

PLANNING APPLICATIONS COMMITTEE
11th February 2016

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	15/P4370	28/02/2014
Address/Site	30 Griffiths Road, Wimbledon, London, SW19 1SP	
Ward	Abbey	
Proposal:	Demolition of existing three storey block and the erection of a part three, part four storey building providing 21 residential units (3 x 1, 14 x 2 and 4 x 3) with associated landscaping, parking & access arrangements.	
Drawing Nos	185 (05) 01, (05) 006 Rev B, (05) 007 Rev B, (10) 005 Rev E, (10) 006 Rev E, (10) 007 Rev E, (10) 020 Rev B, (11) 001 Rev D, (11) 002 Rev D, (11) 005 Rev D, (11) 006 Rev D, (11) 007 Rev G, (11) 008 Rev G, (11) 009 Rev C, (11) 010 Rev C, (11) 015, (11) 100-B	
Contact Officer:	Stuart Adams (0208 545 3147)	

RECOMMENDATION

GRANT Planning Permission subject to S106 agreement and conditions.

CHECKLIST INFORMATION.

Heads of agreement: - Permit Free Development & affordable housing

Is a screening opinion required: No

Is an Environmental Statement required: No

Has an Environmental Impact Assessment been submitted – No

Press notice – Yes

Site notice – Yes

Design Review Panel consulted – No

Number of neighbours consulted – 103

External consultations – No.

PTAL score – 6a

CPZ – 4F

1. **INTRODUCTION**

The application has been brought before the Planning Applications Committee for consideration due to the number of objections received

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a corner site at the junction of Montague Road and Griffiths Road, Wimbledon. It contains two 3-storey blocks of flats under pitched roofs connected by a central stair core link building. They contain a total of 9x 2-bed flats as well as a large parking area and garaging fronting onto Montague Road. The flats are unoccupied and the site is surrounded by hoardings. The surrounding area is residential in character.
- 2.2 To the east of the application site on Griffiths Road, there are predominantly two storey properties with accommodation in the roof space, rising to 4 and 5 storey blocks at the junction with Merton Road. The property immediately to the east, 24 Griffiths Road, is a two storey detached house with a pitched roof with a large single storey side and rear extension wrapping around the main house.
- 2.3 On the north-west (diagonally opposite) corner of Griffiths Road and Montague Road is Cloister House, a block of 40 flats ranging from 3 to 4 storeys in height with a pitched roof on top. To the west of the application site, on the opposite side of Montague Road, is a two storey terrace of 5 houses (1d-h). South of the application site are two storey semi-detached and detached buildings (flats). Other buildings within this residential area range between two, three and four storey in height.
- 2.4 The application site is located just outside the boundary of Wimbledon Town centre as defined on the Council's Sites and Policies Map. The application site is not located within a Conservation Area.

3. **CURRENT PROPOSAL**

- 3.1 The proposal is for the demolition of the existing flats and garaging and the erection of a part three, part four storey building providing 21 residential units (3 x 1 bed, 14 x 2 bed and 4 x 3 bed) with associated landscaping and 11 parking spaces accessed from Montague Road.
- 3.2 The proposed building adopts a contemporary flat roofed design approach. The 3 storey element and the 4-storey corner feature of the building would be predominantly stock brick, with a recessed fourth storey comprised of glazing and bronze anodized rainscreen panels. It would have bronze doors, window frames and feature panels. It would also

include balconies with glazed balustrades. The five ground floor flats would all have individual entrances from Griffiths Road and Montague Road as well as a communal entrance to the upper floor flats from Montague Road.

- 3.3 The top storey would be set back 1.2m along both street frontages, set back 10.3m from the southern wall of upper floors and 3.4m from the flank wall adjacent to 24 Griffiths Road.
- 3.4 The floor space (GIA) and amenity space standards of individual residential units are as follows (compared to Mayor's Housing Supplementary Planning Guidance 2012 and planning policy DM D2 Design considerations in all developments). Note - 79 square metres of communal amenity space is provided at the rear of the site.

