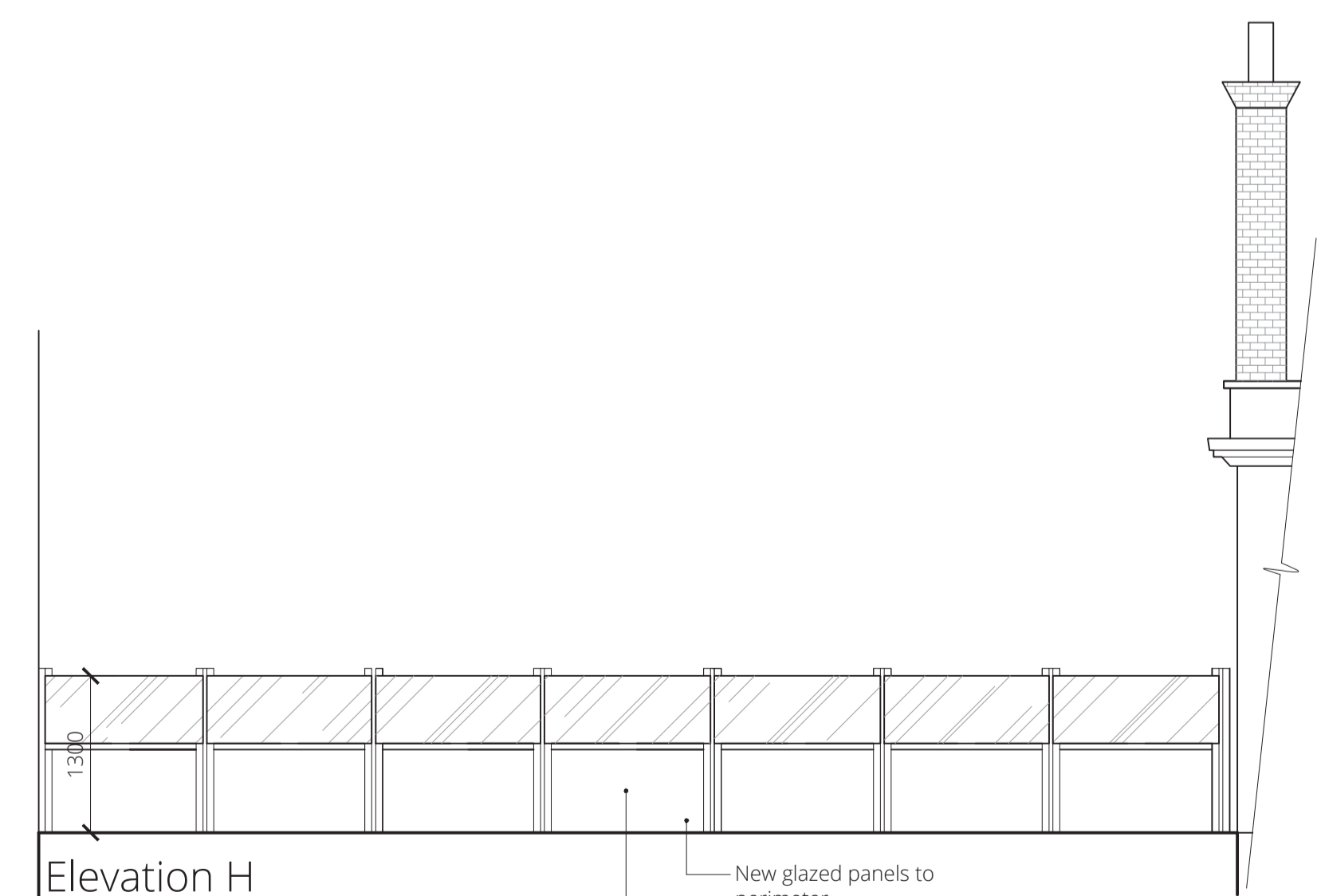


Location Plan
Scale 1:100



Elevation G
Scale 1:50

New bar servery with lift up serving hatches, blackboards to fronts. Timber framed glazed sections above.



