

PLANNING APPLICATIONS COMMITTEE
16th June 2016

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	15/P2852	20/07/2015
Address/Site:	16 Spencer Hill, Wimbledon, SW19 4NY	
(Ward)	Hillside	
Proposal:	Demolition of existing house and erection of a five bedroom detached house with basement accommodation.	
Drawing Nos:	1078(PD)01(C), 02(C), 03(C), 04(C), 05(C), 06(C), 07(B), 08(C), 09(B), 10(B), 11(C), 12(C), 1078(DS)01(B), 02(B), 03(B), 04(B), 1078(CD)01(B), 02(B), 1078(SP)04, 05(B), 1078(CD)01(A), 02(A),	
Contact Officer:	David Gardener (0208 545 3115)	

RECOMMENDATION

GRANT Planning Permission Subject to Conditions

CHECKLIST INFORMATION

- Heads of agreement: None
- 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: 40
- External consultations: None

1. INTRODUCTION

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

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey four bedroom dwellinghouse, arranged over two floors, which was built circa. 1967. The house is located on the northeast side of Spencer Hill, Wimbledon.
- 2.2 The northeast side of Spencer Hill mainly comprises a mixture of detached, semi-detached and terrace houses. Blocks of flats which were erected in the 1960s and 1970s are also located along the road. The surrounding houses are primarily traditional in character although they are individually designed in terms of style, material, size and shape. The adjoining three-storey house is built in a modernist style. This part of Spencer Hill is located on a steep gradient with the road sloping down from northwest to southeast.
- 2.3 The application site is located in the Wimbledon West Conservation Area and has a PTAL rating of 6a, which means it has excellent access to public transport. The site is located in controlled parking zone (CPZ) W1.

3. CURRENT PROPOSAL

- 3.1 The current application is for full planning permission to demolish the existing house and erect a five bedroom detached house.
- 3.2 The proposed house would be arranged over four floors, with accommodation at basement, ground, first floor and roof levels. It would have a traditional design, featuring a gable roof with dormers located on the front and rear roof slopes and sash style windows. Materials would comprise a mixture of facing brickwork, render and stone copings on the external walls, artificial slate for the roof and softwood for the windows.
- 3.3 There have been two revisions to the proposed house since the application was first submitted. The latest amendments show the following:
 - The footprint of the house has been moved 50cm away from 16A
 - The second floor rear terrace has been removed, with the second floor rear French doors replaced by a sash window
 - The fin wall projecting from the single storey rear element has been removed
 - The width of the proposed single storey rear element has been reduced, which means the flank wall of the single storey rear element is now located further away from the side boundary with No16A. The height of the single storey rear element has also been reduced by 60cm.

4. PLANNING HISTORY

The following planning history is relevant:

- 4.1 No relevant planning history.

5. POLICY CONTEXT

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

DM D2 (Design considerations in all developments), DM D3 (Alterations and extensions to existing buildings), DM D4 (Managing Heritage Assets), DM F2 (Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure), DM O2 (Nature conservation, trees, hedges and landscape features)

- 5.2 The relevant policies in the Adopted Core Strategy (July 2011) are: CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.20 (Parking, Servicing and Delivery)
- 5.3 The relevant policies in the London Plan (March 2015) are: 3.3 (Increasing Housing Supply), 3.5 (Quality and Design of Housing Developments), 3.8 (Housing Choice), 5.3 (Sustainable Design and Construction)
- 5.4 The following Supplementary Planning Guidance (SPG) is also relevant: New Residential Development (September 1999)
- 5.5 Wimbledon West Conservation Area Appraisal (Sub-Area 20 – Spencer Hill)

6. CONSULTATION

- 6.1 The application was initially publicised by means of Conservation Area press and site notice procedure and individual letters to occupiers of neighbouring properties. In response, six letters of objection were received. The letters of objection were on the following grounds:
- Overlooking, unacceptable impact on visual amenity, and loss of daylight/sunlight
 - Unacceptable impact on the character and appearance of the conservation area
 - Concerns regarding impact on land stability and ground and surface water
 - Loss/damage to trees in garden of application site and surrounding properties, loss of greenery
 - Too many trees are proposed on rear boundary, which would reduce amount of sunlight and natural ventilation to rear gardens of properties along Ridgway Place
 - The house is too large for its plot
 - The style of house is not in keeping with the street
- 6.2 A further re-consultation was undertaken following initial amendments to the scheme. In response, a further letter of objection was received from the occupiers of No.16a Spencer Hill on the grounds of overlooking, loss of daylight/sunlight, impact on trees and conservation area, impact on ground stability and ground water flows, and excessive size of the proposed house.
- 6.3 The Flood and structural engineers have assessed the proposal and are satisfied with the details submitted so far. They have requested further conditions area attached with any approval.

7. PLANNING CONSIDERATIONS

The main planning considerations in this instance concern the demolition of the existing house, the impact that the proposed house would have on visual and residential amenity, the standard of accommodation to be provided and any impact on parking/highways and trees.