London Plan Space Standards

<u>Proposal Flat no.</u>	<u>Dwelling Type</u>	<u>Proposed GIA</u>	<u>London Plan</u>	<u>Amenity space sq m</u>	<u>London Plan sq m</u>
<u>1</u>	<u>2b3p</u>	<u>79</u>	<u>61</u>	<u>18</u>	<u>5</u>
<u>2</u>	<u>3b6p</u>	<u>107</u>	<u>95</u>	<u>17.3</u>	<u>9</u>
<u>3</u>	<u>2b4p</u>	<u>89</u>	<u>70</u>	<u>Communal(79)</u>	<u>7</u>
<u>4</u>	<u>3b5p</u>	<u>120</u>	<u>86</u>	<u>22.5</u>	<u>8</u>
<u>5</u>	<u>1b2p</u>	<u>59</u>	<u>50</u>	<u>12.4</u>	<u>5</u>
<u>6</u>	<u>2b4p</u>	<u>100</u>	<u>70</u>	<u>14</u>	<u>7</u>
<u>7</u>	<u>2b4p</u>	<u>81</u>	<u>70</u>	<u>7</u>	<u>7</u>
<u>8</u>	<u>2b4p</u>	<u>75</u>	<u>70</u>	<u>7</u>	<u>7</u>
<u>9</u>	<u>2b3p</u>	<u>70</u>	<u>61</u>	<u>7</u>	<u>6</u>
<u>10</u>	<u>1b2p</u>	<u>52</u>	<u>50</u>	<u>5</u>	<u>5</u>
<u>11</u>	<u>1b2p</u>	<u>52</u>	<u>50</u>	<u>12</u>	<u>5</u>
<u>12</u>	<u>2b3p</u>	<u>70</u>	<u>61</u>	<u>7</u>	<u>6</u>
<u>13</u>	<u>2b4p</u>	<u>100</u>	<u>70</u>	<u>14</u>	<u>7</u>
<u>14</u>	<u>2b4p</u>	<u>81</u>	<u>70</u>	<u>7</u>	<u>7</u>
<u>15</u>	<u>2b4p</u>	<u>75</u>	<u>70</u>	<u>7</u>	<u>7</u>
<u>16</u>	<u>2b4p</u>	<u>88</u>	<u>70</u>	<u>8</u>	<u>7</u>
<u>17</u>	<u>2b3p</u>	<u>70</u>	<u>61</u>	<u>7</u>	<u>6</u>
<u>18</u>	<u>2b3p</u>	<u>70</u>	<u>61</u>	<u>7</u>	<u>6</u>
<u>19</u>	<u>2b4p</u>	<u>93</u>	<u>70</u>	<u>7.4</u>	<u>7</u>
<u>20</u>	<u>3b5p</u>	<u>111</u>	<u>86</u>	<u>17</u>	<u>8</u>
<u>21</u>	<u>3b6p</u>	<u>134</u>	<u>95</u>	<u>58</u>	<u>9</u>

3.5 Amendments

3.5.1 In response to officers' request and following public consultation, the plans were amended to include the following changes:

- Reduction in the number of flats (23 to 21). A one and two bedroom flat has been omitted.
- Reduction in the size of first, second and third floors. At first floor level, part of the southeast corner of the building has been pushed 2m further back and 3.1m in from the eastern wall of the building. At second floor level, the rear wall of flat 16 has been pushed 4.5m back from the southern wall of the stair core. At third floor level, the building has been pushed 1.2m back from Griffiths Road frontage, 3.4 from eastern flank and 10.3m from southern end of the building (above upper levels)
- The plans have been updated to show the outline of the existing buildings.
- New/altered balconies/winter gardens. New balconies added to flats 11, 16, 20 and 21 and winter gardens to flats 8 & 15. All other balconies and winter gardens increased in size to meet minimum space standards. Removal of east facing balconies at second floor level. Additional information and confirmation received to confirm that winter gardens will have a drained floor and would be thermally separated from the interior (in line with the Mayor of London housing SPG guidance, 2012)
- New landscaping shown along the boundary with 24 Griffiths Road and 49-51 Pelham Road.
- Internal alterations to layout of some flats. Changes to the layout of kitchens , relocation of living spaces in flats 11 & 17 to make better use of southern aspect and separate kitchen/living spaces for the three bedroom flats at third floor level.
- Enlarged private rear gardens for ground floor flats (reduced size communal area)
- High level windows on the southern elevation of flats 4, 17 and 18