Elevation H
Scale 1:50

New glazed panels to perimeter.

Existing solid panels to be painted

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client	Young & Co.		
project	The Alexandra 33 Wimbledon Hill Road, Wimbledon London. SW19 7NE		
title	Proposed External Elevations Sheet 3 of 3		
drawn	JGM	check	KG
scale @ A1	1:50, 1:100	date	Nov '14
project/dwg no.	3219/09/A		

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Committee: Planning Applications Committee

Date: 23rd April 2015

Agenda item:

Wards: All

Subject: PLANNING ENFORCEMENT - SUMMARY OF CURRENT CASES

Lead officer: HEAD OF SUSTAINABLE COMMUNITIES

Lead member: COUNCILLOR LINDA KIRBY, CHAIR, PLANNING APPLICATIONS COMMITTEE

Contact Officer Sam Amoako-Adofo: 0208 545 3111
sam.amoako-adofo@merton.gov.uk

Recommendation:

That Members note the contents of the report.

1. Purpose of report and executive summary

This report details a summary of case work being dealt with by the Planning Enforcement Team and contains figures of the number of different types of cases being progressed, with brief summaries of all new enforcement notices and the progress of all enforcement appeals.

Current Enforcement Cases:	1017	¹ (-)	New Appeals:	0	(0)
New Complaints	73	(---)	Instructions to Legal	0	
Cases Closed	71	(-)	Existing Appeals	3	(2)
No Breach:	34		<hr/>		
Breach Ceased:	37		TREE ISSUES		
NFA ² (see below):	-		Tree Applications Received	35	(48)
Total	71	(-)	% Determined within time limits:	90%	
New Enforcement Notices Issued			High Hedges Complaint	0	(0)
Breach of Condition Notice:	0		New Tree Preservation Orders (TPO)	0	(1)
New Enforcement Notice issued	3		Tree Replacement Notice	0	
S.215: ³	0		Tree/High Hedge Appeal	0	
Others (PCN, TSN)	0				
Total	3	(0)			
Prosecutions: (instructed)	0	(0)			

Note (*figures are for the period (17th March – 13th April 2015)*). The figure for current enforcement cases was taken directly from M3 crystal report.

¹ Totals in brackets are previous month's figures

² confirmed breach but not expedient to take further action.

³ S215 Notice: Land Adversely Affecting Amenity of Neighbourhood.

2.00 New Enforcement Actions

2.01 Tooting Medical Centre, 5 London Road, Tooting SW17 The Council served an enforcement notice on 9th April 2015 against the erection of a wooden panelled fence and a metal structure situated on top of the single storey rear part of the premises. The notice would take effect on 20th May 2015 unless an appeal is made before that date and the compliance period would be one month.

2.02 163 Central Road, Morden SM4, An enforcement notice was issued on 9th April 2015 against the unauthorised conversion of an outbuilding into residential accommodation. The notice would come into effect on 19th May 2015 unless there is an appeal prior to that date and the compliance period would be four months. The requirements are for the unauthorised use to cease and the landlord to remove all partitions, facilities, fixtures and fittings facilitating the use of the outbuilding as a bedsit.

2.03 49 London Road, London SW17 9JR. An enforcement notice was issued on 8/4/15 against the installation of here condenser/ventilation units to the rear elevation of the outrigger extension on the land. The notice would come into effect on 19th May 2015 unless there is an appeal prior to that date. The requirements are for the unauthorised units and associated fixtures and fittings to be removed and the resulting debris also removed form the land within one month of the effective date.

Some on-going Enforcement Actions

2.03 25 Malcolm Road Wimbledon SW19 A section 215 (Amenity Land) Notice was issued on 10th September 2014 to require remedial works to the land involving the removal of hoarding, bamboo fencing, plastic sheeting on an existing car port, a marquee, a skip and also clear the land of abandoned building materials, wooden pallet and general waste. The notice came into effect on 9th October 2014 (28 days after service) as there was no appeal against the notice. Some works have been carried out to tidy the site.