7.2 Demolition of existing house

7.21 Policy DM D4 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals that will lead to substantial harm to the significance of, or the total loss of heritage assets will only be granted in exceptional circumstances. The loss of a building that makes a positive contribution to a conservation area should also be treated as substantial harm to a heritage asset.

7.22 The current house has been identified in the Wimbledon West Conservation Area Appraisal (Sub-Area 20 – Spencer Hill) as making a neutral contribution. The house features a hipped roof, integral garage, rendered facing material and was built circa. 1967. The house is not considered to be of any architectural quality and is typical of a number of houses built during this period, lacking the rich detailing common to other properties in the conservation area.

7.23 The proposal would therefore not be required to meet the criteria for demolition set out in Policy DM D4. Nevertheless, demolition would not be supported unless, a suitable replacement scheme that preserved or enhanced the character of the conservation area was proposed.

7.3 Design and Impact on Conservation Area

7.31 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

7.32 In relation to the street and surrounding properties it is not considered that the proposed house will be excessive in terms of its height, bulk or massing, with both Nos. 4 and 8 considerably larger. This part of Spencer Hill is located on a steep gradient which slopes down from northwest to southeast, which means the proposed house will step down in relation to Nos.14 and 16A. The house will be located a minimum of 1m away from each side boundary, which combined with the large gap to the flank wall of No.14 means adequate gaps will be retained with views to greenery to the rear of the site.

7.33 The current house, which dates from 1967 is not considered to be of any architectural quality. It should also be noted that there are a number of other

buildings including two purpose built blocks of flats located along this side of Spencer Hill which either make a negative or neutral contribution to the conservation area. The proposed house is considered to be a high quality design that would enhance the character and appearance of the conservation area. Although there is no dominant style on Spencer Hill, it is considered that the new house will be compatible with the character of the buildings found throughout the wider Wimbledon West Conservation Area. The proposed house will have a traditional appearance, featuring a gable roof, brick facing materials and sash style timber windows. The proposed dormers are not too bulky, as they are set well in from the flank walls and will be partially screened by high parapet walls.

7.3 Standard of Accommodation

- 7.31 The London Plan 2015, as updated by the Minor Alterations, March 2016 (Housing Standards) sets out a minimum gross internal area standard for new homes as part of policy 3.5. It provides the most up to date and appropriate minimum space standards for Merton.
- 7.32 In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.
- 7.33 As the proposed house would comfortably exceed the minimum space standards set out in the London Plan, with each habitable room providing good outlook, light and circulation, it is considered the proposal would provide a satisfactory standard of accommodation. In addition, the proposed house would provide over 200sqm of private amenity space, which is well in excess of the minimum of 50sqm required in policy DM D2. The proposed house would therefore comply with policy 3.5 of the London Plan (July 2011), CS.14 of the Core Planning Strategy (July 2011) and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.4 Residential Amenity

- 7.41 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.

- 7.42 It is considered that the proposal would not have an unacceptable impact on the amenity of Nos. 14 and 16A Spencer Hill. With regards to No.14, the proposed house is set well back approx. 2.4m behind the rear wall of this house at first floor level and only project 1.65m beyond the rear wall of this house at ground floor level. There is also a gap of 1m to the side boundary.
- 7.43 Given the steep gradient of the road, the rear garden of No.16A is located on land approx. 1.42cm lower than the application site, which means there has to be careful consideration of the impact of the single storey rear element in particular, which would project 5.5m beyond the rear wall of No.16A as it would appear half a storey higher than a single storey extension where there are no level changes. At the request of the case officer, the scheme was therefore amended with the single storey rear ground floor element moved further away from the side boundary with this property, its height lowered, and the fin wall feature also removed. The single storey rear element would now be located between 1.9m and 2.1m from the side boundary and its height has been reduced by 60cm to 3.06m. Following these amendments to the scheme it is considered that the single storey rear element would be located a satisfactory distance from the side boundary, would not be excessive in terms of its height, and as such would not result in an unacceptable level of visual intrusion or overbearing impact. It should also be noted that the proposed house would not extend any further back at first floor level than the existing house. Given the siting, there would be no adverse impact on daylight and sunlight to adjoining windows, and any overshadowing would be limited and within acceptable parameters.
- 7.44 Overall, it is considered that the proposal would not be visually intrusive and overbearing when viewed from adjoining properties or result in an unacceptable level of daylight/sunlight loss. The proposal therefore accords with policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014).

7.5 Basement Construction

- 7.51 With regards to the basement, the applicant has provided a Basement Impact Assessment (BIA) demonstrating how the stability of ground conditions will be maintained in relation to adjoining properties and details of a drainage strategy in relation to surface water and ground water flows. The BIA states that a borehole was undertaken in soft landscaped area to the existing house and water levels were taken in summer, when no groundwater was found. The Council's Flood Engineer has assessed the application and requests that a condition be attached requiring a further ground investigation is undertaken with a borehole driven to a minimum of 5m and a standpipe installed to monitor groundwater levels as well as a further condition requiring details of passive drainage measures which will be required to avoid a backwater effect (rise in levels upstream) even though the results are shown to be in clay with low permeability, as there have been records of underground springs in the wider area.