4. PLANNING HISTORY

4.1 No relevant history

5. CONSULTATION

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

5.1.1 In response to the consultation, 16 letters of objection were received

(including one from the Wimbledon Society). The letters of objection raise the following points:

- No on site affordable housing being offered. Well located town centre site where small proportion of affordable housing on site would be beneficial. Fails to address need for family housing rather than flats.
- 11 car parking spaces for 23 flats is inadequate and will increase pressure on car parking locally. Even if permit free, would not prevent residents or their guests parking on the adjacent streets outside CPZ hours when spaces are hard to find. Transport statement does not address delivery and servicing for home shopping deliveries. No disabled parking provided. Safety concerns with car parking arrangement directly onto Montague Road.
- The building, including its large tower does not relate appropriately to the rhythm, scale, density, proportions or height of surrounding buildings. Moving the building closer to the street frontages will add to its bulk and massing and sense of enclosure. Higher than existing building. Reference to build up in scale at other junctions not appropriate to the application site, these larger developments are situated on main roads (Merton Road and The Broadway) not residential areas like the application site. Existing building does not relate positively with surrounding buildings – proposed to replace it with a taller building with greater mass. Overdevelopment.
- Limited scope for soft landscaping and tree planting within the narrow frontages. No details of landscaping proposed. If the proposed corner tower is removed then a suitable green space with appropriate trees might be possible. Inadequate balance between built form and open space. Roof gardens not in keeping.
- Site plan out of date and no cross-sectional drawings provided with the application.
- Loss of light to neighbouring properties and gardens. Sunlight report should include impact upon 22 Griffiths Road. Do not see how a building extending much further south than the existing building, 3-4 storey high cannot affect daylight and sunlight to the properties to the east. Fails BRE test in relation to kitchen side window and bedroom/study of 23 Griffiths Road. Contrary to rights to light legislation.
- Delighted that the site is to be redeveloped
- Loss of privacy from windows and balconies. Balconies out of keeping). Louvres don't extend the whole length of the openings and thus do not prevent overlooking. Hedge would not prevent overlooking and could be removed
- Bin storage is insufficient and could lead overflow.
- Clutter at roof level which also adds to the massing of the building.
- Concern over disruption during construction

- Glare from large windows

Wimbledon Society

- Intensity of the development too great. Fails to comply with aspects of Merton's policy DM D2. The siting conflicts with the existing building line and the character of two storey houses. Set too close to the street frontage, particularly on Montague Road. The fourth storey is set back from the front of the building, but the mass of the proposed building would still dominate and overlook the surrounding residential homes and gardens.
- Overintensive use of site creates inadequate provision outdoor amenity space. Use of small balconies and shared amenity space would result in cramped and overcrowded living conditions.
- Noise, vibration and pollution from the new parking area adjacent to existing nearby gardens
- Overdevelopment of the site

5.1.2 Amended plans have been provided following the original consultation. See paragraph 3.5 for details relating to the amendments. However please note that following the re-consultation period, further amendments have been received in relation to the removal of the east facing second floor balconies and reduction in the rearward projection of flat 16 (resulting in the loss of 1 flat).

5.1.3 Following re-consultation, 7 letters of objection were received. The main bulk of the objections reiterate the concerns expressed originally (see above). Neighbours consider that the changes are minor and have not addressed their concerns. In addition to reiterating the original comments, the letters of objection raise the following points in regards to the amendments:

- Removal of privacy fins to balconies 10, 11, 16 and 17. Hoped that these would be increased to the full width of the balconies. Their removal has therefore increased overlooking.
- Trees along the boundary may reduce overlooking but create claustrophobic feeling and shading in garden. In addition, there is concern that the trees are not long terms features and could be removed.
- Overlooking from new terraces