There has been no further progress so consideration is being given to the possibility of taking direct action.

2.04 Burn Bullock, 315 London Road, Mitcham CR4. A Listed Buildings Repair Notice (LBRN) was issued on 27th August 2014 to require a schedule of works to be carried out for the preservation of the Building which is listed. The notice came into effect immediately and as a first step requires the owner to submit an application for planning and listed building consent by 27th October 2014 for consideration. The schedule of works covering the roof and rainwater goods, masonry, chimney, render repairs, woodwork, glazing external and internal repairs, should be completed within five months of the approval date.

Listed Building Consent was granted on March 2015 for most of the works which cover 1) the roof and rainwater goods, 2) masonry, chimney and render repairs 3) woodwork, glazing and both internal and external repairs. Works have started. Officers were concerned about the section of the application which covers the Tudor part of the building so this was reserved for English Heritage advice and involvement.

2.05 Burn Bullock, 315 London Road, Mitcham CR4 - An enforcement notice was issued on 9th July 2014 against the material change of use of the car park on the land for the sale of motor vehicles. The notice came into effect on 20th August 2014 as there was no appeal prior to that date and the compliance period would expire by 20th October 2014 (2 calendar months). The car sales business has ceased in compliance with the requirements of the notice. Cars have been removed from the front car park and the site tidied up but there are a significant number left in the rear car park.

A number of the cars have now been removed and site is being monitored. We have been informed that the individual selling the cars has been on hospital admission for some time and that is why the cars have not been removed from the car park. The option left to the Council is to prosecute the landlords and or/ occupier for non-compliance as they are in control of the land to be able to carry out the required works. Prosecution will now be pursued subject legal advice confirming that such action would satisfy the public interest requirement

3.0 New Enforcement Appeals

None

3.1 Existing enforcement appeals

- **33 Eveline Road Mitcham CR4.** An enforcement notice was issued on 1st October 2014 against the unauthorised conversion of the property into two self-contained flats. The notice would come into effect on 12th November 2014 unless there is an appeal prior to that date and the compliance period would be three months. The requirements are for the unauthorised use to cease and remove all partitions, facilities, and means of separation, fixtures and fittings facilitating the use of the dwelling as two residential units. An appeal has been registered and given the history of the site the Inspectorate has agreed at the Council's request, and the appeal is proceeding by way of a public enquiry to allow evidence to be tested under oath. The Council's statement was sent on 29th December 2014.

An enquiry date has been scheduled for June 2015.

- **Land and premises known as 336 Lynmouth Avenue, Morden SM4.** An enforcement notice was issued on 1st September 2014 against the unauthorised change of use of the land to a mixed use comprising a dwellinghouse and hostel accommodation involving the use of an outbuilding to the rear of the land as student accommodation. The compliance period would be 2 calendar months and the requirements are for the unauthorised use to cease and the removal of the wooden decking and banister at the front of the outbuilding.

The Council's final statement was sent on 27th March 2015. We are now awaiting an inspector site visit date.

- **Unit 6, Mitcham Industrial Estate, Streatham Road Mitcham CR4.** An enforcement notice was issued on 24th June 2014 against the installation of three extraction vents to the rear roof of the building. The notice would have come into effect on 5th August 2014 but an appeal has been registered with a start date from 8th August 2014. Final statements have been exchanged and now waiting for an inspector site visit date.

An inspector site visit took place on 13th February 2015 and a decision is expected within 5 weeks.

3.2 Appeals determined –

None

3.3 Prosecution case.

None

3.4 Requested update from PAC

4. Consultation undertaken or proposed

None required for the purposes of this report

5 Timetable

N/A

6. Financial, resource and property implications

N/A

7. Legal and statutory implications

N/A

8. Human rights, equalities and community cohesion implications

N/A

9. Crime and disorder implications

N/A

10. Risk Management and Health and Safety implications.

N/A

11. Appendices – the following documents are to be published with this report and form part of the report Background Papers

N/A

12. Background Papers

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