7.52 The council's structural engineer has also assessed the proposal and is satisfied with the details submitted subject to the imposition of suitable conditions on any planning approval. This shall include a detailed method statement and sequence of construction report and drawings, which shall be submitted to and approved by the LPA prior to commencement of development. It is therefore considered that the proposal would accord with policies DM D2 and DM F2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014)

7.6 Parking and Traffic

7.61 Policy DM T3 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated. Policy 6.13 Table 6.2 of the London Plan (March 2015) allows for up to 1 space per unit with 4 bedrooms or more where there is a PTAL rating of 5-6.

7.62 The proposal will provide two off-street car parking spaces, which is one less than the current house, which has two off-street car parking spaces to the front plus an integral garage. It is considered that although this would not comply with London Plan Parking Standards, which states that developments should provide only one space in areas with a PTAL rating of 6a, it would not warrant a refusal of the application in this instance given the development would still result in a net decrease of one off-street parking space.

7.63 Policy DM T1 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that development must provide cycle parking in accordance set out in the London Plan. It states that residential cycle parking facilities should be provided in secure, covered and conveniently sited positions with good access to the street. Policy 6.13 of the London Plan states that developments must meet with minimum cycle parking standards set out in Table 6.3 which in this instance requires 2 spaces per dwelling. A condition will therefore be attached requiring details of secure cycle storage are submitted prior to commencement of development.

7.7 Trees and Landscaping

7.7.1 The application site is within a conservation area and as such trees are protected through policy DM O2. There are trees located in the rear and front garden of the application site as well as in the gardens of both adjoining houses (Nos. 14 & 16a). The application proposes the removal of three trees in the rear garden (1 x Black locust circa. 13m high, and 2 x Himalayan Birch of circa 11m and 4m in height). This is considered acceptable in this instance as the trees will be replaced by three trees, which will also be located in the rear garden. A condition would be attached requiring details of landscaping including size and species of the proposed trees. The condition would also require that the trees are permanently retained.

7.7.2 A mature Ash tree is located further back in the rear garden and is unlikely to be impacted. In order to avoid any potential impact to a damson tree at No.16a close to the side boundary with the application site, a condition would be required for an arboricultural method statement and tree protection plan to be submitted and approved prior to commencement of works.

8. LOCAL FINANCIAL CONSIDERATIONS

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

9.0 CONCLUSION

9.1 It is considered that the proposed house would be acceptable in terms of its size and design, replacing an unremarkable 1960's house that makes only a neutral contribution to the Conservation Area with one that is well detailed, using good quality materials that are sympathetic to the area, and would not have an unacceptable impact on the Spencer Hill streetscene or the wider Merton (Wimbledon West) Conservation Area. The house is also considered to have an acceptable impact on neighbouring properties, traffic/parking and trees. Overall it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

RECOMMENDATION

(1) GRANT PLANNING PERMISSION subject to the following conditions:

1. A.1 (Commencement of Development)
2. B.1 (External Materials to be Approved)
3. B.4 (Details of Site/Surface Treatment)
4. B.6 (Levels)
5. C.1 (No Permitted Development (Extensions))
6. C.2 (No Permitted Development (Windows and Doors))
7. C.4 (Obscured Glazing (Opening Windows))
8. C.8 (No Use of Flat Roof)
9. C.10 (Hours of Construction)
10. F.1 (Landscaping/Planting Scheme)
11. F.2 (Landscaping (Implementation))

12. F.3 (Tree survey required)
13. F.5 (Tree Protection)
14. F.9 (Hardstandings)
15. No part of the development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the CO2 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4. Evidence requirements are detailed in the "Schedule of evidence Required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 25% reduction compared to 2010 part L regulations and internal water usage rates of 105l/p/day must be submitted to, and acknowledged in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: policy 5.2 of the London Plan 2011 and policy CS15 of Merton's Core Planning Strategy 2011.

16. Prior to the commencement of the development details of the provision to accommodate all site operatives, visitors and construction vehicles and loading / unloading arrangements during the construction process shall be submitted and approved in writing with the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

17. No works shall be commenced including demolition until a site investigation into soil and hydrology conditions which shall include borehole survey of at least a depth of 5m below ground level has been carried out and the details have been submitted and approved by the Local Planning Authority.
18. No works shall be commenced including demolition shall be commenced until a scheme to reduce the potential impact of groundwater ingress both to and from the proposed development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall address the risks both during and post construction.

Reason: To ensure the risk of groundwater ingress to and from the development is managed appropriately and to reduce the risk of flooding in compliance 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 policies, DM D2 and DM F2 of Merton's Sites and Policies Plan 2014.

19. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been submitted to and approved by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards.

Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply 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 DM F2 of Merton's Sites and Policies Plan 2014.

20. No development approved by this permission shall be commenced until a detailed method statement (which includes sequence of construction drawings and report explaining the various stages and detailed calculations of retaining walls, basement slab, reinforced concrete walls and details of waterproofing) which has been reviewed/agreed by a chartered engineer has been submitted and approved in writing by the Local Planning Authority.

To view Plans, drawings and documents relating to the application please follow this [link](#)

Please note that this link, and some of the related plans, may be slow to load