6. **POLICY CONTEXT**

6.1 Adopted Sites and Policies Plan (July 2014)

DM H2 Housing Mix
DM H3 Support for affordable housing
DM D2 Design considerations in all developments
DM EP2 Reducing and mitigating noise
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards

6.2 Adopted Core Planning Strategy (July 2011)

CS 6 Wimbledon Town Centre
CS8 – Housing Choice
CS9 – Housing Provision
CS14 - Design
CS15 – Climate Change
CS18 – Active Transport
CS19 – Public Transport
CS20 - Parking, Servicing and Delivery

6.3 The Relevant policies in the London Plan (July 2011) are:

3.3 (Increasing Housing Supply),
3.4 (Optimising Housing Potential),
3.5 (Quality and Design of Housing Developments),
3.8 (Housing Choice),
5.1 (Climate Change Mitigation),
5.3 (Sustainable Design and Construction).
7.3 (Designing Out Crime)
7.4 (Local Character)
7.6 (Architecture)

7. **PLANNING CONSIDERATIONS**

7.1 The principal planning considerations related to this application are the principle of development, design of the new building, its impact upon the Griffiths Road and Montague Road street scene, standard of accommodation provided, and impact upon neighbouring amenity and parking/highways considerations.

7.2 Amendments

7.2.1 Following concerns raised by neighbours and planning officers, the plans have been amended in order to reduce the bulk and massing of the building and reduce impact on neighbouring amenity. A full list of amendments can be found in paragraph 3.5 of this report.

7.3 Principle of Development

7.3.1 The London Plan and the Council's adopted Core Planning Strategy (2011) and Sites and Policies Plan (2014) seek to increase housing provision where it can be shown that an acceptable standard of accommodation and a mix of dwelling types will be provided. The London Plan published in July 2011 sets Merton with a minimum ten year target of 3,200 dwellings within the borough between 2011 – 2021. The proposed development would create a net increase of 12 residential units on the site. The principle of development is therefore considered to be acceptable, making a contribution towards meeting housing choice and housing targets.

7.4 Design/Impact on Street Scene

7.4.1 The existing flatted blocks are poorly related to the existing pattern of development and detract from the appearance of the street scene. They are rundown, lack any architectural merit and interact badly with the street frontages, particularly Griffiths Road. They create a weak form on a prominent corner location. The opportunity to provide a stronger, more coherent building form created by demolition of the existing buildings and redevelopment of the site is therefore welcomed by the Council.

7.4.2 The proposed building is considered to be of a high quality contemporary design utilized good quality stock brickwork as its principal material. Its layout, maximizing individual as well as communal entrances onto the street frontage, creates life and activity at street level, using an L shaped building that positively addresses both street frontages, something the existing building signally fails to achieve. The proposed building would respect the existing building lines of adjacent houses along Griffiths Road and would have a 2.4m set back from the highway along the Montague Road street frontage, which is a similar setback to the opposing houses (1d – 1h Montague Road) as well as the flatted block on the diagonally opposite corner on its Griffiths Road frontage..

7.4.3 Concerns have been expressed that the height and massing of the building fails to respect its setting. The application site is located within a tight knit urban area just outside the boundary of Wimbledon Town Centre. The existing buildings on the site are three storey with pitched roofs on top. The proposal is for a building which is 3 storey with a four storey corner feature and a flat roofed fourth floor recessed back from the street frontage as well as away from the boundaries with adjoining properties on Griffiths and Pelham Road. The parapet wall of the proposed 3rd storey is 1.7m higher than the eaves of the existing block. The maximum height of the corner feature and the recessed fourth storey is between 1.2 and 1.67m higher than the existing ridge height. This network of residential

streets adjacent to the town centre include a wide variety of two, three and four storey buildings. Many of the larger buildings within the residential grid are situated at street junctions, notably the flats comprising Cloister House on the opposite corner of Griffiths and Montague Road, which are 3 and 4 storey with a pitched roof on top. The proposed top floor of the building would have a reduced presence when viewed from street level due to being recessed behind the floors below and the use of a contrasting light weight material. The 4-storey corner feature only occupies a small part of the frontage (in contrast to Cloister House, which has a significant four storey element) and the main 3-storey brick elevations would only be 0.5m and 0.9m higher than the ridge levels of 24 and 22 Griffith Road respectively. The siting of the building would also respect the existing building lines along both street frontages. It is acknowledged that the proposed building would be taller and of a greater mass than the existing buildings, however it is considered to have been much more carefully designed to respond to its corner location and its massing has been moderated where it adjoins existing buildings. Gaps are also retained between the flank elevations and the main flanks of adjoining buildings which assist with the height transition. Officers consider that the proposed building would respect its setting and would not detract from the visual amenities of the area.

7.4.4 In terms of the design approach and detailing of the building, there is an eclectic mix of buildings within the immediate vicinity. The proposed contemporary design would have predominantly brick elevations which would respond to the materials of surrounding buildings. Balconies, winter gardens, large glazing, deep window reveals, brick on edge detailing and bronze panels would create a well-designed contemporary building. Planning conditions requiring submission of typical details and materials can be attached to the planning permission to ensure the end quality.

7.4.5 The proposal is considered to maximize the potential of the site whilst responding positively to the visual amenities of the area and without appearing overly high or bulky. The proposed building is therefore considered to be acceptable.

7.5 Neighbour Amenity

7.5.1 Daylight/Sunlight/Overshadowing

A specialist report has been provided which assesses the proposed development in relation to the guidelines set out in the BRE's 'Site Layout Planning for Daylight and Sunlight- a Guide to Good Practice 2011 (the BRE Guide). This enables an objective assessment of the impact of the development on daylight and sunlight. The properties to the rear in Pelham Road, the terrace to the west in Montagu road, the houses to the north in Griffiths road, and no 24 Griffiths Road to the east have all been

considered. The report concludes that there are no material reductions to sunlight with reference to the BRE Guide, and that good residual daylight distribution is maintained to all neighbouring windows with the exception of two clerestorey windows serving the kitchen in the flank wall of 24 Griffiths Road and a first floor bathroom that has been converted to a bedroom/study, also with a window within the flank wall. This property has unusually high light levels to the flank windows because of the anomalous position of the existing building on the application site, set well back beyond the building line. The clerestorey windows are not the original or main windows, which are on the rear elevation and are contained within a lightwell as part of the rear extension works to this property. The change from a first floor bathroom to a study has changed its daylight requirement in relation to the Guide. It is not a main bedroom and there would still be a reasonable gap between the new flank wall and the boundary. In order to avoid an impact on these windows, any new building would have to be set along way back from the building line or leave a big gap in the street frontage, which is undesirable in terms of both the street scene and optimizing the use of the site. In light of the nature and positioning of the windows/rooms served, the degree of impact is considered to be acceptable and is not considered to provide grounds for refusal. Overshadowing effects on the garden area of no.24 have also been considered against the BRE guidelines and fall well within acceptable parameters.

7.5.2 Outlook and Privacy

24 Griffith Road

- 7.5.3 The proposed part of the new block fronting Griffith Road would be set back behind the rear of no 24's existing ground floor extension, in contrast with the existing block which projects over 3.5m further forward, sitting level with the rear wall of this extension. There would be a separation distance of 3.2m between the flank wall of the proposed building and the flank wall of this neighbour's original house.
- 7.5.4 The new enclosed balconies or 'winter gardens' added to flats 8 & 15 at first and second floor level would be fitted with obscured glazing on their east and part south elevations to mitigate overlooking of 24's garden area and would be suitably conditioned as such.
- 7.5.5 The other part of the L-shaped block fronting Montague Road and facing towards the garden of no 24 at the rear would be inset 15m from the side boundary with this neighbouring property. It should be noted that the existing building is also orientated towards this neighbouring property and therefore a degree of overlooking already exists. The proposed roof level terrace will be screened and the living room is orientated to face south. The original submission has been amended to reduce the massing of the

upper levels and remove the east facing balconies at second floor level, and the window to the main living area also faces south with only a high level living room window to the east elevation. Although there are two living rooms and balconies facing east at first floor level, there is a 15m separation to the side garden boundary with no.24 and in addition to the level of separation, the existing tree within the rear garden of this neighbouring property and new soft landscaping (trees/shrubs) would soften views and help reduce any perception of being overlooked within the garden area. A planning condition requiring full details of landscaping would ensure long term benefits visually and in terms of neighbours amenity. The details relating to the type and number of trees can be subject of agreement with this neighbouring property. Having verbally spoken with the owners of 24 Griffiths Road they are unsure if they would prefer either no trees along the boundary, continuous row of trees (as shown) or sporadic trees placed in the communal rear garden, but this can be the subject of further discussion.

29 – 35 Griffith Road

- 7.5.6 These properties are situated on the opposite side of Griffiths Road. They are separated from the application site by the public highway and a separation distance of 20.8m between the frontages of the buildings. This is the established pattern of development in the area and the impact on outlook is considered to be acceptable.

51 Pelham Road

- 7.5.7 This detached building has been split into three flats. The proposed building fronting Griffiths Road which sit at the rear of this neighbours garden would be distanced 21.8m from the rear garden of this neighbouring property. The level of separation would ensure that there is no undue loss of amenity. 4m high pleached trees are also proposed along the boundary of the rear garden. The first balcony for flat 11 close to the rear garden boundary would have a 1.7m high side screen to preserve privacy secured by planning condition..

53 Pelham Road

- 7.5.8 The rear garden of 55 Pelham Road backs directly onto the southern boundary of the application. The proposed single storey element of the building would abut the rear garden boundary of this neighbouring property. Whilst abutting the rear garden boundary, this part of scheme is only single storey and would be distanced 18.5m away from the rear elevation of this neighbouring property. The proposed single storey element would therefore appear similar to a domestic garage at the end of the garden.
- 7.5.9 At the upper levels of the closest part of the building, the southern stair core would be distanced 6m from the rear garden boundary, which would

meet the Council's SPG standard for new residential development. The use of a green roof and greenwall will also help minimise any visual impact when viewed from this neighbouring garden and property. Overall, the proposed building would be well distanced away from this neighbouring property to ensure there is no undue loss of amenity.

55 Pelham Road

- 7.5.10 Located to the south of the application, the rear garden of 55 Pelham Road is separated from the application site by row of three single storey garages. These garages are to be replaced by 7 off street car parking spaces. The proposed flank wall of the development thereafter would be located 18m and 22m from the rear garden boundary and rear elevation of the building respectively. Overall, the proposed building would be well distanced away from this neighbouring property, ensuring there is no loss of amenity.

1h – 1d Montague Road

- 7.5.11 This block of five terraced houses is situated on the opposite side of Montague Road. The three storey element of the building (main part of building) would sit 1.3m below the ridge level of the existing building. The top floor would be set back by 1.2m and is of light weight material that would sit 1.2m above the existing ridge level. The proposed front building line would be the same as these neighbouring properties with a 2.4m set back from the edge of the pavement. This would create a 16.9m separation the frontages and the public highway would offer a physical separation. This is an urban setting and an established pattern of development in the area and it is not considered to result in an unacceptable impact on outlook or privacy.

7.6 Standard of Accommodation

- 7.6.1 The proposed flats would provide a good standard of accommodation for future occupiers with each flat exceeding the London Plan Gross Internal Area minimum standards.
- 7.6.2 Planning policy DM D2 states that for flatted dwellings, a minimum of 5sqm of private outdoor space should be provided for 1-2 person flatted dwellings (as specified in the Mayor's Housing Supplementary Planning Guidance 2012) and an extra 1 sqm should be provided for each additional occupant. Each proposed flat has direct access to private amenity space (either garden, balcony or winter garden) that meets or exceeds the space standards set out in planning policy DM D2 and Mayor's Housing Supplementary Planning Guidance 2012 with the exception of flat 3, which cannot directly access rear garden amenity space like the other ground floor flats due to its corner position. However, this flat is at ground floor level and therefore has convenient access to a

79 square metre rear communal garden. In addition, the Mayors SPG states that where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. As the flat is 19 sqm above minimum GIA and minimum living area of the dwelling it is well above this requirement. The provision of private amenity is generally in excess of requirements and the provision of directly accessible garden space for 4 of the ground floor flats is particularly welcomed.

8. Traffic, Parking and Highways conditions

8.1 The proposal would provide 11 off street car parking spaces. Seven spaces would be provided in the location of the existing garages on Montague Road and four at the rear of the site accessed via the proposed undercroft off Montague Road. The site has a high PTAL rating of 6a which means that future occupants would have very good access to a number of alternative public transport options. The London Plan advises that 3 bedroom units should have a maximum of 1.5 spaces per unit and 1-2 bedroom units less than 1 per unit, and that in areas of good public transport accessibility, development should aim for significantly less than 1 space per unit. 11 car parking spaces have been provided, two of which would be disabled spaces. Whilst neighbours have raised concerns about the level of off street parking provision, it is considered that it would meet London Plan objectives in terms of making reduced provision in areas of good public transport accessibility.

8.2 The application site and surrounding areas fall within Controlled Parking Zones (CPZ). Given that these are already oversubscribed and given the very good level of public transport options within the area, to promote sustainable development and to safeguard the existing highway conditions, the development would be required to be a permit free via a section 106 agreement.

9.1 Affordable Housing

9.1.1 Planning policy CS 8 (Housing Choice) of Merton's Core Planning Strategy states that development proposals of 10 units or more require an on-site affordable housing target of 40% (60% social rented and 40% intermediate). In seeking affordable housing provision, the Council will have regard to site characteristics such as site size, its suitability and economics of provision such as financial viability issues and other planning contributions.

10.1.2 The amount of affordable housing this site can accommodate has been subject of a viability assessment. Following extensive discussions, the

Councils independent viability assessor originally stated that a policy compliant 40% affordable scheme is not viable and that only 8% affordable in the form of 100% intermediate could be achieved on this scheme, which equates to 1-2 units. Due to the management difficulties associated with such a small element of affordable housing, a payment in lieu of affordable housing to a maximum of £220,000 was considered to be a reasonable approach. However, the scheme has since been reduced from 23 units to 21 at officers request and a figure of £200k has been agreed despite the viability now showing that there is no surplus as a result of the amendments. The provision of an off site affordable housing contribution is considered to be acceptable in this instance and meets the objectives of planning policy CS 8 (Housing Choice).

10. Local Financial Considerations

- 10.1 The proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL), the funds for which will be applied by the Mayor towards the Crossrail project. Merton's Community Infrastructure Levy was implemented on 1st April 2014. This will enable the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton's CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected.

11. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

- 11.1.1 The proposal is for minor residential development and an Environmental Impact Assessment is not required in this instance.
- 11.1.2 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms on EIA submission. The houses will be required to meet Code Level 4 of the Code for Sustainable Homes and Lifetime Homes standards

12. **CONCLUSION**

- 12.1.1 The redevelopment of the site is welcomed as the existing buildings have little architectural merit and relate poorly to the Griffiths Road street scene. The proposed new building is considered to offer a high quality contemporary building that respects the existing pattern of development in the area. The proposal would provide good quality residential units with no undue impact upon neighbouring amenity or highway conditions. The

application would therefore be recommended for approval by planning officers subject to conditions and S106 agreement relating to permit free development and affordable housing contributions.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

Designation of the development as permit-free and that on-street parking permits would not be issued for future residents of the proposed development.

That the developer makes a financial contribution towards Affordable housing (£200,000).

The developer agreeing to meet the Councils costs of preparing, drafting and monitoring the Section 106 Obligations.

And the following conditions:

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B.1 Materials to be approved
4. B.4 Details of Surface Treatment
5. Details of boundary treatment
6. Refuse implementation
7. Cycle implementation
8. Landscaping details
9. Landscaping implementation
10. Obscured glazed balconies.
11. Details of screening to balconies

12. Sustainable homes
13. Lifetime homes
14. D11 Construction Times
15. No use of flat roofs